



Cosmopolis, WA Developable Land | 132.31 Acres



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All showings must be coordinated through listing agent.
Please do not contact golf course management or personnel
regarding property operations or sale.

Property Details



Access: Primary access to the property is available from a driveway along First Street (U.S. Highway 101), which leads up a hill to the existing clubhouse area in the northeasterly area of the site.

Topography & Coverage: The subject site is predominantly comprised of a combination of hilly and undulating terrain, with some fairly level areas present.

Additionally, the Highland Golf Course site supports the existing clubhouse, a cart storage building, a driving range shed, and two older maintenance buildings, which are separated away from the clubhouse area of the property, in the northwesterly area of the site. The area just to the south of the clubhouse supports a driving range. Further, a parking lot for the golf course is located near the clubhouse area of the property.

Overall, the golf course topography, design, layout, and conditions are considered to represent and be consistent with an average quality municipal/daily fee type of golf course. The Highland Golf Course appears to be a moderately challenging course when compared to most of the courses within its competing market area or when compared to most of the state of Washington courses, in terms of playability and competitiveness.



Property Details

Utilities: Water is provided by the City of Aberdeen. The Public Works Director said there is capacity for “hundreds of new homes” at this location. There is also an on-site well on the property currently used for irrigation of the golf course. Electrical service provided by Grays Harbor Public Utilities District. Xfinity and CenturyLink are available internet providers. Sewer is available by the City of Cosmopolis Sewer District.

Environmental Concerns/Hazardous Wastes: We were not provided with any environmental site assessment data for the subject property. The historical use of the site does not suggest that there would be hazardous substances present, for the most part, except for the typical substances used in the operation of such as facility, including gasoline and oil used in course maintenance equipment and/or any gas-powered golf carts (most of the power golf carts now used on the course are electric carts that run on batteries, though there is at least one gas-powered cart now in use for the course). Some fertilizers may also be classified as “hazardous substances.”

During our physical inspection of the property, we did not note any obvious signs of contamination by or release of apparent hazardous substances; however, the reader should be aware that detection of hazardous wastes lies outside the expertise of the brokers. If it is later proven that environmental issues, such as contamination by hazardous substances, impact the subject property, then our value conclusion may require modification.

Soil Conditions: No soils report has been provided, however, the existing course has been in place for several decades, and the 1992 addition of nine holes was planned and developed with the assistance of W. Overdorf and Associates, a well known Washington State based golf course architectural firm. It is assumed that the soils are adequate to support the existing golf course improvements.

Wetlands: According to Jane Hewitt with the Grays Harbor Planning Department, the subject property contains a small area identified as a designated Wetland areas, located on the northerly boundary of the parcel identified as 170923240010, in the vicinity of Mill Creek. According to Ms. Hewitt, if the affected area of the subject property were to be redeveloped to a more intensive use in the future, this wetlands area may require some type of mitigation. This wetland area does not appear to negatively impact the highest and best use of the subject property.

Flood Zone: None of the site is located in a flood plain as per Flood Insurance Rate Map, Community Panel Number 530057-0409 B, dated 09/29/1986.

Zoning: The subject property falls within three zoning classifications. The bulk of the area of the site located in unincorporated Grays Harbor County (106.93 acres based on county records), is zoned R-2, General Residential District, with a lesser portion (5.72 acres) zoned G-5, General Development 5 District, under the Grays Harbor County Zoning Ordinance. Uses allowed outright in the R-2 district are typically single family and duplex residential use. Permitted uses in the G-5 district include agricultural uses, single family dwellings, utility uses, and parks. According to county planning staff, golf courses would likely be allowed as legal uses in both zones, though not specifically delineated in the existing ordinance.

The area of the site within the city limits of Cosmopolis (19.66 acres as per county records) is zoned P-R, Public Reserve District. Outright uses in this district are more restrictive, and residential uses represent conditional uses. Golf courses represent an allowed use in this zone.

