

755 MARINE DRIVE

POINT ROBERTS, WA 98281

LUXURY HOTEL INVESTMENT OPPORTUNITY

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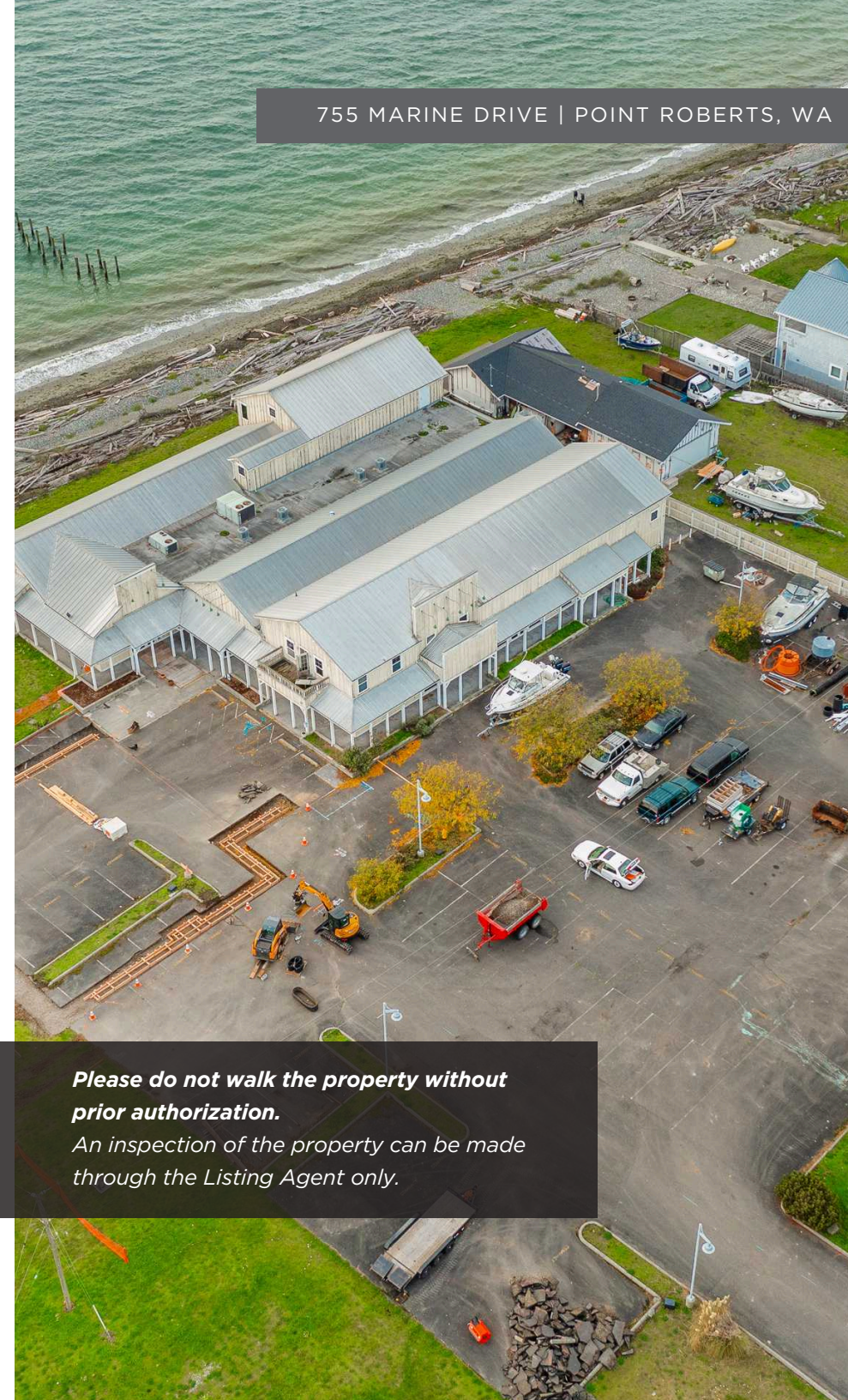
THE
HUGHES
GROUP

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755 MARINE DRIVE | POINT ROBERTS, WA

Please do not walk the property without prior authorization.

An inspection of the property can be made through the Listing Agent only.

