

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

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BRENNAN 



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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.

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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.



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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

INVESTMENT OVERVIEW

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

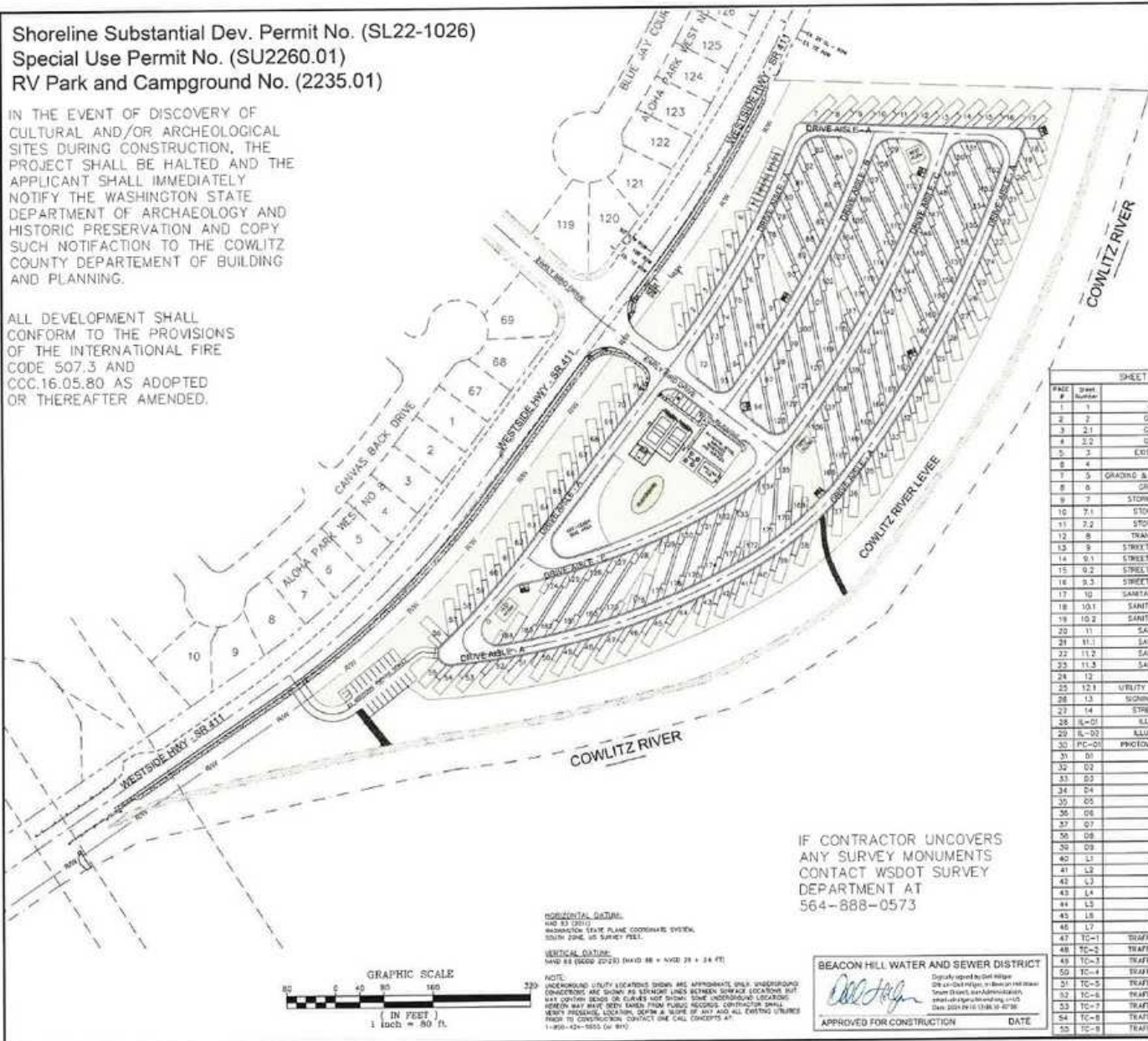
EXCLUSIVE OFFERING MEMORANDUM

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.



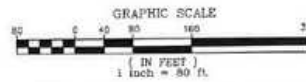
WEST SIDE HWY RV PARK
A Preliminary Site Plan within
in a portion of the NE 1/4 of
Sec. 14, T8N., R2W., W.M.
Cowlitz County, Washington



VICINITY MAP (NTS)

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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
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25	12.1	UTILITY PROFILE SITES 18-25
26	13	SEWING & STORM PLAN
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55	25	TRAFFIC CONTROL PLANS

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:
MAD 83 (5000 FT/20) (NAVD 83 + NAVD 28 + 24 FT)

NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONDUITS AND SPOOLS ARE SHOWN AS SUGGESTED LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN SPOOLS OR PIPES NOT SHOWN. SOME UNDERGROUND LOCATIONS MAY NOT HAVE BEEN EXPOSED FROM PLANS RECORDS. CONSTRUCTION SHALL VERIFY PROPOSED LOCATIONS, DEPTHS & SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT THE G&E CONSULTANTS AT 1-800-424-5833 (or 815).