PARCEL DATA

PARCEL#: 417092312016
 AREA: 22.05 ACRES (960,481 SF)
 ZONING: COSMOPOLIS MU MIXED USE
 COSMOPOLIS PUBLIC RESERVE

PARCEL#: 170923240010
 AREA: 23.90 ACRES (1,041,152 SF)
 ZONING: GRAYS HARBOR COUNTY R2 - GENERAL RESIDENTIAL

PARCEL#: 170923310010
 AREA: 5.81 ACRES (253,219 SF)
 ZONING: GRAYS HARBOR COUNTY G5 - GENERAL DEVELOPMENT 5

PARCEL#: 170923130010
 AREA: 57.68 ACRES (2,512,728 SF)
 ZONING: COSMOPOLIS MU MIXED USE
 GRAYS HARBOR COUNTY R2 - GENERAL RESIDENTIAL

PARCEL#: 170923140020
 AREA: 25.72 ACRES (1,120,278 SF)
 ZONING: GRAYS HARBOR COUNTY R2 GENERAL RESIDENTIAL

ZONING NOTES

COSMOPOLIS MU MIXED USE

ONE FAMILY DWELLINGS - R-57 MEDIUM DENSITY RESIDENTIAL (CMC 18.20)
 LOT AREA: 5,760 SF (0.13 ACRES) MINIMUM (CMC 18.20.060)
 MIN LOT WIDTH: NA
 SETBACKS: FRONT YARD: 25 FT (CMC 18.20.060)
 REAR YARD: 20 FT
 SIDE YARD: NO LESS THAN 20 FT
 LOT COVERAGE: 33% (CMC 18.20.080)
 MAX HEIGHT: 25 FT (2 STORY MAX) (CMC 18.20.080)

COSMOPOLIS P-R PUBLIC RESERVE DISTRICT

CONDITIONAL USE - SINGLE FAMILY DWELLINGS (CMC 18.40.040)
 LOT AREA: AREA SUFFICIENT TO SATISFY REQUIREMENTS FOR MIN YARD DIMENSIONS (CMC 18.40.060)
 MIN LOT WIDTH: NA
 SETBACKS: FRONT YARD: 30 FEET (CMC 18.40.060)
 FLAG LOTS SHALL OBSERVE SETBACK ON BOTH STREETS
 REAR YARD: 30 FEET
 SIDE YARD: 30 FEET
 LOT COVERAGE: NA - PROVIDED ALL SECTIONS ARE SATISFIED (CMC 18.40.070)
 MAX HEIGHT: 50 FEET (CMC 18.40.080)

COSMOPOLIS PLANNED DEVELOPMENT DISTRICT

ALLOWED IN R-100 AND PUBLIC RESERVE DISTRICTS (CMC 18.44.010)
 LOT AREA: 43,560 SF (1.00 ACRE) (CMC 18.44.060)
 MIN LOT WIDTH: NA
 SETBACKS: FRONT YARD: 30 FEET (CMC 18.40.060)
 FLAG LOTS SHALL OBSERVE SETBACK ON BOTH STREETS
 REAR YARD: 30 FEET
 SIDE YARD: 30 FEET
 LOT COVERAGE: NA - PROVIDED ALL SECTIONS ARE SATISFIED (CMC 18.40.070)
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GRAYS HARBOR R2 - GENERAL RESIDENTIAL 2 DISTRICT

R2 GENERAL RESIDENTIAL DISTRICT (GHCMC 17.32)
 LOT AREA: 10,000 SF (0.23 ACRES) 1ST LOT (GHCMC 17.32.040)
 1,500 SF (0.03 ACRES) EACH ADDT. LOT
 MIN LOT WIDTH: NA
 SETBACKS: FRONT YARD: 25 FT (GHCMC 17.32.040)
 REAR YARD: 25 FT / 10% OF LOT WIDTH (5 FT MIN)
 SIDE YARD: 10 FT / 10% OF LOT WIDTH (5 FT MIN)
 LOT COVERAGE: 33% (GHCMC 17.32.080)
 MAX HEIGHT: NA

GRAYS HARBOR G5 - GENERAL DEVELOPMENT 5

G5 GENERAL DEVELOPMENT 5 DISTRICT (GHCMC 17.24.010)
 LOT AREA: 217,800 SF (5.00 ACRES) (GHCMC 17.24.050)
 MIN LOT WIDTH: 100 FT (GHCMC 17.24.050)
 SETBACKS: FRONT YARD: 25 FT PRIVATE LANE (GHCMC 17.24.050)
 REAR YARD: 35 FT PUBLIC ROW
 SIDE YARD: 25 FT
 LOT COVERAGE: 33% GHCMC 17.24.050)
 MAX HEIGHT: NA
 MAX DENSITY: 1 DU PER 5 ACRES



