


OFFERING MEMORANDUM

**LEXINGTON
WESTSIDE HIGHWAY
RIVERFRONT
RV RESORT
SHOVEL READY
184 SPACES**

KELSO, WASHINGTON

EXCLUSIVELY CO-BROKERED BY
MAJ COMMERCIAL REAL ESTATE &
PARKER BRENNAN REAL ESTATE

PARKER
BRENNAN 

WWW.MAJCRE.COM
WWW.PARKERBRENNAN.COM



MAJ

BRANDI M. HO
BROKER, MAJ CRE
BRANDI@MAJCRE.COM
360-823-5112

DUSTIN HO
BROKER, PARKER BRENNAN
DUSTIN@PARTNER4RE.COM
360-513-6515

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared in conjunction by MAJ Commercial Real Estate and Parker Brennan Real Estate for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of MAJ Commercial Real Estate.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. MAJ Commercial Real Estate and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.



TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 SITE PLAN
- 03 PROPERTY PHOTOS
- 04 AREA OVERVIEWS
- 05 AREA MAPS



01 THE OFFERING

EXCLUSIVE OFFERING MEMORANDUM

MAJ Commercial Real Estate and Parker Brennan Real Estate are pleased to offer the development opportunity to acquire a shovel ready 184 Space RV Park located along the Cowlitz River in the Lexington neighborhood of Kelso, Washington. Engineering is approved by Cowlitz County and permits are ready to be picked up. Construction bid in hand.

LOCATION

1280 Westside Highway
Kelso, Washington

PARCEL SIZE

20.73 Acres

APPROVED SPACES

184 Space RV Park

JURISDICTION

Cowlitz County

ZONING

MF

TAX ID

6283702

PRICE

CALL FOR OFFERS
Dustin 360-513-6516

01 THE OFFERING

Lexington Riverfront RV Resort – Cowlitz County, Washington

Positioned along the scenic West Side Highway corridor in Lexington, this proposed 184-space RV resort presents a rare opportunity to develop a destination-style park in one of Southwest Washington's most accessible recreational corridors. Situated on approximately 20 acres with direct proximity to the Cowlitz River and immediate visibility from the Interstate 5 corridor, the property combines natural beauty, strong regional connectivity, and growing demand for recreational RV accommodations.

Located just minutes north of Longview/Kelso and directly across from I-5 access, the site offers convenient travel routes for both northbound and southbound travelers moving between Portland and Seattle. The project benefits from exceptional accessibility via SR-411 (West Side Highway), a heavily traveled regional connector paralleling Interstate 5 through Cowlitz County.

The Site is less than 1 mile from the Lexington on/off ramp to I5

Designed as a full-service RV community, the proposed development includes:

- 184 RV spaces
- Clubhouse / office facility
- On-site laundry (W/D) and shower amenities
- Fenced dog park area
- Pickleball courts
- Direct access to the Cowlitz River levee trail system for walking, biking, and recreation
- River-oriented setting with natural Pacific Northwest surroundings

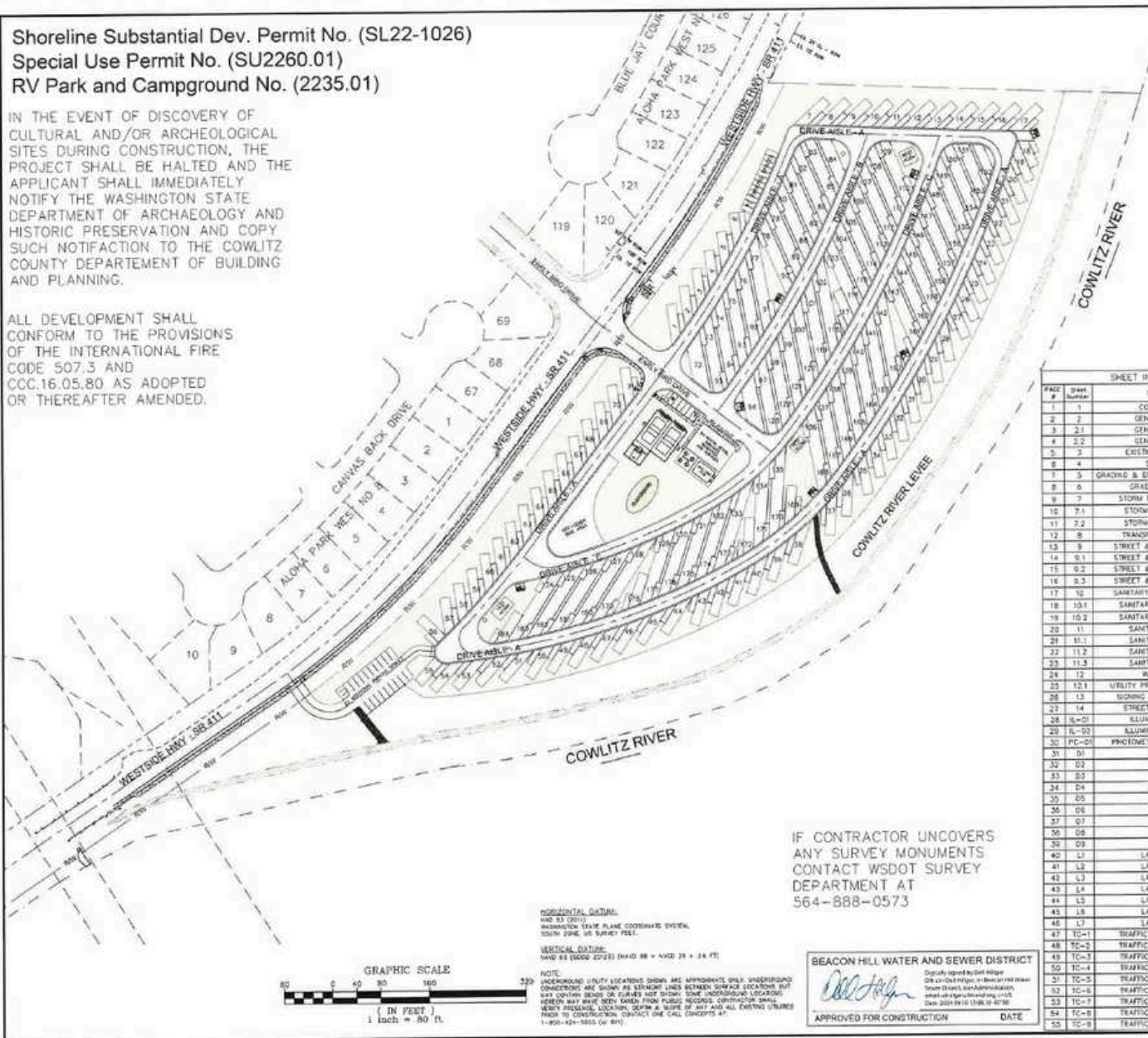
Backing directly to the Cowlitz River corridor, the site offers a unique recreational experience centered around fishing, walking trails, river access, and outdoor living. The levee system adjacent to the property creates a built-in amenity that enhances long-term guest appeal and supports both nightly and extended-stay occupancy demand.

02 SITE PLAN

Shoreline Substantial Dev. Permit No. (SL22-1026)
 Special Use Permit No. (SU2260.01)
 RV Park and Campground No. (2235.01)

IN THE EVENT OF DISCOVERY OF CULTURAL AND/OR ARCHEOLOGICAL SITES DURING CONSTRUCTION, THE PROJECT SHALL BE HALTED AND THE APPLICANT SHALL IMMEDIATELY NOTIFY THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AND COPY SUCH NOTIFICATION TO THE COWLITZ COUNTY DEPARTMENT OF BUILDING AND PLANNING.

ALL DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF THE INTERNATIONAL FIRE CODE 507.3 AND CCC.16.05.80 AS ADOPTED OR THEREAFTER AMENDED.