BEACON HILL WATER AND SEWER DISTRICT
Digitally signed by [Signature]
DN: cn=John M. [Signature], o=Beacon Hill Water and Sewer District, email=john.m.[Signature]@beaconhillwa.com, c=US
Date: 2022.09.16 13:48:10 -0700

APPROVED FOR CONSTRUCTION DATE

SITE DATA:
- APPLICANT/CONTACT: JOEL STIRLING
2708 E EVERETT BLVD.
VANCOUVER, WA 98661
PH: (360) 759-1794
- PROPERTY OWNERS:
OR INVESTMENT PROPERTIES LLC/
DBA STONERIDGE HOMES
4707 NE MINNEHAHA ST.
VANCOUVER, WA 98661
- AREA: 20.73 ACRES
- TAX PARCELS: 5283702
- SITE ADDRESS: 2280 Westside Highway,
Naselle, WA 98628
- 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 # 22-001
PROJECT NAME: WEST SIDE HWY RV PARK
PROJECT LOCATION: COWLITZ COUNTY, WA
SITE AREA: 20.73 ACRES

DESIGNER: STERLING DESIGN, INC.
DESIGNER'S ADDRESS: 2708 E EVERETT BLVD., VANCOUVER, WA 98661
DESIGNER'S PHONE: (360) 759-1794
DESIGNER'S FAX: (360) 759-1794
DESIGNER'S EMAIL: info@sterlingdesign.com

DATE: 09/16/2022
TIME: 1:48 PM

SCALE: AS SHOWN
PROJECT NUMBER: 966
DESIGN: 22-001
DATE: 09/16/2022
TIME: 1:48 PM

PREPARED BY:
STERLING DESIGN, INC.
2708 E EVERETT BLVD.
VANCOUVER, WA 98661
PH: (360) 759-1794
FAX: (360) 759-1794
EMAIL: info@sterlingdesign.com

STERLING DESIGN, INC.

Sheet Description:
COVER SHEET

Project:
WEST SIDE HWY
RV PARK



03 PROPERTY PHOTOS

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS













04 AREA OVERVIEW

COWLITZ COUNTY

112,000

\$76,000

41

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.

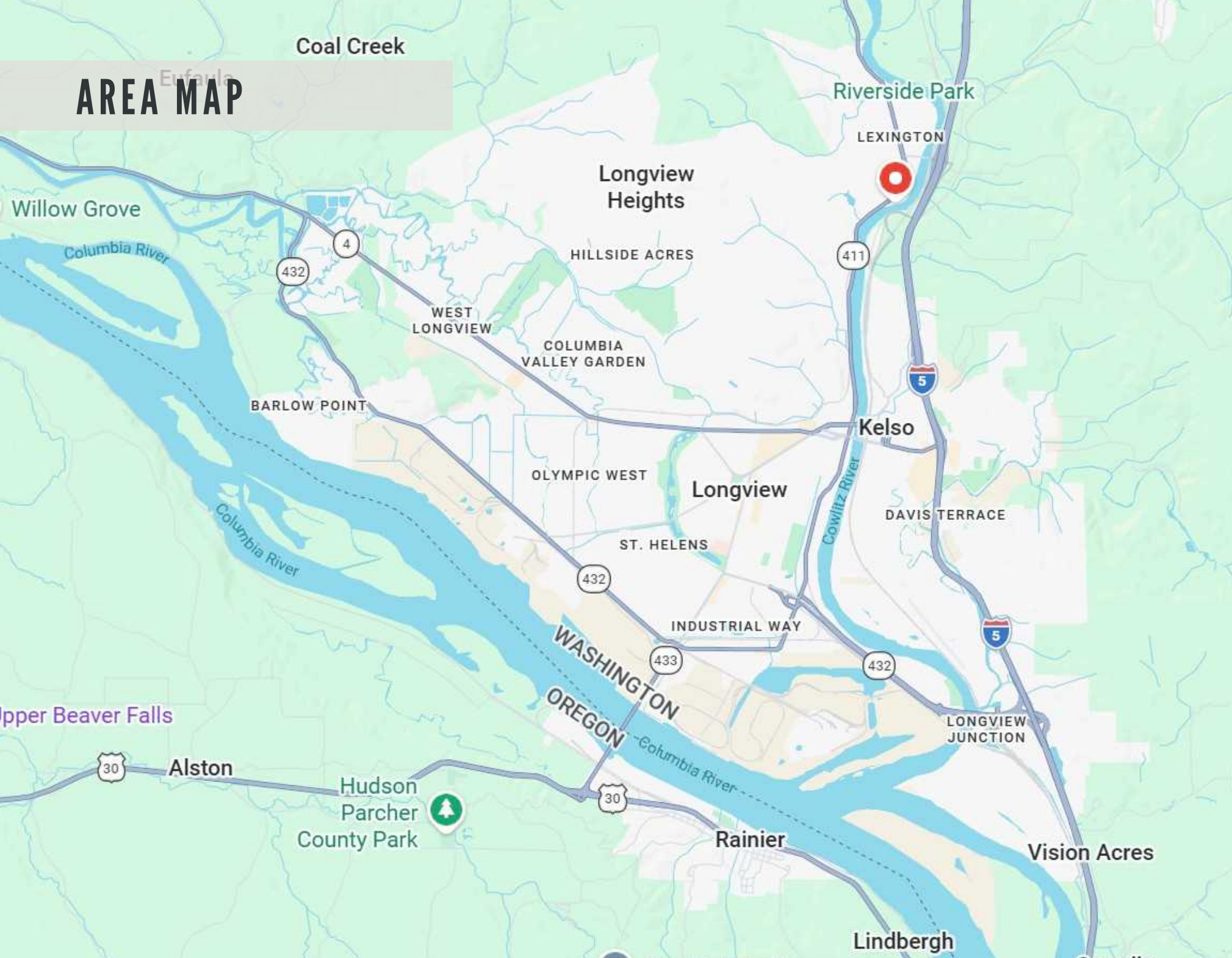
Westside Highway serves as a major north-south arterial through Kelso and provides direct connectivity to downtown Kelso, Longview, and the broader Cowlitz County region. The location also benefits from proximity to the Columbia River industrial corridor and Port of Longview employment base, supporting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

