

# SHOVEL-READY PAD SITE

351 W HORTON RD, BELLINGHAM, WA 98226



\* Lot Line Approximated



- 34,734 SF site
- Accelerated development timeline
- Savings due to shared development cost

## FOR SALE: \$938,000

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# PROPERTY SUMMARY

## 351 W HORTON RD

Prime Development opportunity in quickly expanding North Bellingham medical campus. Now is the time to join the expanding synergy of supporting businesses joining the area. Central Whatcom County location allows for ease of access from Bellingham and neighboring jurisdictions alike, including Canada. Where medical meets natural beauty supported by trees, trails, paths, and a bridge connecting the property to Cordata Park. Great environment backing Cordata Park creates a destination location for health and well being. Neighboring services including Wellness & Physical Therapies, Radiology, Oncology, Orthopedics, Dermatology, Dental, Family Medicine & Lab Testing.

### The Offering

Pad Site is 34,734 SF (short-platted from parent 93,525 SF lot).

Site supports approx. 7,500 SF one-level building.

Flat, shovel ready site with stormwater complete, on-site wetlands mitigated and operational, interior private road with utilities (electrical, water, sewer & gas) and curb cuts extending into the campus.

Shared extra wide entry and parking.

Property connects to park via public easement trail, with a unique bridge adjacent to the property being the northern gateway to the park.

Parcel number reflects parent parcel number & short-plat to occur at closing.

**Buyer is in position to save approximately 1.5 years from development timeline due to work completed by Seller (See page 7 for complete list).**

### Amenities to be shared by Subject & Parent Property:

- Easement
- Trail to Cordata Park
- Shared Entranceway
- Trash Facility

## PROPERTY OVERVIEW

**Address:** 351 W Horton Rd,  
Bellingham, WA 98226

**Site Area:** 0.79 Acres (34,734 SF)

**Price:** \$938,000

**Area:** Cordata North



## NEARBY MEDICAL PROVIDERS

Provider Name	Services Offered	Distance from Subject
Undisclosed (Under Construction)	Physical Therapy, Primary Care, Wellness Therapies	0.0 Mi. (Parent Parcel)
North Cascade Cancer Center	Radiology & Oncology	0.04 Mi.
Undisclosed (Under Construction)	Proposed Clinic	0.04 Mi.
Infusion Solutions	Infusion Services (IV & other)	0.08 Mi.
North Sound Dermatology	Dermatology Services	0.11 Mi.
Clough Dental (Under Construction)	Dental Services	0.20 Mi.
PeaceHealth Cordata Campus	Family Medicine, Gastroenterology, Endoscopy, Dermatology	0.22 Mi.
PeaceHealth Laboratories	Lab Testing	0.29 Mi.

## CORDATA PARK





NEARBY MEDICAL PROVIDERS - MAP



The site plan illustrates the layout of the First Rain development. Key features include:

- Future Building:** A rectangular structure measuring 60' x 125' with a total area of 7,500 SF, highlighted in blue.
- Existing Buildings:**
  - First Rain Phase 1:** An L-shaped building measuring 80' x 156' with 9,300 SF, highlighted in brown.
  - First Rain Phase 2:** A rectangular building measuring 80' x 156' with 2,200 SF, highlighted in grey.
- Parking:** Multiple parking areas are shown, including a large lot with 10 spaces adjacent to the future building, and other lots with 6, 8, and 12 spaces.
- Landscaping:** The plan shows numerous trees and shrubs, with specific dimensions for setbacks (e.g., 25'-0", 26'-0", 10'-0") and radii (e.g., R 25'-0").
- Other Features:** A trash enclosure, a public trail, and various utility markers (ER, EV, EC) are also indicated.
- Property Subdivision:** The plan shows the boundaries of the property subdivision, with dimensions such as 100'-0" and 219.68'.



# SITE PLAN - MAPPED WITH IMPROVEMENTS



# **SITE IMPROVEMENTS – TO BE PROVIDED BY SELLER**

## Pipe work

- Install sewer system and connect to sewer main.
- Install water system and connect to water main.
- Install storm system and connect to existing storm stub.

## Electrical

- Engineering.
- Permitting.
- Power trenching and electrical conduit.

