

COMMERCIAL LAND- ZONED C-4

EXCLUSIVELY LISTED BY

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COMMERCIAL LAND

3.7 ACRES

LOT 2 FOR SALE



C-4 ZONED COMMERCIAL SITE

NE Regatta, Oak Harbor WA

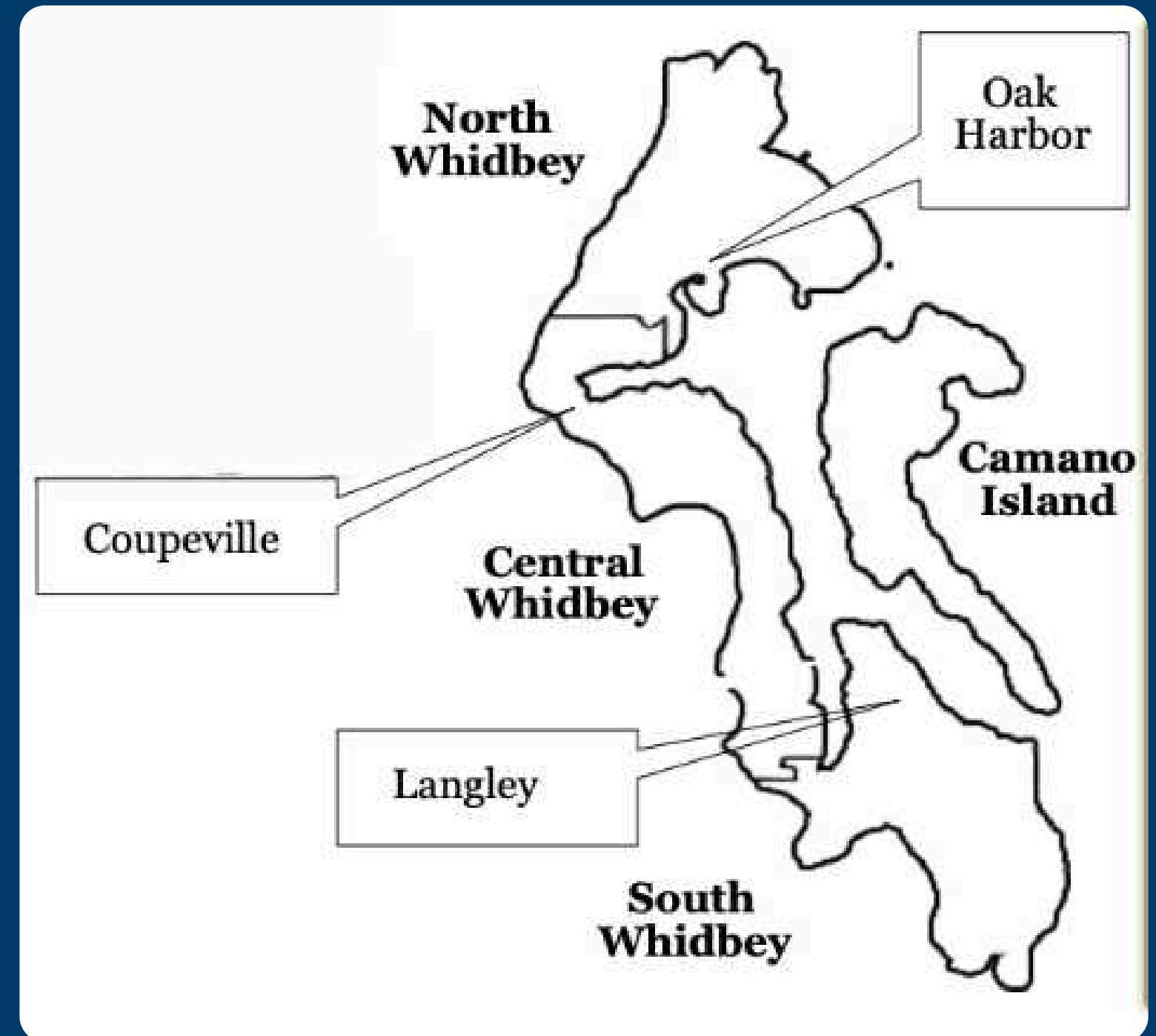
PRICE \$ 2,100,000.00 | ~\$13.00 SQFT

PROPERTY HIGHLIGHTS

- Shovel ready- price includes utility and site work improvements
- Zoned C-4 Highway Commercial District allowing for multiple uses
- Conceptual plans for 64,550 SF two-story industrial flex warehouse
- Approved site plans and civil construction plans for 60,000 NRSF of RV / Boat Storage
- Gently sloped topography

