

CORDATA DEVELOPMENT LAND

311 W HORTON RD, BELLINGHAM, WA 98226



- 72,310 SF FLAT, LEVEL SITE
- APPROX. 400 FT. HORTON ROAD FRONTAGE
- SITE IS NEARLY PAD READY FOR CONSTRUCTION
- SITUATED IN RAPIDLY DEVELOPING CORDATA AREA

FOR SALE: \$1,086,000

GREG MARTINEAU
GAGE COMMERCIAL REAL
ESTATE, LLC.
360.483.0508
GREG@GAGECRE.COM

TRACY CARPENTER
GAGE COMMERCIAL REAL
ESTATE, LLC.
360.303.2608
TRACY@GAGECRE.COM

PROPERTY SUMMARY

311 W HORTON RD

- Incredible Opportunity to join the quickly expanding Cordata area of Bellingham.
- Easy access to Guide Meridian & I-5. Incredible location, near Cordata Park and many other amenities.
- Nearly Pad Ready site for construction.
- Lot is apart of Horton Health Campus Association.
- Storm Water Detention completed (Regional stormwater pond in place & operational).
- Overall wetland mitigation plan completed.
- All civil work finalized to complete private road (access off Horton Rd) for Water/sewer/fire access.

Members of the Horton Health Campus Association include; subject property, North Cascade Cancer Center, Proposed Health & Wellness Center, and vacant lot.

Horton Health Campus is immediately adjacent to the beautiful Cordata Park, with access via public trail starting at the end of the private road. Park offers many miles of walking trails, multiple playgrounds, bike park, picnic area and other amenities.

NEARBY MEDICAL PROVIDERS

Provider Name	Services Offered	Distance from Subject
North Cascade Cancer Center	Radiology & Oncology	0.04 Mi.
Undisclosed (Under Construction)	Proposed Health and Wellness 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.

PROPERTY OVERVIEW

Address: 351 W Horton Rd, Bellingham, WA 98226

Site Area: 1.66 Acres (72,310 SF)

Price: \$1,086,000

Parcel #: 3802014171140000

Area: Cordata North

Association Dues: Approx. \$264.00

Zoning: Light Industrial
<https://bellingham.municipal.codes/BMC/20.36>

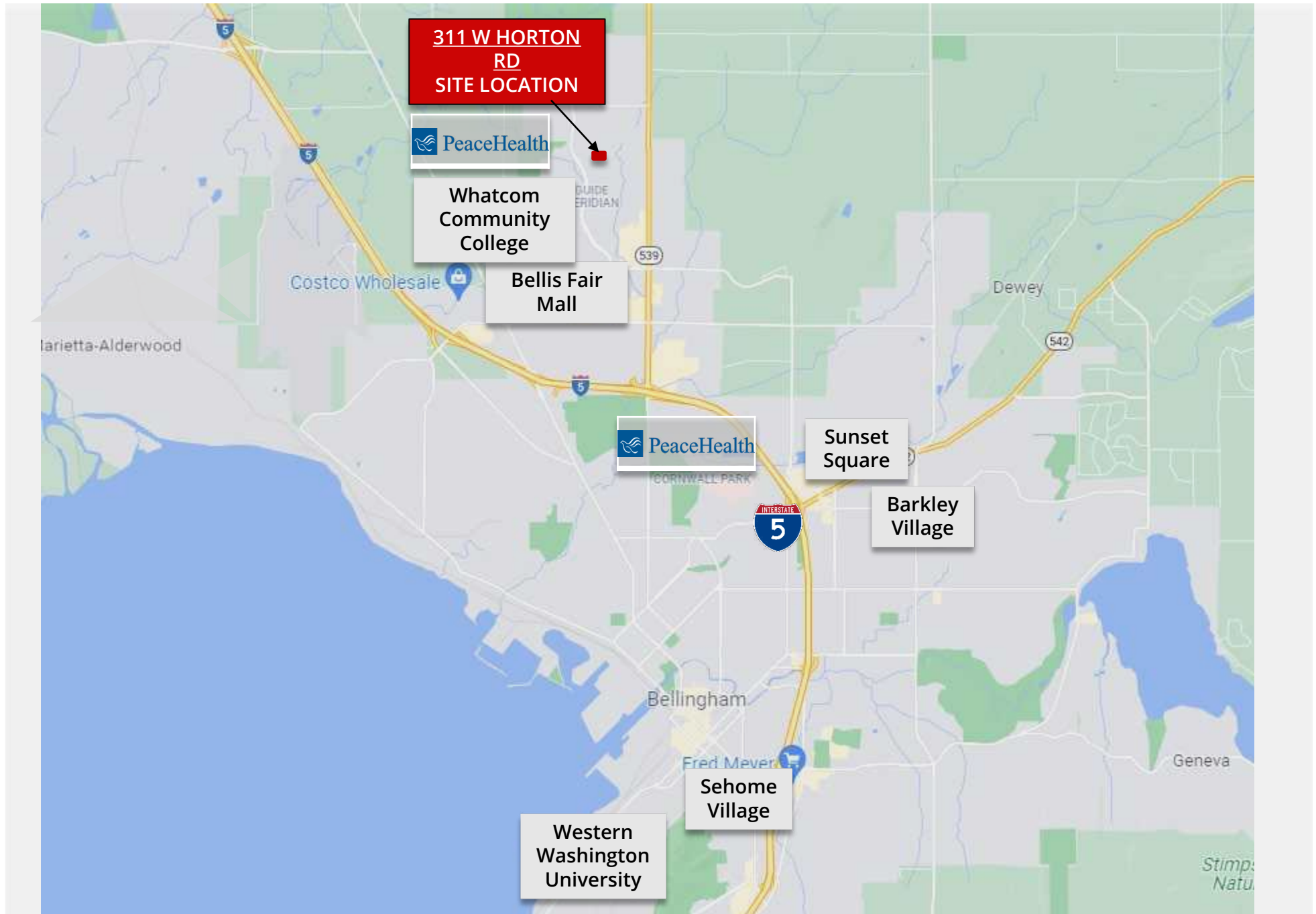
NEARBY MEDICAL PROVIDERS - MAP



NEIGHBORING PARCELS



MAP



PROPERTY AERIAL PHOTO



PROPERTY AERIAL PHOTO





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM