# CORDATA DEVELOPMENT LAND

311-331 W HORTON RD, BELLINGHAM, WA 98226



- 1.66 3.36 AC. AVAILABLE
- MEDICAL USES ALLOWED WITHIN THE ZONE
- FLAT, LEVEL SITE. APPROX. 400 FT. HORTON ROAD FRONTAGE
- SITE IS NEARLY PAD READY FOR CONSTRUCTION
- PARCELS CAN BE COMBINED OR SOLD SEPERATELY

# **FOR SALE**

#### **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 - 331 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 (HHCA).
- 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 city Water/sewer/fire access to the property.

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

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:** 311-331 W Horton Rd, Bellingham, WA 98226

**Site Area:** 1.66 - 3.36 Acres (72,310 – 146,362 SF)

Price: \$1,156,960 - \$2,267,740

**Parcel #'s:** 3802014171140000,

3802014170920000

**Area:** Cordata North

**Association Dues:** Approx. \$264.00

**Zoning:** Light Industrial <a href="https://bellingham.municipal.cod">https://bellingham.municipal.cod</a> es/BMC/20.36

Address	Size	Price
311 W Horton Rd	1.66 Ac.	\$1,156,960
331 W Horton Rd	1.70 Ac.	\$1,110,780
311 – 331 W Horton Rd (Combine d)	3.36 Ac.	\$2,267,740

### **NEARBY MEDICAL PROVIDERS - MAP**

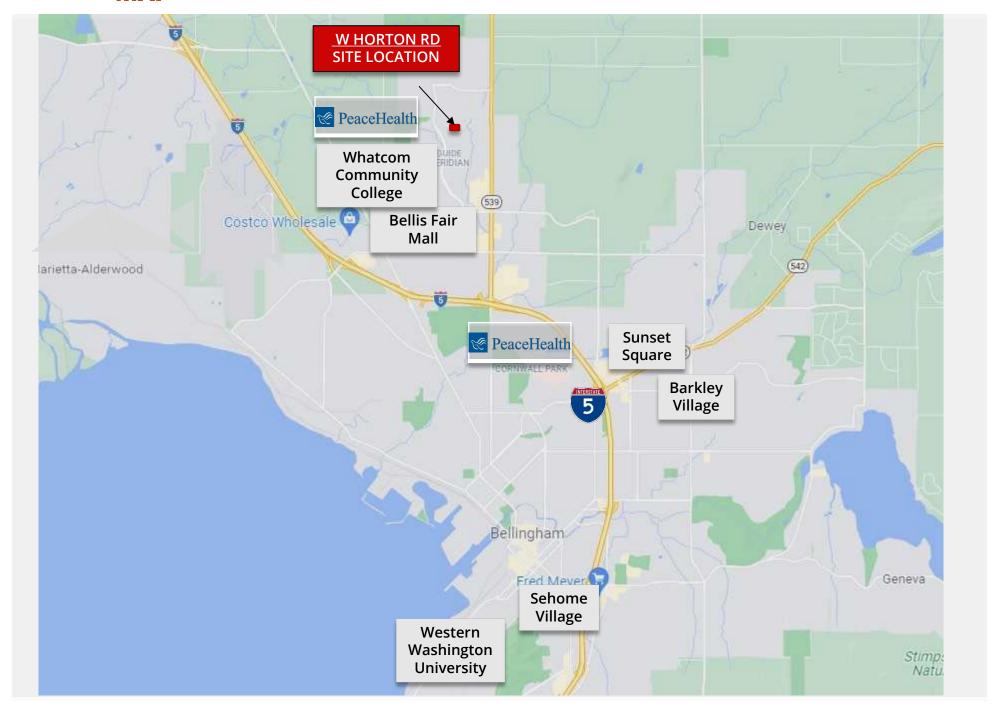


### **NEIGHBORING PARCELS**

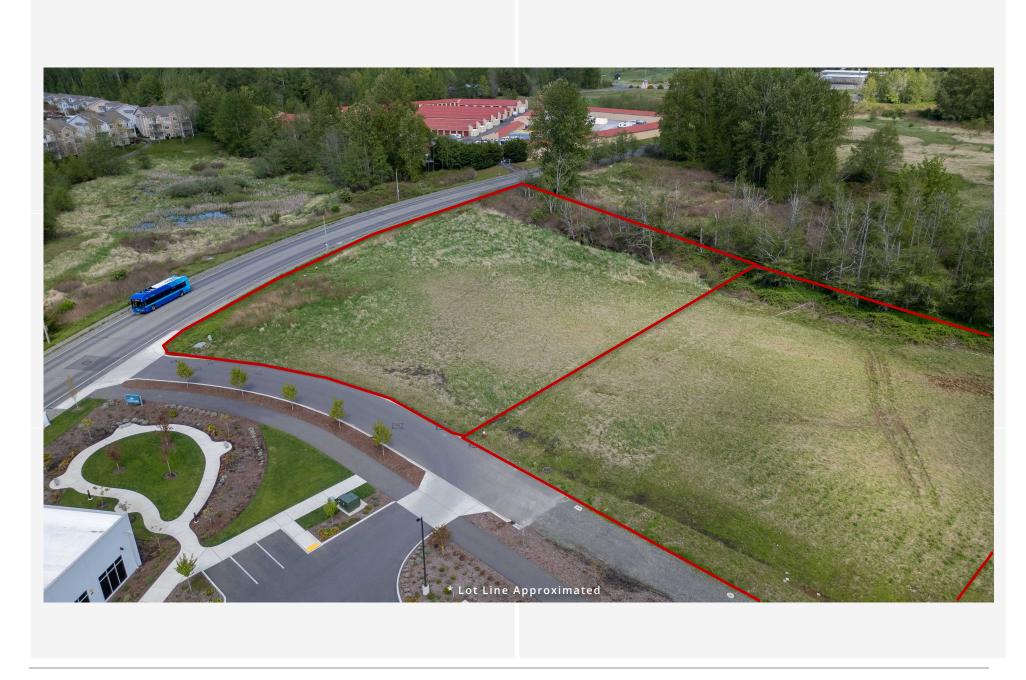


W HORTON RD

## **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