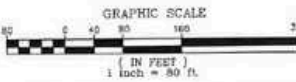


IF CONTRACTOR UNCOVERS ANY SURVEY MONUMENTS CONTACT WSDOT SURVEY DEPARTMENT AT 564-888-0573

HORIZONTAL DATUM:
 NAD 83 (2011)
 WASHINGTON STATE PLANE COORDINATE SYSTEM
 NORTH ZONE US SURVEY FEET

VERTICAL DATUM:
 MVD 88 (5000 FT)28 INVD 88 + MVD 28 + 24 FT

NOTE:
 UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONDUITS ARE SHOWN AS SERVICE LINES BETWEEN SURFACE LOCATIONS BUT MAY OBTAIN BEGINS OR PLACES NOT SHOWN. SOME UNDERGROUND LOCATIONS MIGHT BE DEEPER THAN INDICATED FROM PUBLIC RECORDS. CONSTRUCTION SHALL VERIFY PROPOSED LOCATION, DEPTH & SCOPE OF ANY AND ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT ONE CALL CONCEPTS AT 1-800-421-5833 (or 811).



BEACON HILL WATER AND SEWER DISTRICT
 Digitally signed by Joel Stirling
 DN: cn=Joel Stirling, o=Beacon Hill Water and Sewer District, email=joel@bhwsd.org, c=US
 Date: 2022.09.16 13:48:19 -0700

APPROVED FOR CONSTRUCTION DATE

WEST SIDE HWY RV PARK
 A Preliminary Site Plan within
 in a portion of the NE 1/4 of
 Sec. 14, T8N., R2W., W.M.
 Cowlitz County, Washington



VICINITY MAP (NTS)

SHEET INDEX	
Sheet #	Sheet Title
1	1 COVER SHEET
2	2 GENERAL NOTES
3	2.1 GENERAL NOTES
4	2.2 GENERAL NOTES
5	3 EXISTING CONDITIONS
6	4 SITE PLAN
7	5 GRADING & EROSION CONTROL PLAN
8	6 GRADING SECTIONS
9	7 STORM PLAN (OVERVIEW)
10	7.1 STORM PLAN (SOUTH)
11	7.2 STORM PLAN (NORTH)
12	8 TRANSPORTATION PLAN
13	9 STREET & STORM PROFILES
14	9.1 STREET & STORM PROFILES
15	9.2 STREET & STORM PROFILES
16	9.3 STREET & STORM PROFILES
17	10 SANITARY PLAN (OVERVIEW)
18	10.1 SANITARY PLAN (SOUTH)
19	10.2 SANITARY PLAN (NORTH)
20	11 SANITARY PROFILES
21	11.1 SANITARY PROFILES
22	11.2 SANITARY PROFILES
23	11.3 SANITARY PROFILES
24	12 WATER PLAN
25	12.1 UTILITY PROFILE SITES 18-55
26	13 SIGNING & STIPING PLAN
27	14 STREET LIGHTING PLAN
28	15-01 ILLUMINATION PLAN
29	15-02 ILLUMINATION DETAILS
30	16-01 PHOTO-METRIC CALCULATIONS
31	01 DETAILS
32	02 DETAILS
33	03 DETAILS
34	04 DETAILS
35	05 DETAILS
36	06 DETAILS
37	07 DETAILS
38	08 DETAILS
39	09 DETAILS
40	1 LANDSCAPING
41	1.1 LANDSCAPING
42	1.2 LANDSCAPING
43	1.3 LANDSCAPING
44	1.4 LANDSCAPING
45	1.5 LANDSCAPING
46	1.6 LANDSCAPING
47	1.7 LANDSCAPING
48	1.8 LANDSCAPING
49	1.9 LANDSCAPING
50	1.10 LANDSCAPING
51	2 TRAFFIC CONTROL PLANS
52	2.1 TRAFFIC CONTROL PLANS
53	2.2 TRAFFIC CONTROL PLANS
54	2.3 TRAFFIC CONTROL PLANS
55	2.4 TRAFFIC CONTROL PLANS
56	2.5 TRAFFIC CONTROL PLANS
57	2.6 TRAFFIC CONTROL PLANS
58	2.7 TRAFFIC CONTROL PLANS
59	2.8 TRAFFIC CONTROL PLANS
60	2.9 TRAFFIC CONTROL PLANS
61	2.10 TRAFFIC CONTROL PLANS
62	2.11 TRAFFIC CONTROL PLANS
63	2.12 TRAFFIC CONTROL PLANS
64	2.13 TRAFFIC CONTROL PLANS
65	2.14 TRAFFIC CONTROL PLANS
66	2.15 TRAFFIC CONTROL PLANS
67	2.16 TRAFFIC CONTROL PLANS
68	2.17 TRAFFIC CONTROL PLANS
69	2.18 TRAFFIC CONTROL PLANS
70	2.19 TRAFFIC CONTROL PLANS
71	2.20 TRAFFIC CONTROL PLANS
72	2.21 TRAFFIC CONTROL PLANS
73	2.22 TRAFFIC CONTROL PLANS
74	2.23 TRAFFIC CONTROL PLANS
75	2.24 TRAFFIC CONTROL PLANS
76	2.25 TRAFFIC CONTROL PLANS
77	2.26 TRAFFIC CONTROL PLANS
78	2.27 TRAFFIC CONTROL PLANS
79	2.28 TRAFFIC CONTROL PLANS
80	2.29 TRAFFIC CONTROL PLANS
81	2.30 TRAFFIC CONTROL PLANS
82	2.31 TRAFFIC CONTROL PLANS
83	2.32 TRAFFIC CONTROL PLANS
84	2.33 TRAFFIC CONTROL PLANS
85	2.34 TRAFFIC CONTROL PLANS
86	2.35 TRAFFIC CONTROL PLANS
87	2.36 TRAFFIC CONTROL PLANS
88	2.37 TRAFFIC CONTROL PLANS
89	2.38 TRAFFIC CONTROL PLANS
90	2.39 TRAFFIC CONTROL PLANS
91	2.40 TRAFFIC CONTROL PLANS
92	2.41 TRAFFIC CONTROL PLANS
93	2.42 TRAFFIC CONTROL PLANS
94	2.43 TRAFFIC CONTROL PLANS
95	2.44 TRAFFIC CONTROL PLANS
96	2.45 TRAFFIC CONTROL PLANS
97	2.46 TRAFFIC CONTROL PLANS
98	2.47 TRAFFIC CONTROL PLANS
99	2.48 TRAFFIC CONTROL PLANS
100	2.49 TRAFFIC CONTROL PLANS
101	2.50 TRAFFIC CONTROL PLANS
102	2.51 TRAFFIC CONTROL PLANS
103	2.52 TRAFFIC CONTROL PLANS
104	2.53 TRAFFIC CONTROL PLANS
105	2.54 TRAFFIC CONTROL PLANS
106	2.55 TRAFFIC CONTROL PLANS
107	2.56 TRAFFIC CONTROL PLANS
108	2.57 TRAFFIC CONTROL PLANS
109	2.58 TRAFFIC CONTROL PLANS
110	2.59 TRAFFIC CONTROL PLANS
111	2.60 TRAFFIC CONTROL PLANS
112	2.61 TRAFFIC CONTROL PLANS
113	2.62 TRAFFIC CONTROL PLANS
114	2.63 TRAFFIC CONTROL PLANS
115	2.64 TRAFFIC CONTROL PLANS
116	2.65 TRAFFIC CONTROL PLANS
117	2.66 TRAFFIC CONTROL PLANS
118	2.67 TRAFFIC CONTROL PLANS
119	2.68 TRAFFIC CONTROL PLANS
120	2.69 TRAFFIC CONTROL PLANS
121	2.70 TRAFFIC CONTROL PLANS
122	2.71 TRAFFIC CONTROL PLANS
123	2.72 TRAFFIC CONTROL PLANS
124	2.73 TRAFFIC CONTROL PLANS
125	2.74 TRAFFIC CONTROL PLANS
126	2.75 TRAFFIC CONTROL PLANS
127	2.76 TRAFFIC CONTROL PLANS
128	2.77 TRAFFIC CONTROL PLANS
129	2.78 TRAFFIC CONTROL PLANS
130	2.79 TRAFFIC CONTROL PLANS
131	2.80 TRAFFIC CONTROL PLANS
132	2.81 TRAFFIC CONTROL PLANS
133	2.82 TRAFFIC CONTROL PLANS
134	2.83 TRAFFIC CONTROL PLANS
135	2.84 TRAFFIC CONTROL PLANS
136	2.85 TRAFFIC CONTROL PLANS
137	2.86 TRAFFIC CONTROL PLANS
138	2.87 TRAFFIC CONTROL PLANS
139	2.88 TRAFFIC CONTROL PLANS
140	2.89 TRAFFIC CONTROL PLANS
141	2.90 TRAFFIC CONTROL PLANS
142	2.91 TRAFFIC CONTROL PLANS
143	2.92 TRAFFIC CONTROL PLANS
144	2.93 TRAFFIC CONTROL PLANS
145	2.94 TRAFFIC CONTROL PLANS
146	2.95 TRAFFIC CONTROL PLANS
147	2.96 TRAFFIC CONTROL PLANS
148	2.97 TRAFFIC CONTROL PLANS
149	2.98 TRAFFIC CONTROL PLANS
150	2.99 TRAFFIC CONTROL PLANS
151	2.100 TRAFFIC CONTROL PLANS

SITE DATA:
 - APPLICANT/CONTACT: JOEL STIRLING
 2208 E EVERGLEN BLVD.
 VANCOUVER, WA 98661
 PH: (360) 759-1794
 - PROPERTY OWNERS:
 OR INVESTMENT PROPERTIES LLC/
 DBA STONERIDGE HOMES
 4707 NE Minkahaho St
 Vancouver, WA 98661
 - AREA: 20.73 ACRES
 - TAX PARCEL(S): 6283702
 - SITE ADDRESS: 1280 Westside Highway,
 Rainier, WA 98528
 - ZONING: MF
 - COMPREHENSIVE PLAN: URBAN

COWLITZ COUNTY APPROVAL

PUBLIC WORKS DIRECTOR _____ DATE _____

HEALTH OFFICIAL _____ DATE _____

COUNTY ENGINEER _____ DATE _____

COUNTY TREASURER _____ DATE _____

COUNTY AUDITOR _____ DATE _____

WATER PURVEYOR: BEACON HILL
 SEWER PURVEYOR: BEACON HILL
 FIRE DISTRICT: COWLITZ FD #2

SITE INFORMATION

PROJECT # 2235.01
 SHEET # 02 OF 101
 DATE 09/16/2022
 DRAWN BY JES/DP
 CHECKED BY JES/DP
 SCALE 1" = 80' (PLAN)
 1" = 10' (PROFILES)

PREPARED BY:
 STERLING DESIGN, INC.
 1000 10TH AVENUE, SUITE 100
 VANCOUVER, WA 98661
 TEL: (360) 759-1794
 FAX: (360) 759-1794
 www.sterlingdesign.com

STERLING DESIGN, INC.

Sheet Description:
 COVER SHEET

Project:
 WEST SIDE HIGHWAY
 RV PARK



03 PROPERTY PHOTOS

EXCLUSIVE OFFERING MEMORANDUM



PROPERTY PHOTOS











2025 POPULATION

2025 MEDIAN HOUSEHOLD INCOME

2025 MEDIAN AGE

112,000

\$76,000

41

04 AREA OVERVIEW

COWLITZ COUNTY

Strong Regional Demographics & Growth Drivers

Cowlitz County continues to experience steady population growth and serves as a strategic midpoint between the Portland metro and greater Southwest Washington region. Current county population estimates exceed 112,000 residents, with continued year-over-year growth and strong regional transportation access.

Key regional demographic highlights include:

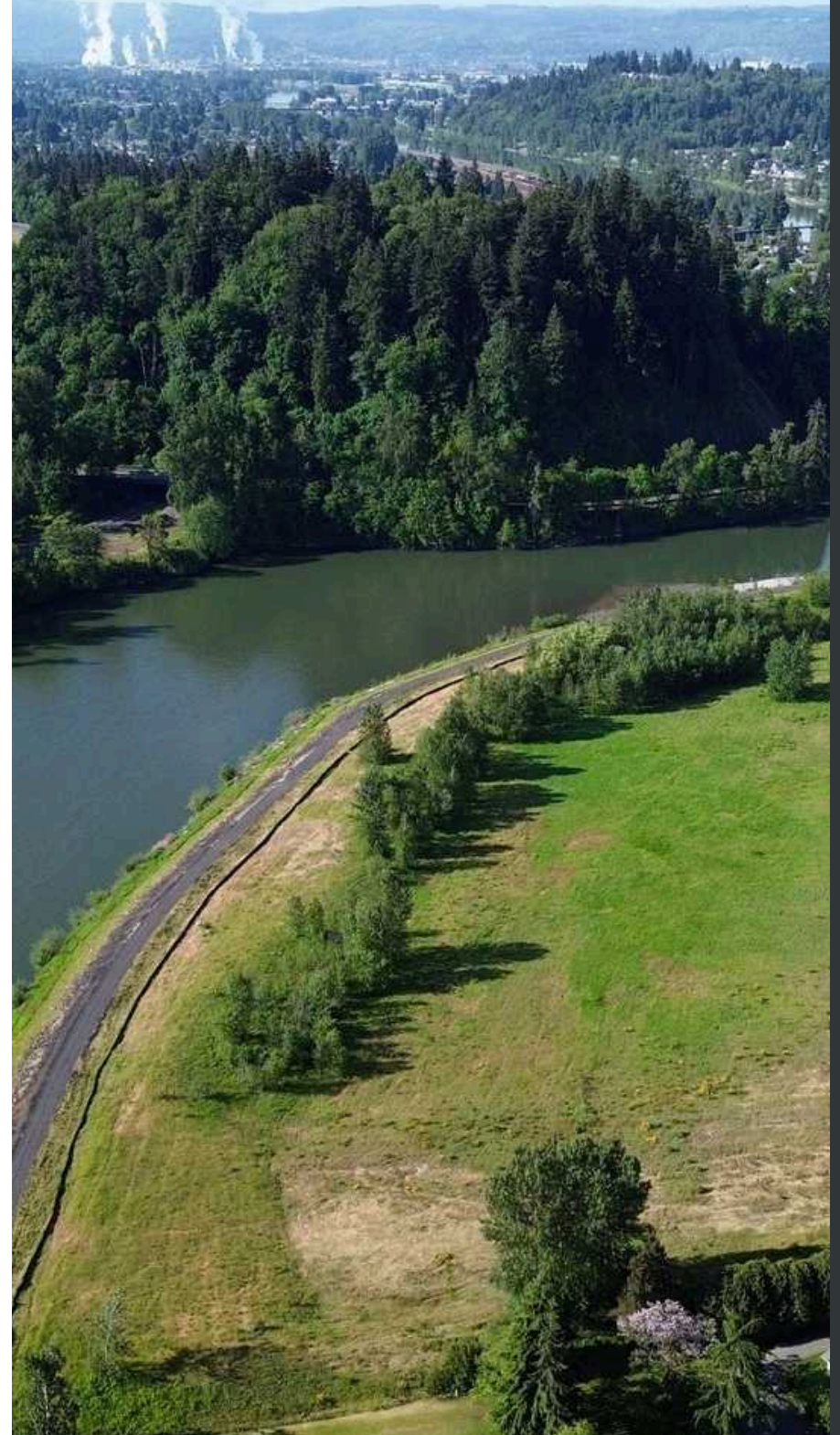
- Population exceeding 112,000 residents
- Median household income approximately \$76,000 annually
- Median age around 41 years old
- Approximately 48,000 employed residents within the county workforce
- Strong blue-collar, manufacturing, logistics, and construction employment base
- Increasing recreational tourism and outdoor travel demand throughout Southwest Washington

The property located at 1280 Westside Highway is situated in the southern portion of Kelso within the primary commercial corridor serving the Longview-Kelso market area. The site benefits from immediate access to Interstate 5 via nearby interchanges, providing strong regional connectivity between Portland and Seattle. The surrounding area includes a mix of national retailers, service businesses, industrial users, and regional commercial development concentrated along Westside Highway and Allen Street. Nearby commercial activity includes retail centers surrounding Three Rivers Mall, hospitality uses, restaurants, automotive services, and distribution-oriented businesses that benefit from the area's transportation infrastructure.