PROJECT INFORMATION

PROPOSED LOTS

GRAYS HARBOR R2 - RESIDENTIAL ZONE
 LOT AREA: 10,000 SF (0.23 ACRES)
 LOT WIDTH: 100
 LOT DEPTH: 100 FT
 LOT COUNT: 103

LEGEND

- RIGHT OF WAY LINE
- RIGHT OF WAY CENTER LINE
- PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CREEK LINE
- ORDINARY HIGH WATER MARK
- TOP OF SLOPE LINE
- BUFFER LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR LINE

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COSMOPOLIS PLANNED DEVELOPMENT DISTRICT

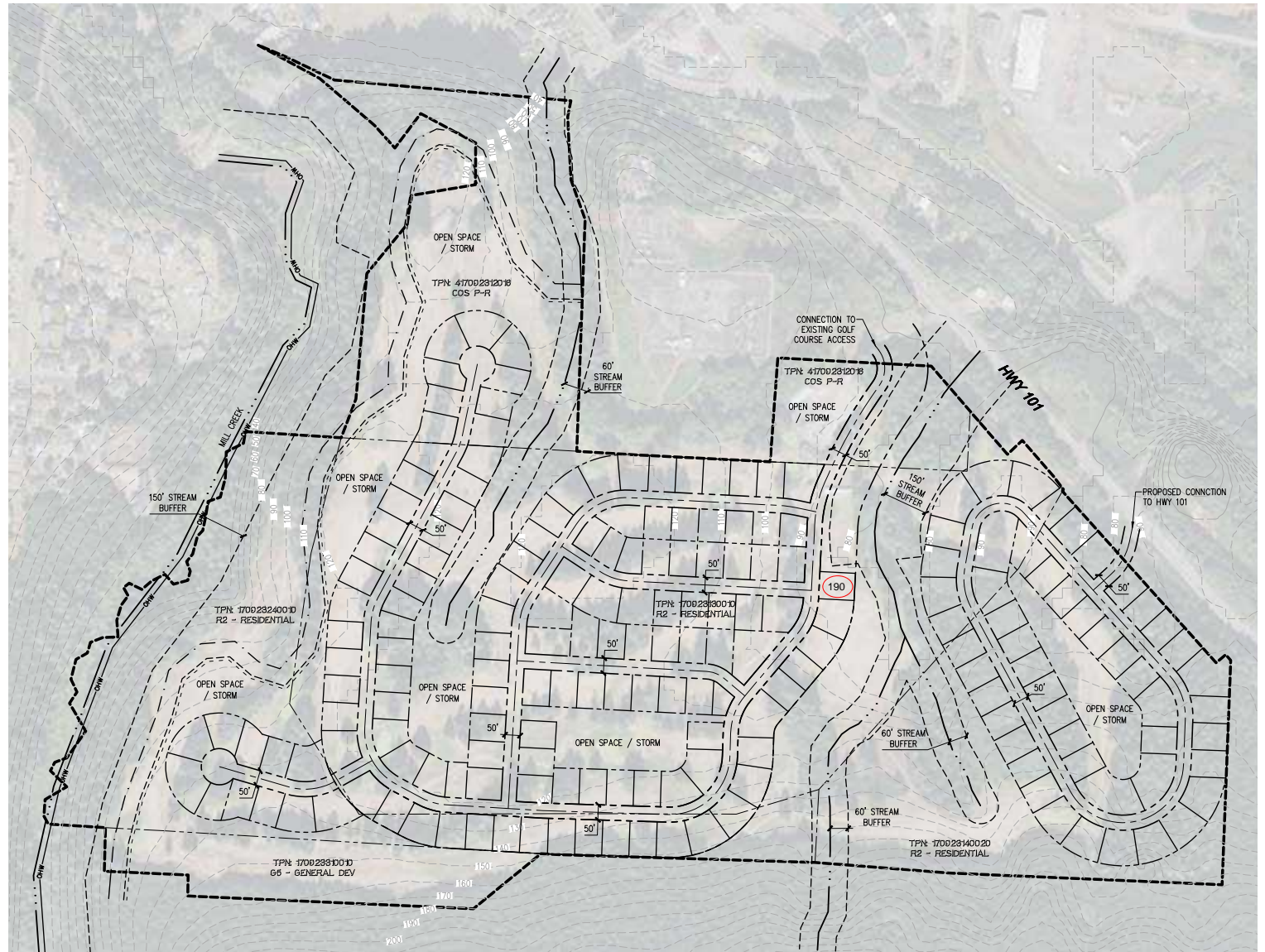
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 35 FT PUBLIC ROW
 REAR YARD: 25 FT
 SIDE YARD: 20 FT
 LOT COVERAGE: 33% GHCMC 17.24.050)
 MAX HEIGHT: NA
 MAX DENSITY: 1 DU PER 5 ACRES