THE OFFERING

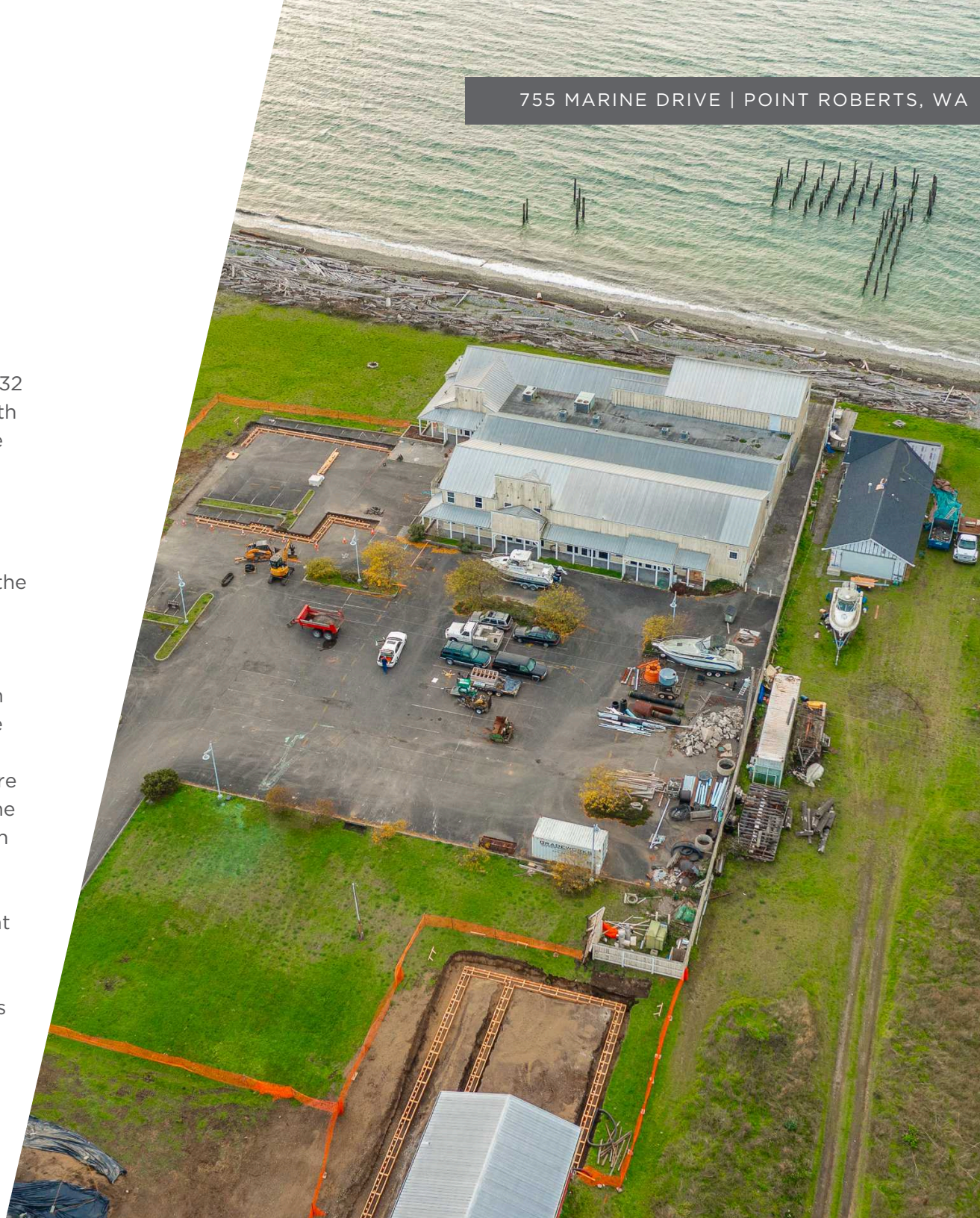
Welcome to the finest waterfront hospitality development opportunity on the West Coast. This property is fully permitted for development of a 26 - 32 room hotel/resort. This is an incomparable setting with the main resort building situated just 32 feet from the Ordinary High Water Mark (OWHM).

An excellent development and construction team is already in place and has begun work, keeping the permits active. The footings have been installed and the stem wall inspections were just approved.

The current design, which can be modified to suit, boasts impressive amenities for its guests. There is an upscale restaurant, a waterfront lounge, a full service spa, a gift shop, a beachfront catering facility, a dedicated conference center and two ballrooms. There is also a secondary casual restaurant / brewpub on the main Road, perfectly situated to serve the public, with seating both inside and out.

This luxury hotel will be the perfect setting for elegant weddings, corporate meetings, and family getaways.