LOCATION HIGHLIGHTS

- City of Oak Harbor
- Conveniently located near Highway 20 with Ferry and Bridge Access
- Close Proximity to the Naval Air Station of Whidbey Island (NASWI)
- Easy street access to both NE Regatta Drive and Torpedo Road



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DEVELOPMENT HIGHLIGHTS

- ◆ Phase 1 Environmental Report complete and available upon request
- ◆ Geotechnical Testing Reporting complete and available upon request
- ◆ Utility and sitework to commence in summer of 2024.
- ◆ Street front improvement requirements on NE Regatta have been waived.
- ◆ Stormwater detention pond for this lot is located on a neighboring parcel
 - More usable land area
 - Faster, less expensive civil design
 - Faster, less expensive cost of construction

Minimum lot size, depth, width: **None**
Front Setback: **35 feet**
Side Setback: **0 feet**
Rear Setback: **0 feet**
Max Building Height: **35 feet**
Max Lot Coverage: **No limitation**
Max FAR: **2.0**



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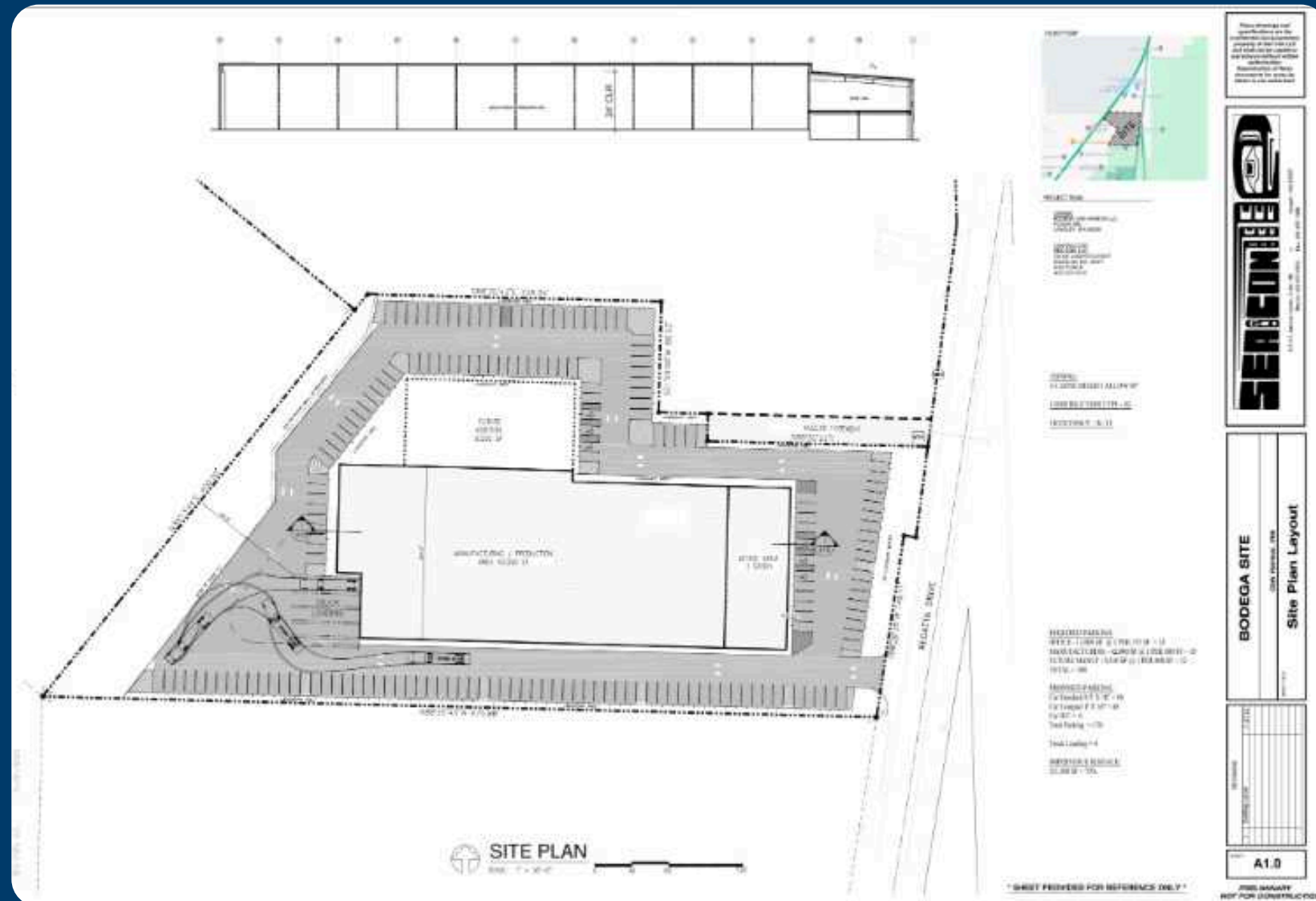
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CONCEPTUAL PLANS FOR 64,550 SF TWO-STORY OFFICE WAREHOUSE WITH AMPLE NATURAL LIGHT



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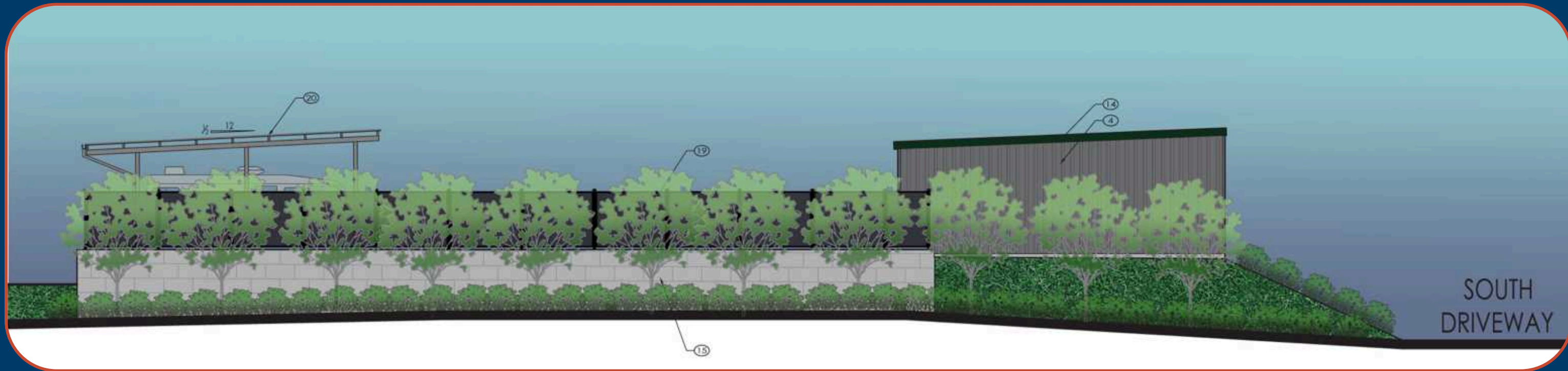
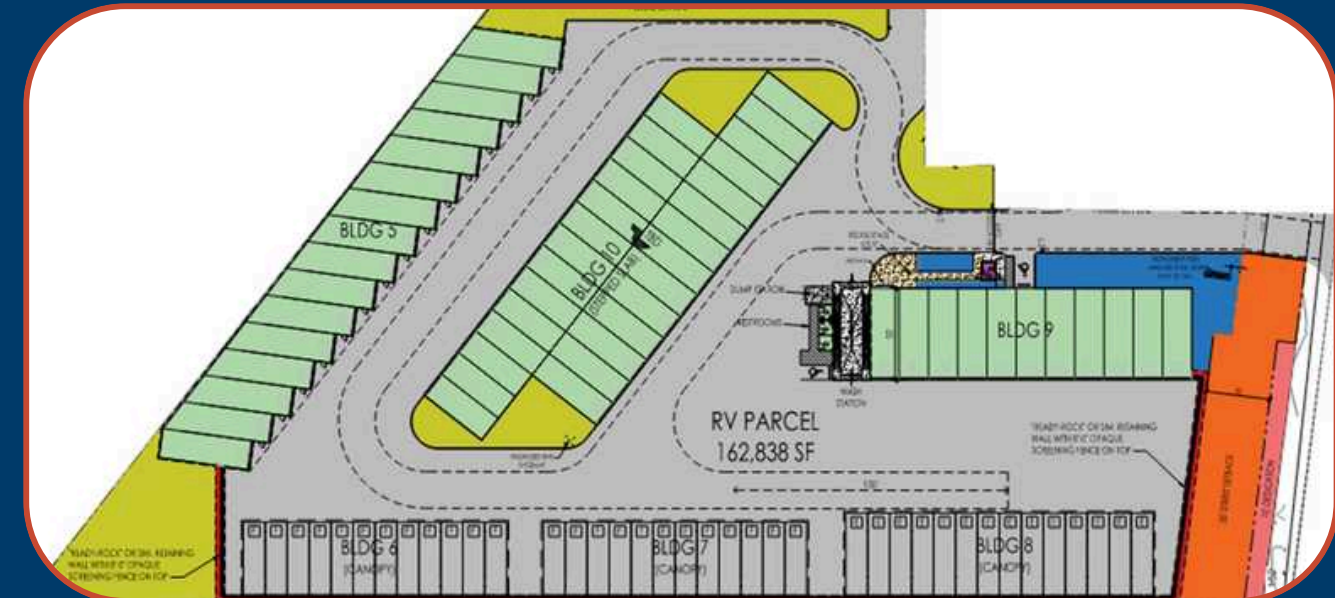
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APPROVED SITE & CIVIL CONSTRUCTION PLANS FOR 60,000 NRSF OF BOAT & RV STORAGE