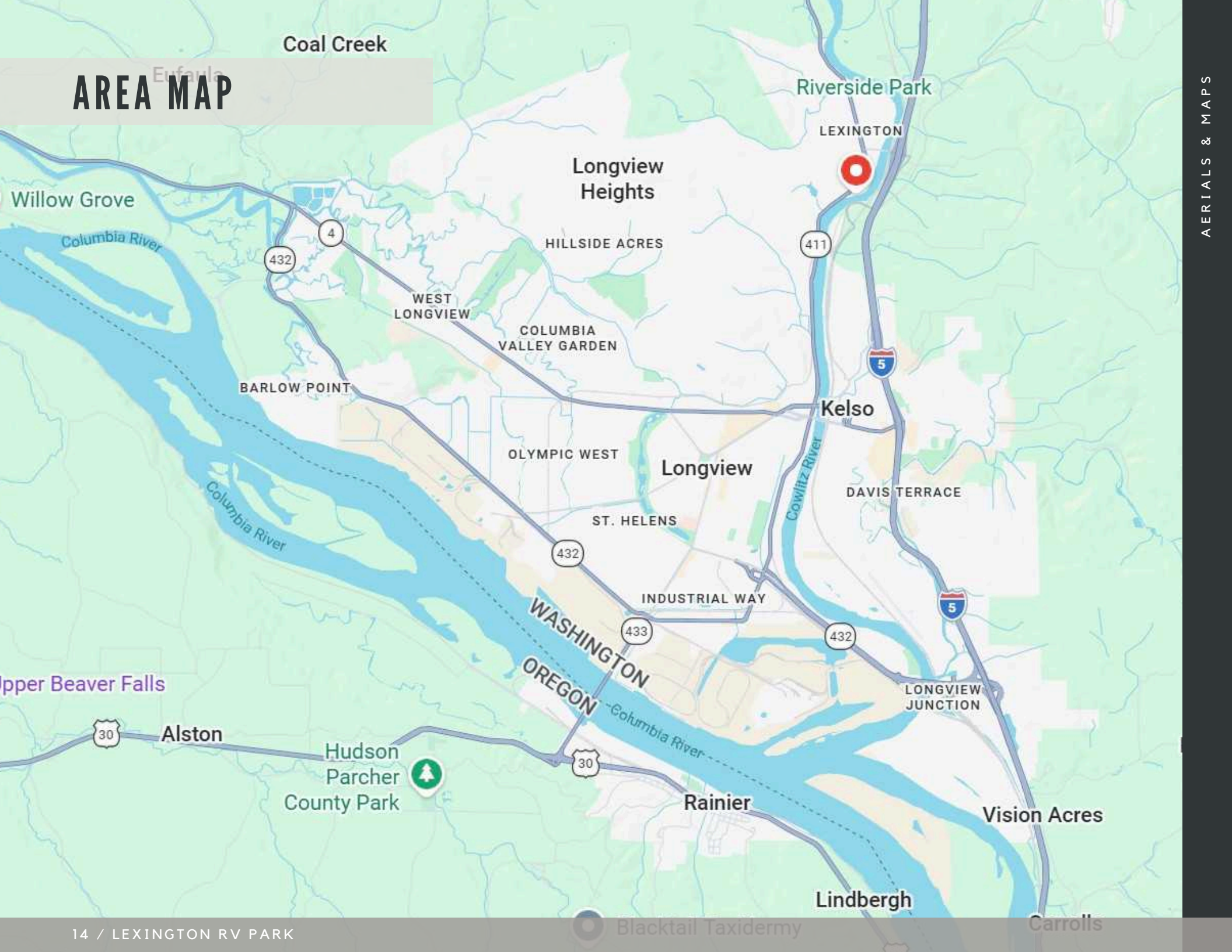
Westside Highway serves as a major north-south arterial through Kelso and provides direct connectivity to downtown Kelso, Longview, and the broader Cowlitz County region. The location also benefits from proximity to the Columbia River industrial corridor and Port of Longview employment base, supporting consistent commercial activity and traffic counts throughout the area.

