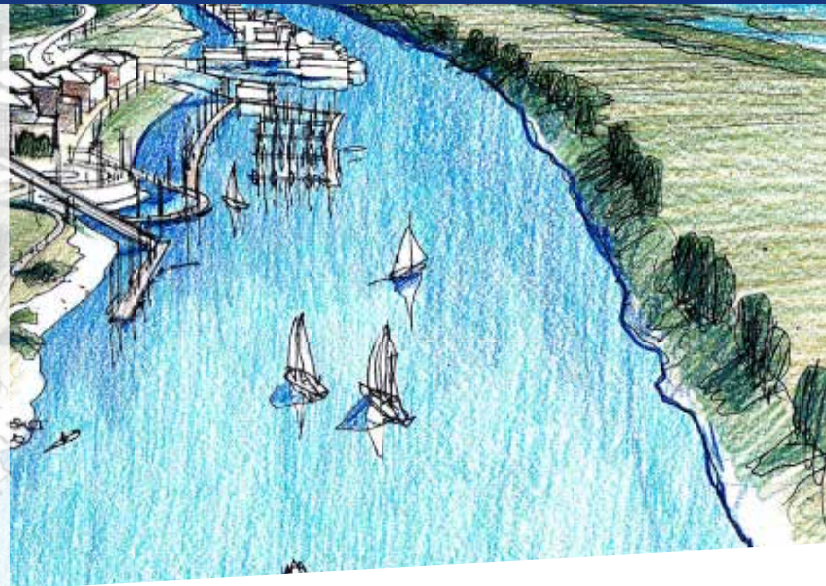


MILLERS' LANDING ON THE WATERFRONT

IN RIDGEFIELD, WASHINGTON

A once-in-a-lifetime placemaking development opportunity with an experienced partner.



Gary Grossman

DESTINATION LOCATION ADVANTAGES

- Steps from Downtown Ridgefield
- 5.6 million people within 2 hours...and growing fast
- Adjacent to a 5,500 acre National Wildlife Refuge 110,000 visitors/year
- Marina Access to Lake River & the Columbia River 12,000 boat launches/year
- Blossoming Wine Industry in Ridgefield & County
- Entertainment & Recreational Center
Regional concert venue, fairgrounds, golfing, fishing hiking, biking, boating, kayaking & birdwatching

OVERVIEW

- Mixed Use Residential/Commercial/Office
- 41 Gross Acres, 31 Net
- Community-Approved Redevelopment Plans
- Integrated Port/City Planning
- Public-Private Opportunity

LOOKING AHEAD IN RIDGEFIELD

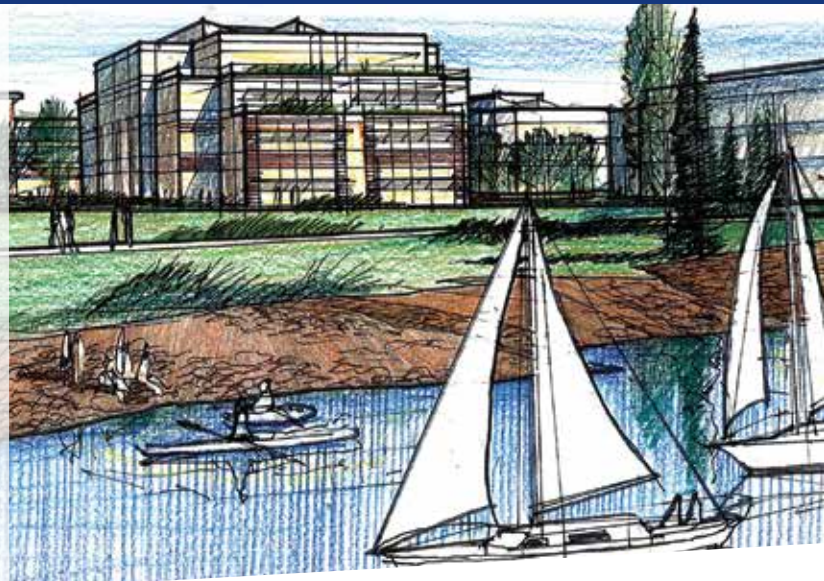
- Clark College North County Campus (2020) 1,000 students, Phase 1
- Ilani Casino Resort (2017) Nearly 36,000 new weekly trips anticipated
- Growing Tech & Education Hub



MILLERS' LANDING ON THE WATERFRONT

IN RIDGEFIELD, WASHINGTON

A once-in-a-lifetime placemaking development opportunity with an experienced partner.



ENVISIONED & APPROPRIATE FOR

- Corporate Campus/HQ
- Research & Development
- Mixed-Use Residential/Retail/Restaurants
- Boutique Hotel
- Recreational Equipment – Design & Development/Light Manufacturing/Retail

Or...What's YOUR vision?

WE PROVIDE

- Infrastructure Planning, Funding & Placement
- Permitting & Entitlement Lead
- Public Outreach/Communication
- Public Amenities
- Capacity to Secure Project Bond Financing
- Expertise in Regulatory Compliance
- Collaborative Approach

