

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

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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
<https://bellingham.municipal.codes/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 (Combined)	3.36 Ac.	\$2,267,740

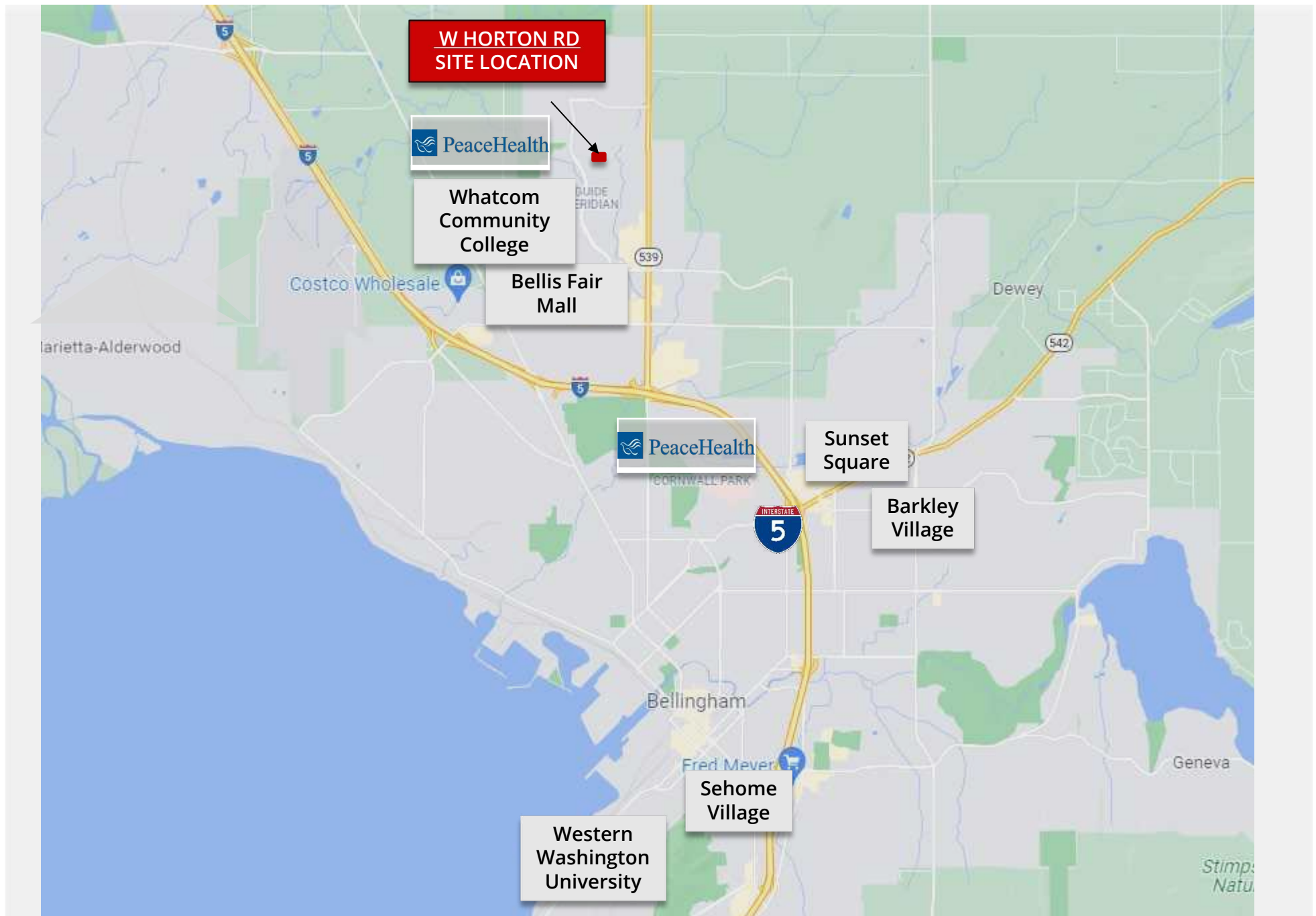
NEARBY MEDICAL PROVIDERS - MAP



NEIGHBORING PARCELS



MAP



PROPERTY AERIAL PHOTO



* Lot Line Approximated

PROPERTY AERIAL PHOTO





FOR MORE INFORMATION

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