UNIT MIX	NUMBER OF UNITS	TYPE	TOTAL SQFT
16X50	15	ENCLOSED A WITH STORAGE CUBBY	874
16X50	12	ENCLOSED B	800
15X45	14	ENCLOSED C	675
15X40	14	ENCLOSED D	600
12X50	14	COVERED E	600
12X40	24	COVERED F	480



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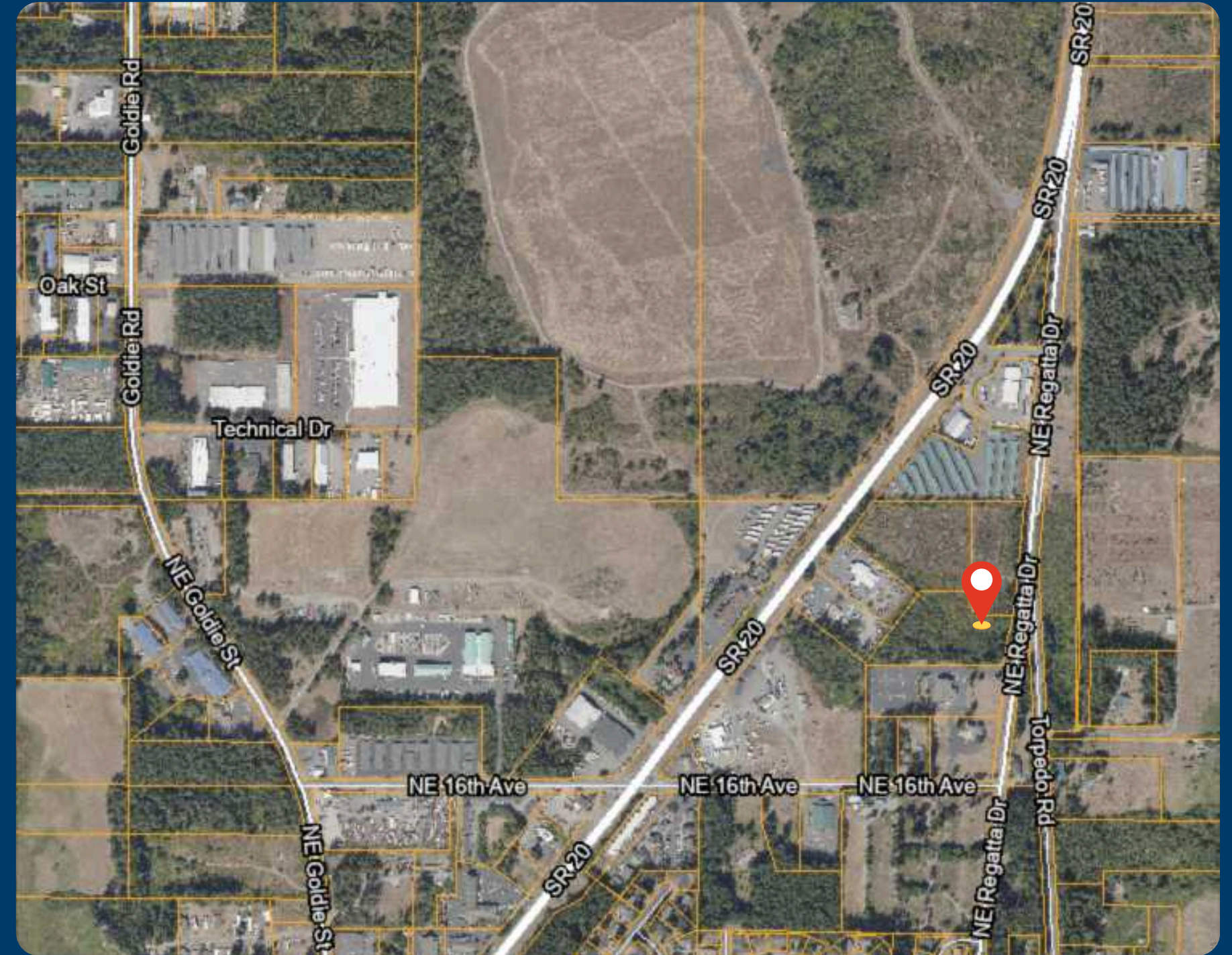