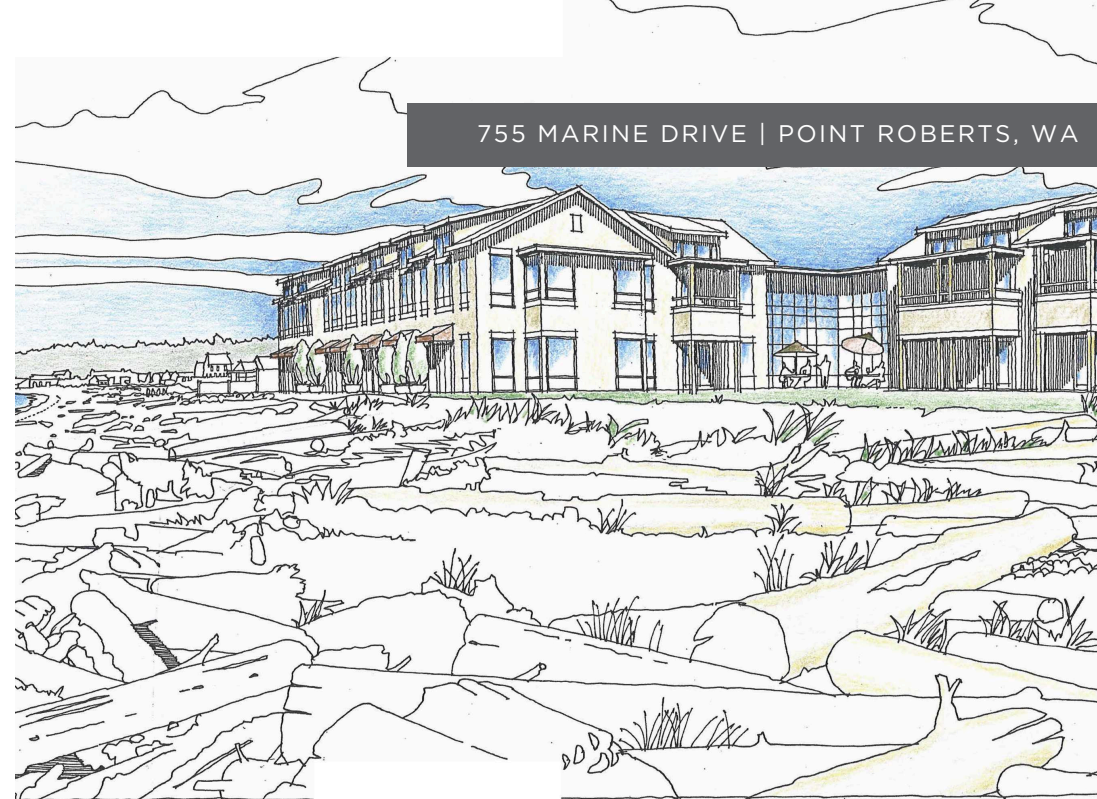
As the only hotel ever permitted in Point Roberts, this resort offers a unique opportunity to showcase this amazing, unspoiled area situated just minutes away from Vancouver ,BC.



PROPERTY HIGHLIGHTS

Blackfish Resort is a once in a lifetime, fully permitted, investment opportunity for luxury hotel development.

- Outstanding team of architects, designers and contractors ready to continue development.
- Rare opportunity to build and expand a waterfront property on the west coast - with all permits in hand.
- The existing building is a historically significant cannery dating from 1929 and is incorporated into the new resort.
- Located approximately ½ hour from Vancouver BC and 3 hours from Seattle WA
- Unique property with opportunities to view abundant wildlife in an unspoiled setting. Eagles, herons, seals, sea lions, orcas, gray whales and humpback whales are seen frequently.
- The current plan is to become a Relais and Chateaux member, joining “sister” resorts such as The Wickaninnish inn, The Sonora Resort and The Hastings House.
- HVS feasibility study is underway
- This will be the only resort in Point Roberts, WA
- HVS underwriting study is in process



PROPERTY **SUMMARY**

Property Address	755 MARINE DRIVE
Price	\$3,995,000
Price per SF	\$28.43 (land)
Permits in Hand	Yes
Shoreline Setback	32 Feet from High Tide
Waterfront Lineal Feet	360 Feet
Total Acreage	4.3 Acres
Parcel Number	405309-497335-0000
SOC	2.5%
HVS Feasibility Study	In Process



PROPERTY **PHOTOS**



PROPERTY **PHOTOS**



SITE PLAN



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641



Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paul@casadedesigngroup.net

Blackfish Resort Inc.
755 Marine Drive
Point Roberts, WA

PROJECT START DATE
October 8th, 2008

REVISIONS

April 24th, 2018

September 18th, 2018

September 21st, 2018

September 27th, 2018

November 1, 2018

October 8th, 2019

October 21st, 2019

October 22nd, 2019



Landscape Plan
Scale: 1" = 20 ft.

