



# LAND FOR SALE

2050 NW Louisiana Avenue, Chehalis

[www.rants-group.com](http://www.rants-group.com)



**\$4,034,745- \$9.75 psf**

**Great Retail Land with Interstate 5 Exposure  
9.50 Acres (Divisible) Situated to the north of I-5 Toyota  
SEPA Approved for Retail Development  
Fully Filled and Graded - Not in Flood Plain  
Zoned General Commercial**

**Neighboring Tenants Include: I-5 Toyota, Wal-Mart,  
Walgreens, Radio Shack, Wendys, McDonalds & Other National Tenants**

**The Rants Group**  
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Olympia, WA 98501

Phone (360) 943-8060  
Fax (360) 943-9368  
[www.rants-group.com](http://www.rants-group.com)

**Shelley Foltz, CCIM**  
Commercial Agent  
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This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## I-5 Retail Land

CBA ID # 464482



**I-5 Retail Land**  
 2050 NW Louisiana Ave  
 Chehalis WA 98532  
 Lewis County

Mkt Area 720; Chehalis  
[Property Website Link](#)

### Property Information

Building Status: Land  
 Tax ID #s: 021612011002  
 Sprinklers: No  
 Structure on Site: No  
 Owner Will Build to Suit: No

### Sustainability/Green Building

LEED Cert: No  
 Energy Star Cert: No

**List Price: \$ 4,034,745**  
 Status: Available  
 Asset Class: Retail, Land

### Listing Information

Days on Market: 373  
 Land \$/SF: \$ 9.75  
 Land \$/Acre: \$ 424,710  
 SOC: 2.5  
 SOC Exclusions: No  
 Call Listing Agent: No  
 View With Discretion: No

### Land Information

Total Land SF: 413,820  
 Acres: 9.50  
 Zoning: GC  
 Dividable: Yes  
 Land Use: Retail

### Additional Information

#### Public Property Comments

Retail land site with Interstate 5 frontage. Exit I-5 at Exit 79. Land is situated on the north side of I-5 Toyota, Chehalis.

#### Listing Comments

Great retail land site with Interstate 5 exposure. Exit I-5 at exit 79. 9.50 acres situated to the north of I-5 Toyota. SEPA approved for retail development, fully filled and graded out of the flood plain. Neighboring tenants include I-5 Toyota, Wal-Mart, Walgreens, Radio Shack, Wendys, McDonalds and others.

### Asset Class Information - Land

#### Land Details:

Topography: Flat

#### Access:

Access From: Louisiana

#### Utilities:

Sanitary Sewer: Yes  
 Water: Yes  
 Electricity: Yes  
 Storm Sewer: Yes

### Contact Information

Listing Agent: [Shelley Foltz, CCIM](#) Phone: (360) 943-8060 Email: [shelley@rants-group.com](mailto:shelley@rants-group.com)  
 Listing Office: Rants Group, The Phone: (360) 943-8060 City: Olympia WA

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