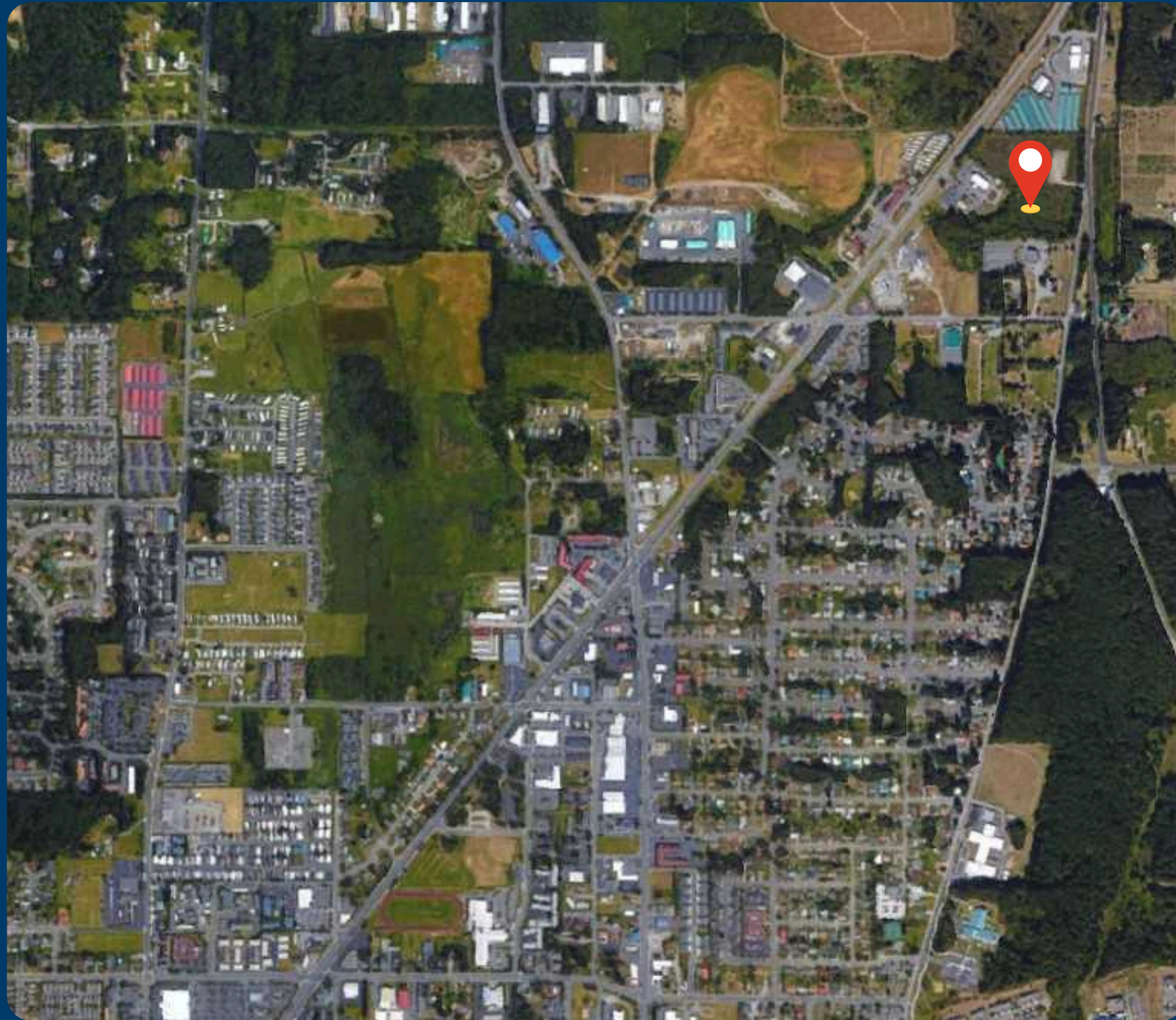
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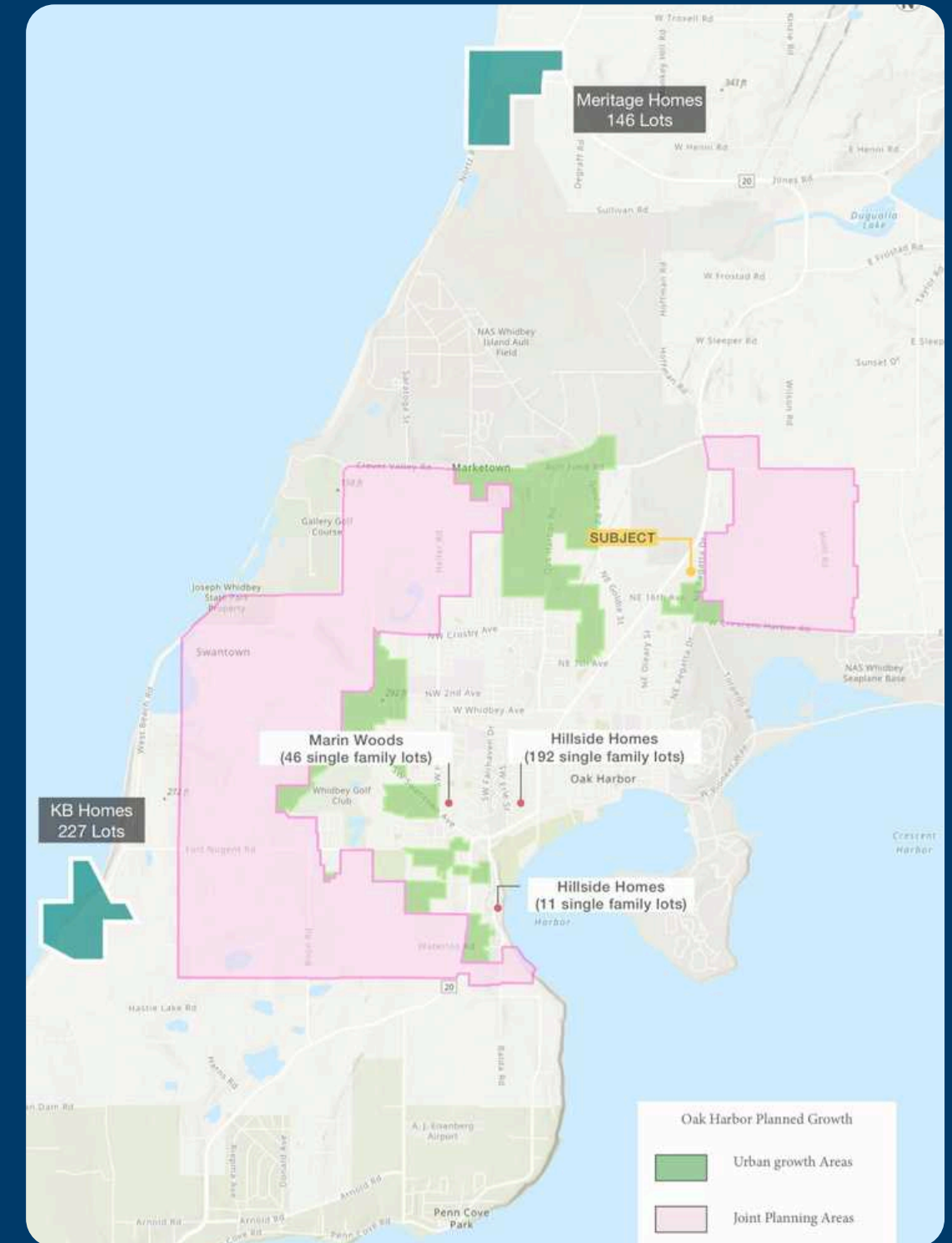
MARKET HIGHLIGHTS