PROJECT INFORMATION

PROPOSED LOTS

GRAYS HARBOR R2 - RESIDENTIAL ZONE
 LOT AREA: 10,620 SF (0.24 ACRES)
 LOT WIDTH: 90 FT
 LOT DEPTH: 118 FT
 LOT COUNT: 195

COSMOPOLIS P-R PUBLIC RESERVE ZONE
 LOT AREA: 11,500 (0.26 ACRES)
 LOT WIDTH: 90 FT
 LOT DEPTH: 118 FT
 LOT COUNT: 9




LEGEND

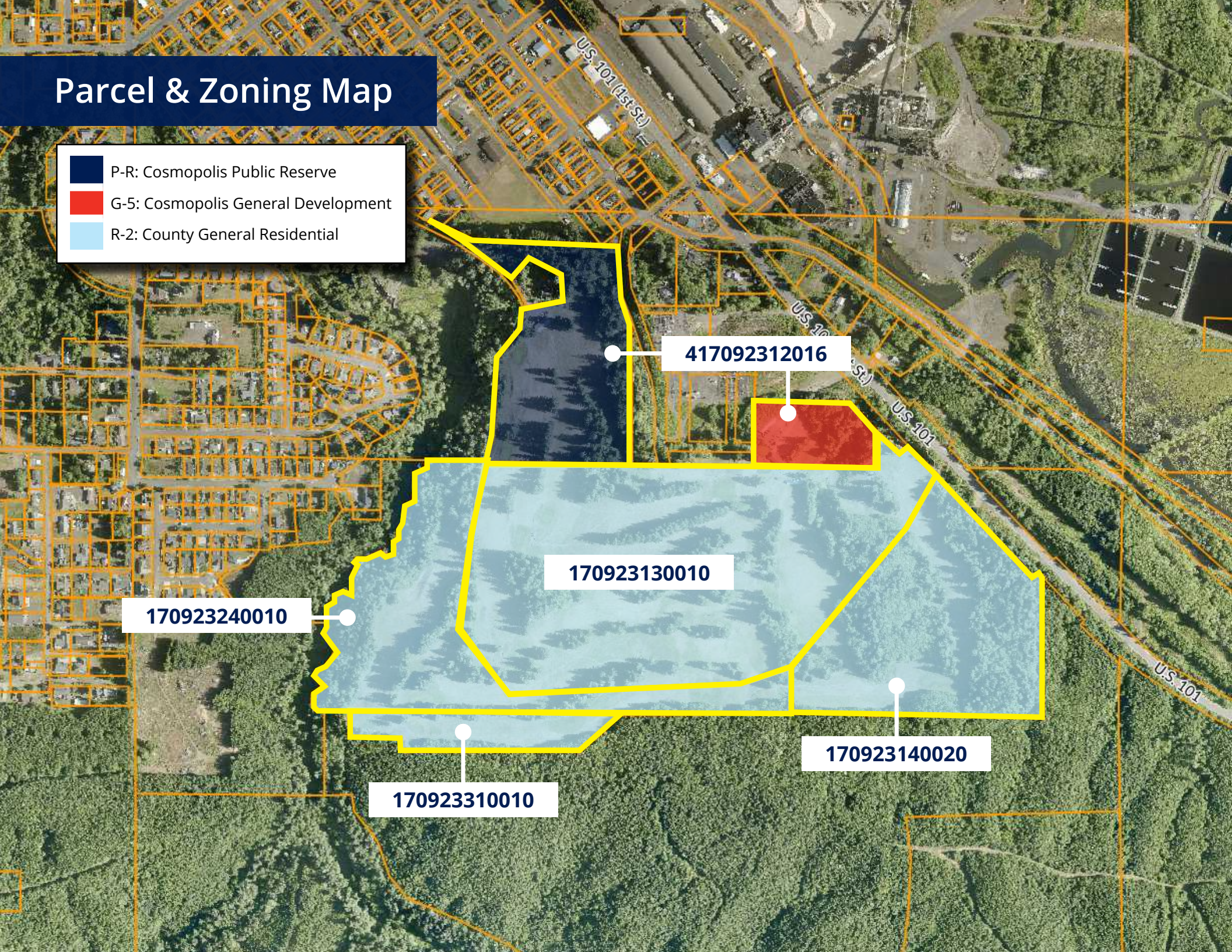
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Parcel & Zoning Map