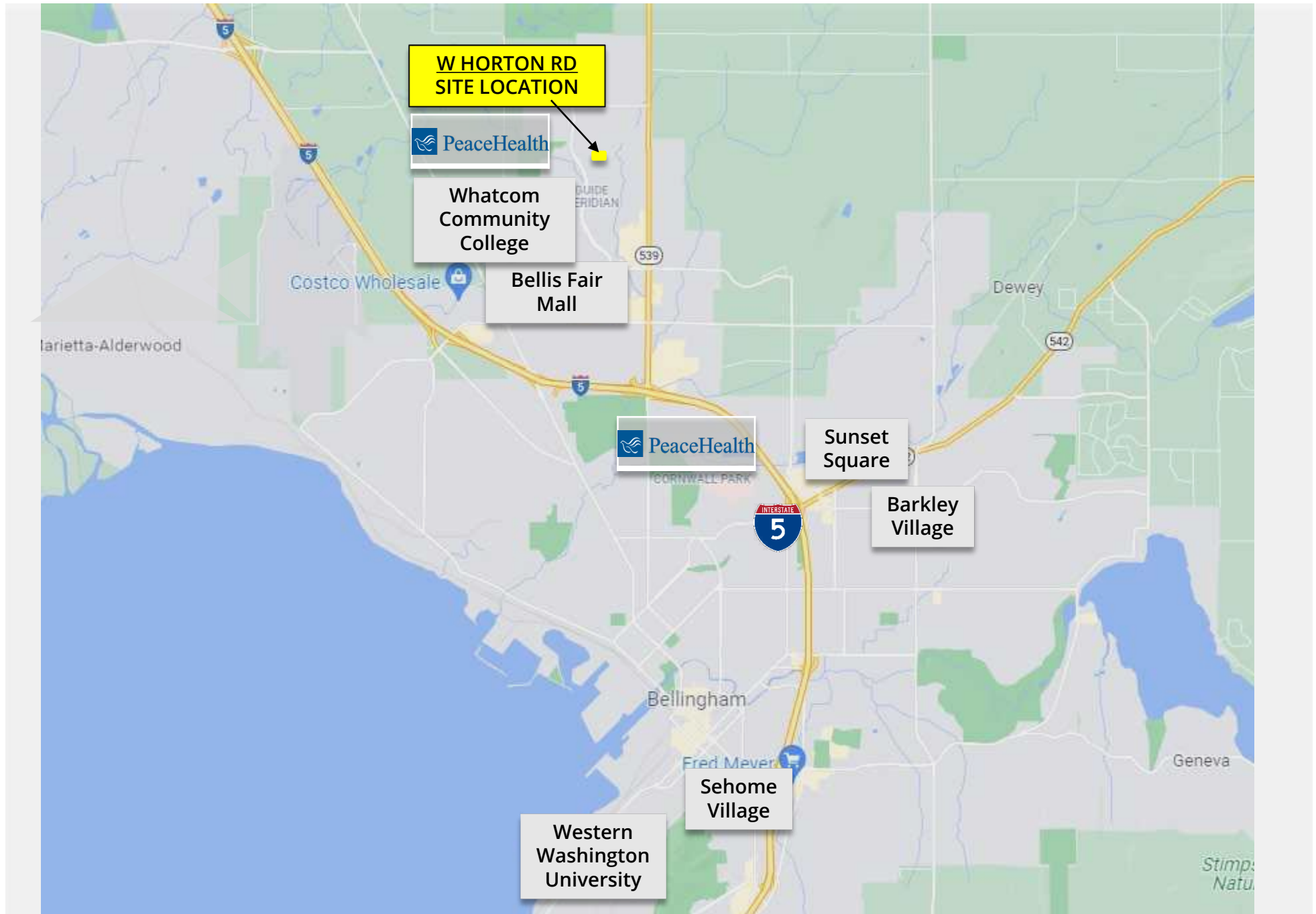
## Road work

- Excavation for road.
- Import, place and compact pit run gravel to bring to subgrade.
- Grade and install curb, gutter, barrier curb.
- Place crushed rock and asphalt.