L1 of 3
L1

The **CONSTRUCTION** Team

PEARSON CONSTRUCTION

Bellingham, Washington

<https://pearsonconst.com>

Larry Pederson, President and Bob Griffiths, Senior Project Manager

One of the leading builders in the Pacific Northwest for over 90 years, and our first choice for this project. Notable projects in Bellingham include The Grizzly Industrial Warehouses and The Chrysalis Inn and Spa. Pearson has been a part of this project since 2005.

FREELAND AND ASSOCIATES CIVIL ENGINEERS

Bellingham, Washington

<https://www.freelandengineering.com>

Tony Freeland, PE.

The first choice for civil engineering in Whatcom County for over 20 years. Tony did the original survey work on our site in the mid 90's and has been part of the resort team since 2006.

JOHNSON STRUCTURAL ENGINEERING

Bozeman, Montana

<http://www.johnsonengineer.com>

Larry Johnson, P.E., Owner.

Previously located in Bellingham, Johnson Structural has provided engineering for over a thousand projects in Washington, Montana, Idaho and Alaska. Larry first began work on this project in 2008.

CASCADE DESIGN GROUP

Bellingham, Washington. <http://cascadedesigngroup.net>

Paul George, Landscape Engineer, Owner. Bellingham's first Landscape Architect over 30 years ago and still the first choice. Paul has designed and installed hundreds of projects throughout the Pacific Northwest and first became involved with this project in 2006.

GEOTEST

Bellingham, Washington.

Jeremy Wolf L.E.G, Vice President.

Whatcom County's premier site engineering firm provides environmental, geotechnical, construction inspection, and materials testing services throughout the Pacific Northwest, and has since 1993. They first worked on the project in 2010.

GRADEWORKS

Ferndale, Washington

Lance Lootens, Owner.

Since 2005, Gradeworks has provided site development, excavation, utilities, grading and paving services in northwest Washington. Notable projects in Point Roberts include The Cottages at Seabright Farm and Bald Eagle Golf Club. Working with Blackfish Resort since 2016.

The **ARCHITECTS** Team

DAVID KING, PRINCIPAL

King Architecture LLC.
Bellingham Washington
<http://king-architecture.com>

David has been a leading Architect in Whatcom County for over 25 years. Notably, he designed and supervised the construction of The Bellingham Public Market and the Alaska Ferry Terminal. He's been involved in this project since 2003.

LEE GWYN, ARCHITECT AND SENIOR MANAGER

Lenity Architecture
Oregon and Washington; Salem ,Oregon
<https://lenityarchitecture.com>

Lenity has designed and engineered hundreds of hospitality projects in more than 30 states over the past 35 years. They were brought on specifically to ensure we had cutting edge hospitality and operational expertise in every aspect of the resort. Lee and Lenity agreed to partner with us in the fall of 2019.

The **DESIGN** Team

WCI INC, HOSPITALITY DESIGN

Tigard, Oregon
<https://www.wci-inc.net>
Jennifer Hatfield President / Owner
In business since 1991, WCI provides complete Design, Procurement and Project Management services for the hospitality Instrumental. Their portfolio includes hundreds of hotels, restaurants and spas. They've been the design team for the McMenamins hotels and pubs for over 25 years. Jennifer and her team first visited the site and became involved in this project in 2008.

WOODCASTLE FOREVER FURNITURE

Albany, Oregon
<https://www.woodcastle.com>
Ron Loe, Owner, Lorenz Bilbo, Senior Project Manager.
The finest builders of custom hospitality furniture in the Pacific Northwest, with the most incredible manufacturing facility I've ever seen. Their amazing products are in hundreds of the finest hotels, resorts and homes throughout the US and Canada. They agreed to partner with us in 2019 and reserved some of the last White Ash in North America for our Resort.

Point Roberts **OVERVIEW**

Point Roberts is located south of Vancouver, BC along the border of the Unites States of America and Canada. Point Roberts includes a total of 4.884 Square Miles, which while geographically small, caters to a close knit, island-like community.

Point Roberts is less than an hour away from Vancouver, BC, giving tourists and locals alike easy access to multiple day trips, where they can enjoy the city or venture out into the world-renowned Pacific Northwest landscape.

Point Roberts is home to the Bald Eagle Golf Club, an award winning course, and the Point Roberts Marina with over 900 boat slips. There is also a 2,265 foot / 690 meter airstrip for small crafts. Across the border, both Boundary Bay airport and Vancouver International airport (YVR) are less than 30 Minutes away. Point Roberts is less than 10 minutes away from BC'S busiest ferry terminal, located right across the border in Tsawwassen.



QUICK FACTS

Size:	4.884 sq. mi.
Population:	1,249
2025 Est. Pop. within a 30 mile radius:	2,938,982
Nearby Metropolitan Areas:	Vancouver BC & Seattle WA
Median Prop. Value (May, 2024):	\$474,500
Elevation:	Sea Level



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