-  P-R: Cosmopolis Public Reserve
-  G-5: Cosmopolis General Development
-  R-2: County General Residential



417092312016

170923130010

170923240010

170923310010

170923140020

Zoning Overview and Allowable Uses

Address: 2200 First Street, Cosmopolis, WA 98537

Size: 132.31 acres

Zoning: R-2 General Residential (106.9 acres), G-5 General Development (5.72 acres), and P-R Public Reserve District (19.66 acres)

Parcel #s: 170923130010, 170923140020, 170923240040, 170923310010, 417092312016

R-2 GENERAL RESIDENTIAL

Permitted uses

- Single- and two-family dwellings
- Parks
- Home occupations
- Home day cares
- Short-term rentals

Conditional uses

- Schools
- Churches
- Mobile home parks
- Multiple-family dwellings

G-5 GENERAL DEVELOPMENT FIVE

Permitted uses

- Agricultural uses
- Single-family dwellings
- Public and semi-public uses
- Growing/harvesting of forest products
- Dams, electric power plants, transmission lines and stations
- Game and fish rearing and management
- Riding academies
- Parking, repairing, maintaining one heavy truck
- Temporary fireworks stands
- Home day cares
- Public and semi-public parks
- Short-term rentals

Conditional uses¹

- Recreational vehicle parks and campgrounds
- Sanitary fill sites
- Commercial retailing uses²
- Agricultural and forest products processing plants³
- Motor vehicle sports and recreation facilities
- A second temporary dwelling unit⁴
- Airports.

Special uses

- The clustering of dwelling units⁵

P-R PUBLIC RESERVE

Permitted uses

- Public buildings
- Educational institutions and churches
- Public libraries, art galleries, and museums
- Public parks, and other recreational uses
- Golf courses and related facilities
- Cemeteries.

Secondary uses

- Accessory uses in the same buildings incidental to the permitted uses and necessary for the conduct of the permitted uses
- Parking lots and garages and landscaping accessory to permitted uses.

Conditional uses

- Single-family dwellings

¹ Additionally, the board shall have the authority to require such other conditions as deemed necessary to assure that the proposal is compatible with surrounding uses and in keeping with the purpose of the district.

² Which serve the surrounding regional markets as evidenced by a gross floor area of less than five thousand square feet may be permitted, provided, that all of the following criteria are met: (1) The site is served by public facilities and services adequate for the proposed use, including waste disposal, water supply and fire protection, or the applicant can adequately provide the needed services; (2) The site is located within the vicinity of an existing intersection along major circulation routes. Major circulation routes are defined as designated arterials, primary state highways and freeways; (3) The characteristics of the proposed use and its locations will not introduce an incompatible or hazardous condition on the immediate area

³ And associated uses and structures, trucking terminals, truck storage, repairs, and maintenance provided all of the following criteria are satisfied: (1) The proposed use is compatible with the character of area in which it is to locate and any existing or planned land uses within the area; (2) Access to the site is designed to minimize truck traffic through residential areas and the traffic generated by the use will not adversely impact residential areas; (3) The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area;

⁴ On any legal parcel which is less than ten acres, provided that the following conditions are met: (1) The accessory unit is for use by a member of the family of the occupants of the principal residence on the property. For the purposes of this section, "member of the family" means related by blood, marriage or law; (2) No division of the property is authorized; (3) The unit shall be removed or converted to a conforming use when the use authorized by the permit is discontinued; (4) The parcel shall comply with the minimum lot requirements of the health department for each unit; (5) The board of adjustment shall establish either a final expiration date or annual renewal by the administrator upon showing by the applicant that the approved use is continuing;

⁵ Including the reduction of side yard setbacks, provided the commission finds all of the following criteria are met: (1) The overall maximum density is maintained within the development and permanently guaranteed by legally binding and enforceable provisions. (2) The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely affecting neighboring water supplies and sewage disposal systems. (3) The special use is compatible with other uses in the vicinity. (4) The special use will not create nuisances or hazards to life or property.