## Additional work for short plat (completed by Seller)

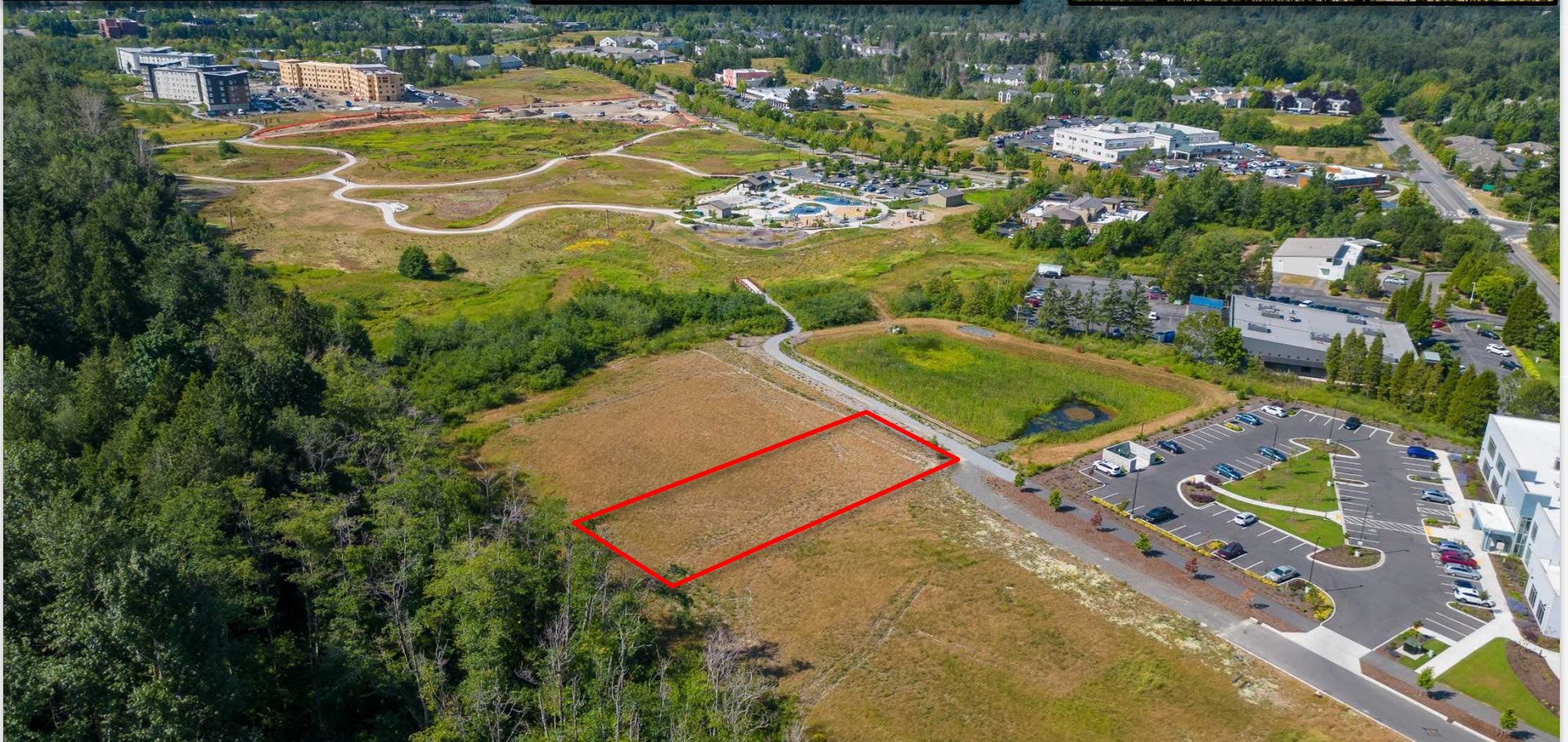
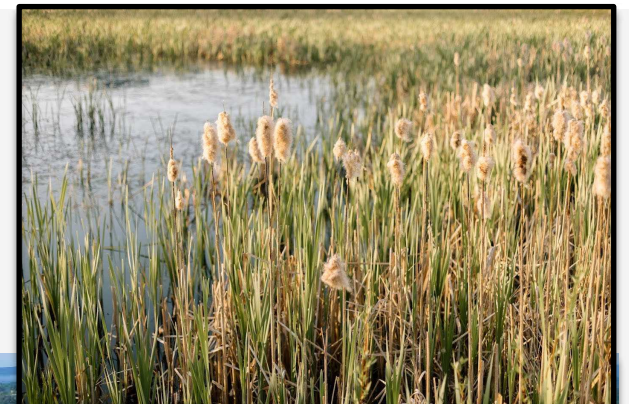
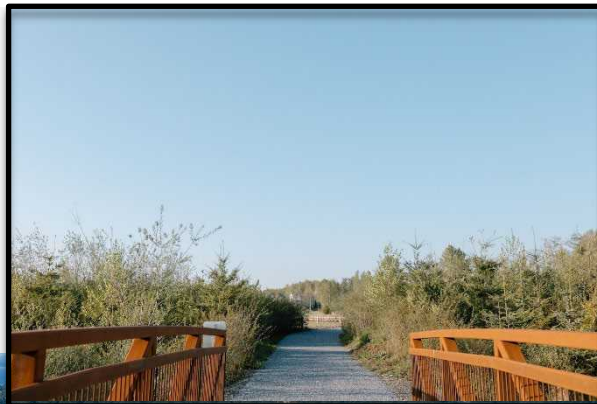
- Surveying.
- Formation of condo association (for shared entrance, parking & trash).
- Civil engineering.
- Permitting.
- On-site wetland mitigation.
- Completion of short plat (consulting & recording).

# MAP





## PROPERTY AERIAL PHOTO





## PROPERTY AERIAL PHOTO







**FOR MORE INFORMATION**

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