Nestled amidst the stunning landscapes of Whidbey Island, Oak Harbor stands as a bustling enclave, home to a vibrant community of 37,971 residents. Conveniently situated in North Whidbey, its strategic positioning serves as a pivotal nexus, seamlessly linking it to Seattle via ferry and to Anacortes by road, making it an ideal locale for businesses seeking accessibility and connectivity to local and regional markets.

Whidbey Island garners acclaim for hosting the prestigious Naval Air Station of Whidbey Island (NASWI), a cornerstone of American naval aviation. As one of the nation's largest naval air stations, NASWI exerts a substantial and enduring influence on the local economy and community. Serving as a vital hub for aviation training, operations, and support, NASWI's ongoing expansion initiatives fuel the demand for off-base accommodations, with a notable 65% of NASWI residents opting for the vibrant lifestyle Oak Harbor offers. This burgeoning demand underscores Oak Harbor's allure as a prime location for burgeoning businesses and new developmental ventures alike.

Beyond its economic dynamism, Oak Harbor beckons with a wealth of recreational opportunities, catering to outdoor enthusiasts and leisure seekers alike. From invigorating hiking trails and picturesque camping grounds to serene boating excursions and captivating wildlife encounters, the area's natural splendor never fails to captivate. Anchored by iconic landmarks such as the breathtaking Deception Pass, Oak Harbor's scenic beauty and rich cultural offerings serve as a magnet for recreational visitors, further enriching the region's vibrant tapestry of experiences.

Positioned at the crossroads of opportunity and adventure, Oak Harbor presents an unparalleled canvas for commercial developers, businesses in need of versatile warehouse/office spaces, and owners of boat and RV storage facilities. Whether harnessing the strategic advantages of its proximity to NASWI or embracing the boundless allure of its natural surroundings, Oak Harbor stands poised to accommodate and inspire the next wave of entrepreneurial visionaries and venturesome enterprises. Discover the possibilities that await in Oak Harbor — where business acumen meets coastal charm.



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TOTAL COUNTY POPULATION: 85,530

WA STATE OFM, APRIL 1, 2020 ESTIMATES

Island County has four census subdivisions:

- North Whidbey
- Central Whidbey
- South Whidbey
- Camano Island

These are the three incorporated locations in Island County, all on Whidbey Island:

- Oak Harbor
- Coupeville
- Langley

Household Population	2010	2020	2025
North Whidbey Island	35,570	37,971	39,447
<i>Avg Annual Growth</i>	<i>0.65%</i>	<i>0.68%</i>	<i>0.78%</i>
Central Whidbey Island	12,281	13,604	14,349
<i>Avg Annual Growth</i>	<i>1.5%</i>	<i>1.1%</i>	<i>1.1%</i>
South Whidbey Island	13,543	15,046	15,880
<i>Avg Annual Growth</i>	<i>0.7%</i>	<i>1.1%</i>	<i>1.1%</i>
Total Households	61,394	66,621	69,676
<i>Avg Annual Growth</i>	<i>0.82%</i>	<i>0.85%</i>	<i>0.92%</i>

Total Population Growth	2010	2020	2025
North Whidbey Island	36,730	39,537	41,013
<i>Avg Annual Growth</i>	<i>0.57%</i>	<i>0.76%</i>	<i>0.75%</i>
Central Whidbey Island	12,468	13,719	14,464
<i>Avg Annual Growth</i>	<i>1.5%</i>	<i>1.0%</i>	<i>1.1%</i>
South Whidbey Island	13,645	15,133	15,967
<i>Avg Annual Growth</i>	<i>0.8%</i>	<i>1.1%</i>	<i>1.1%</i>
Total	62,843	68,389	71,444
<i>Avg Annual Growth</i>	<i>0.80%</i>	<i>0.88%</i>	<i>0.89%</i>

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