Redevelopment Opportunities for Single-Family Homes

The sizable acreage and relatively flat topography of a golf course present significant opportunities for redevelopment into single-family homes. Factors that make Highland Golf Course particularly appealing include:

- **Existing Infrastructure:** The site benefits from existing utility access (water, sewer, electricity) reducing initial infrastructure costs for a residential development.
- **Green Space and Aesthetics:** The mature trees and well-maintained grounds can be integrated into a new residential development, creating a visually appealing community with natural elements and commanding higher property values. Planned green spaces and walking trails could replace fairways.
- **Desirable Location:** Cosmopolis offers a suburban setting within Grays Harbor County, potentially attractive to families seeking a quieter lifestyle while remaining accessible to employment centers and amenities.
- **Variety of Lot Sizes:** The expansive nature allows for flexibility in lot sizing, accommodating a range of single-family home types, from smaller starter homes to larger family residences.

Urgent Need for New Homes in Grays Harbor County, Washington: Grays Harbor County, which includes Cosmopolis, is currently experiencing an urgent need for new housing, particularly single-family homes. This demand is driven by several factors:

- **Development Friendly City and County:** the municipalities are strongly encouraging development.
- **Population Growth and Influx:** The broader Pacific Northwest region, and increasingly its more affordable coastal and rural areas, are seeing population shifts that strain existing housing stock.
- **Limited Inventory:** There is a consistent shortage of available homes for sale, leading to competitive markets and rising prices. New construction has not kept pace with demand.
- **Affordability Challenges:** The lack of supply contributes to increasing housing costs, making homeownership challenging for many residents. New construction can help alleviate price pressures by expanding inventory.
- **Economic Development:** Grays Harbor County is attracting new businesses and residents, a robust and affordable housing supply is critical to support growth and workforce needs. The Housing Authority of Grays Harbor County notes a residency preference for applicants who live or work in the county, indicating a local focus on housing those already contributing to the community.
- **Ageing Housing Stock:** Much of the existing housing in the region is older, necessitating new, modern homes to meet current standards and preferences.



The Highland Golf Course Property represents a significant land asset in Cosmopolis, offering a prime opportunity to address the critical housing shortage in Grays Harbor County through single-family home development. Its existing infrastructure and natural appeal could be leveraged to create a desirable residential community, providing much-needed housing options in the region.

Grays Harbor County is located on the Southwest corner of the Olympic Peninsula along the Pacific Ocean. In no other county can you stick your toe in the Pacific Ocean one hour, and the next hour, be in the lush rain forest. Grays Harbor is home to lakes, streams, channels, canals, rivers and of course, the ocean; but if water isn't what you want to experience, then hike into the enchanted forests to witness wildlife in their natural habitat. Or experience the Quinault Rain Forest, one of only two temperate rain forests in the Northern Hemisphere.



Cosmopolis, WA ("City of the World") is the oldest city in Grays Harbor County and was incorporated in 1891. Located along the Chehalis River, it has a strong heritage rooted in the timber and paper industries. The city offers three larger parks: Lions Club Park with a community field and playground, Mill Creek Park with a juvenile fishing pond, trails, and tennis courts, and Makarenko Memorial Park, which features two miles of forested trails, soccer fields, and a community garden. Though small, Cosmopolis is known for its scenic beauty, outdoor recreation, and tight-knit community.



Mill Creek Park

Bird watchers can find excitement in this area as duck, geese and blue heron are common sights as well as other native wildlife.

Makarenko Park

39 acres of wooded land with over two miles of dog-friendly trails that are ideal for walking, running or biking.

River Walk

Along the mighty Chehalis River, this gravel trail is near a boat launch where walkers can watch the local fishermen and spot wildlife in the area.

Basich Trail

A dog-friendly, fully paved trail that connects Cosmopolis to Aberdeen along an old railroad route surrounded by thick vegetation.