05

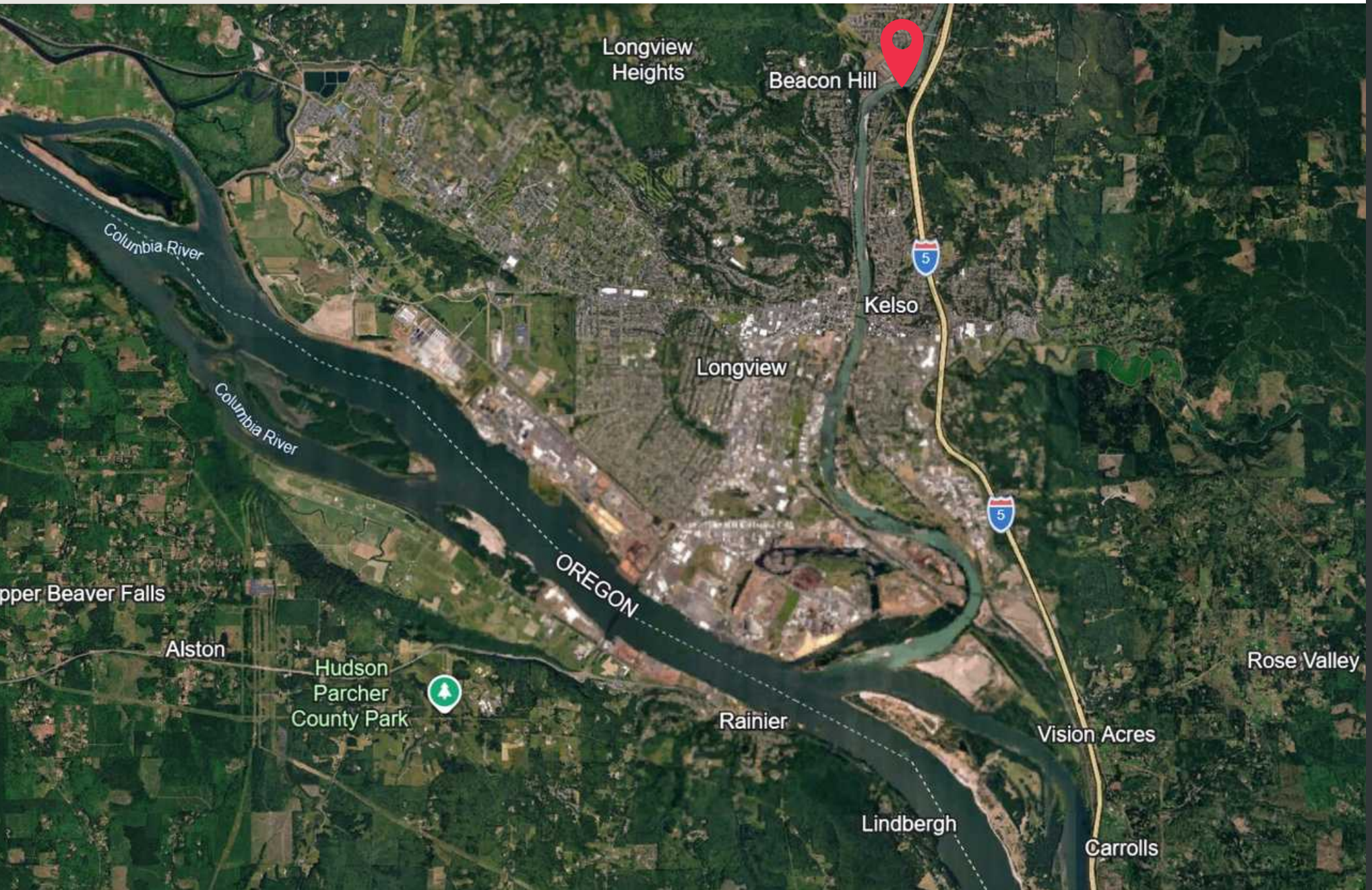
MAPS



AREA MAP



AREA MAP





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