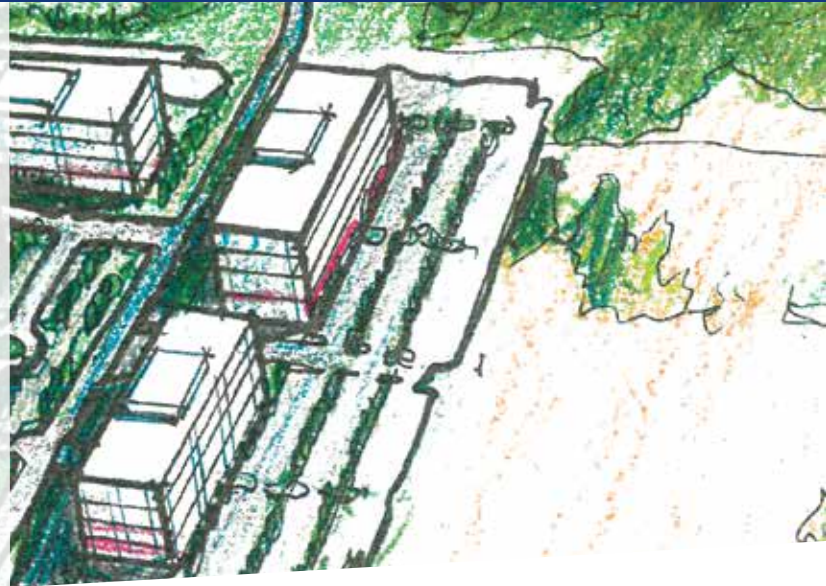


THE TIME HAS ARRIVED

DISCOVERY RIDGE AT THE CROSSING

- At 45th & Pioneer in Ridgefield, Washington
- Land Lease or Sale
- Between Portland & Seattle near I-5
- Located in the heart of the Discovery Corridor



A UNIQUE opportunity to develop a **NEW TOWN CENTER** for the **FASTEST-GROWING CITY** in Washington State.

LOCATION ADVANTAGES

- Less than 1 minute from I-5
- 20 minutes to PDX
- On State Route 501
- 1,200 new homes & 3,600 more people here within 5 years
- 15 minutes to Washington State University - Vancouver
- 20 minutes to Clark College
- Easy access to Air, Road & Water transport

OVERVIEW

- Flexible Zoning: Commercial, Office & Light Industrial
- 30 Acres MOL
- Competitive Purchase/Lease Terms
- Public-Private Opportunity Available

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



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APPROPRIATE FOR

- Quality Mixed-Use Development
- Headquarters
- Corporate Campus
- Public-Private Partnership

Or...What's Your Vision?

DOING BUSINESS WITH THE PORT

WE ARE....

Proven Development Partner with capacity to secure

- Bond Financing
- Infrastructure Financing

Experts in Regulatory Compliance

Collaborative & Forward-Thinking

Prepared with Integrated Port/City Planning

Ready NOW

**We Reduce Your Risk & Understand the
Time Value of Money.**

