

FOR SALE

ELMA GATEWAY DEVELOPMENT SITE

35 MARILYN LN, ELMA, WA

Reduced Price
\$700,000

**SUBJECT
PROPERTY**



SUMMIT PACIFIC
- MEDICAL CENTER -

Chevron

GROCERY
OUTLET
Pebble Market

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Property Highlights

ADDRESS	35 Marilyn Ln, Elma, WA
PARCEL	618063623003
PRICE	\$700,000
SIZE	9.57 AC (417,249 SF)
ZONING	C-3 General Commercial

USES PERMITTED

Residential uses permitted

Retail and dining uses permitted

Office uses permitted

Light industrial/manufacturing uses permitted

Warehouse and distribution center uses permitted

DENSITY AND DIMENSIONAL STANDARDS

Maximum height is 75 feet

Minimum lot size is 10000 square feet

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	1,925	6,565	8,593
2030 PROJECTED	1,882	6,473	8,523
2020 CENSUS	2,000	6,901	8,853
2010 CENSUS	1,926	6,565	8,450

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.1	39.2	40.2
% FEMALE	48.5%	49.7%	49.6%
% MALE	51.5%	50.3%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$88,126	\$80,988	\$82,157
2030 MEDIAN PROJECTED	\$87,123	\$80,485	\$81,768
2025 AVERAGE	\$105,271	\$100,613	\$102,197
2030 AVERAGE PROJECTED	\$104,067	\$99,697	\$101,400

Data Source: ©2025, Sites USA



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