05

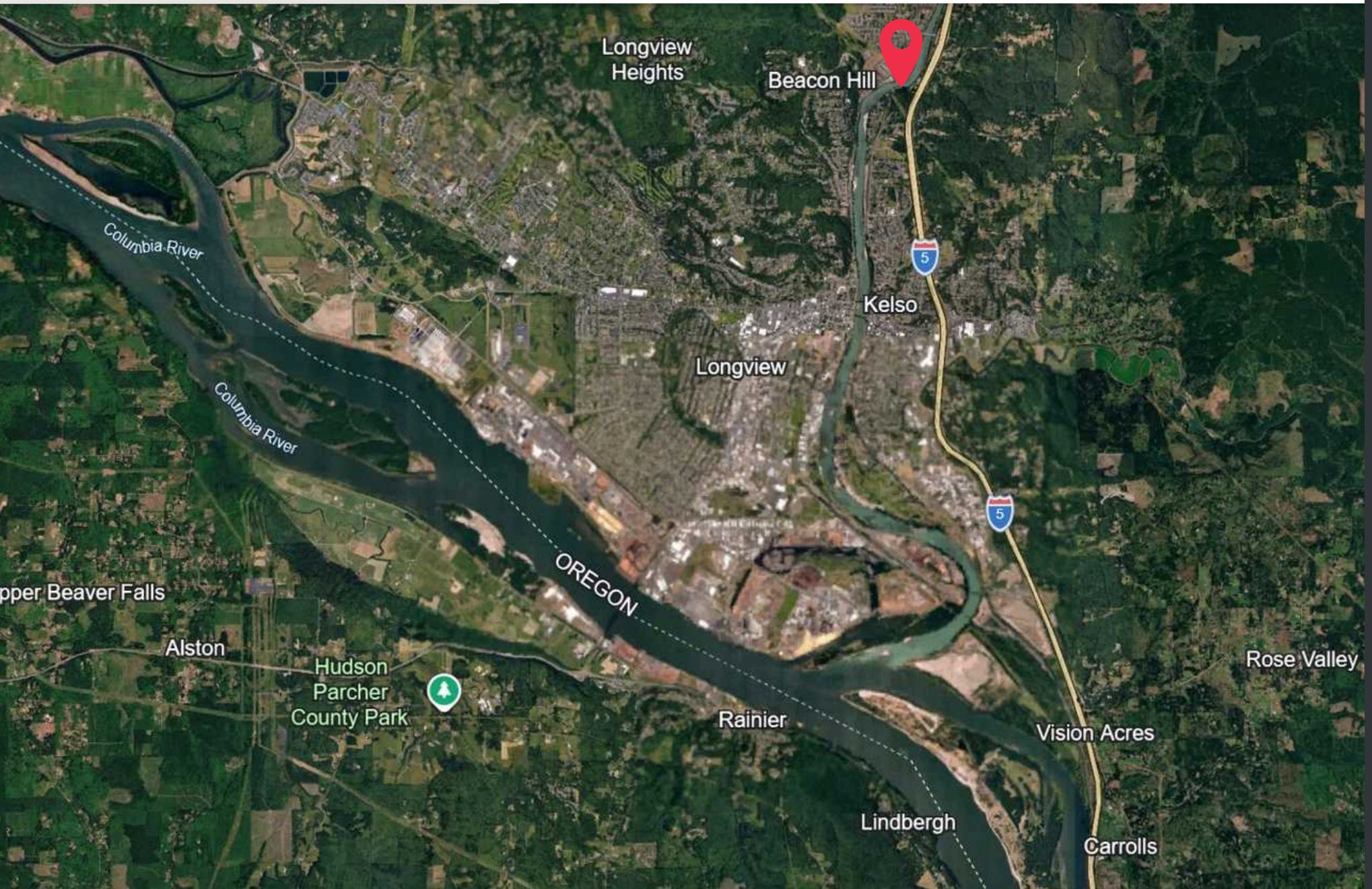
MAPS



AREA MAP



AREA MAP





CONTACT

Brandi M. Ho
Broker, MAJ CRE
360-823-5112
Brandi@MAJCRE.com

Dustin Ho
Broker, Parker Brennan
360-513-6516
Dustin@ParkerBrennan.com

MAJ Commercial Real Estate
300 W. 15th Street, Suite 200
Vancouver, Washington 98660
www.majcre.com

