

## A Waterfront Commercial Property Offered by the Port of Skamania County



Located on the spectacular Columbia River waterfront, this 10 acres offers a unique opportunity for commercial, recreational and mixed-use development.

Utilities: City sewer and water, cable TV, 3-phase power (PUD), gas, telephone plus fiber optic, wireless and DSL broadband.

Transportation: 35 miles to Portland International Airport, 45 miles to Portland, 4 miles to I-84, 44 miles to Vancouver.

Zoning: Commercial, Industrial.

**Skamania County** offers "the best of both worlds": rural lifestyle in a National Scenic Area with immediate proximity to the labor force and services of a metro market.





**The Port's Mission** is "to identify, develop, and promote economic resources that foster diversity, prosperity, and quality of life for all citizens of Skamania County."

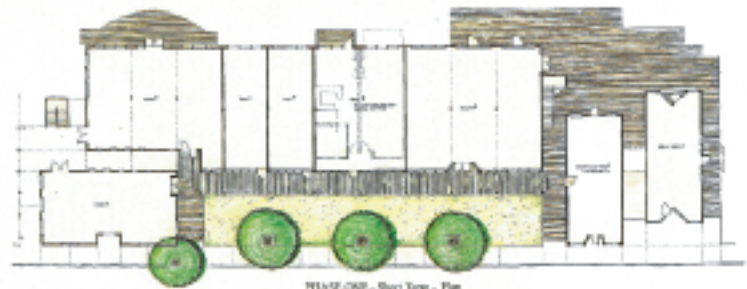
Just 45 miles east of Downtown Portland, Oregon, the Port offers tremendous business opportunities with affordable lease rates, big savings on labor costs and utilities, tax advantages and market access while maintaining a rural environment and small town feel.

Skamania County is the ideal place to live, grow, and prosper - as an individual and as a business!

**Previous Visioning** efforts revealed a need for mixed-use commercial and recreational developments which capitalize on the proximity of downtown Stevenson and SR-14 to the waterfront. The composite image above is a conceptual development strategy showing the relationship of the downtown to the site. The illustration to the right is an example of a waterfront destination business development that captures the theme of the existing architecture and scale.



PHASE ONE - Short Term - Riverside Elevation



PHASE ONE - Short Term - Plan  
Scale 1/4" = 1'-0"

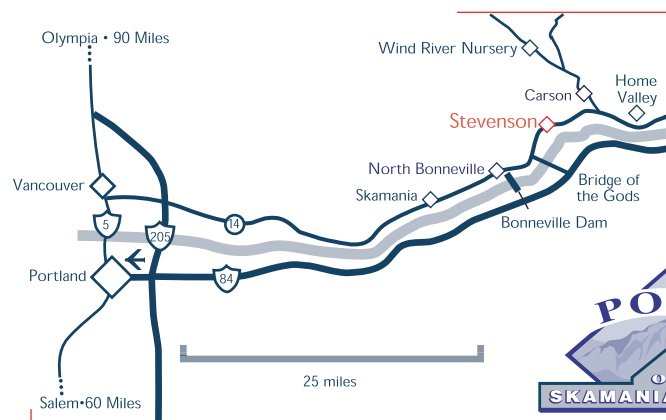


PHASE TWO - Long Term - Riverside Elevation

Waterfront Destination Business Development Strategy

Part of Skamania County: Stevenson, Washington

Scale: 1/8" = 1'-0"  
K&S: Skamania County  
Walker Street



**Directions to Property:** From Portland take I-84 east to the Bridge of the Gods exit #44; cross bridge to Washington SR14, turn east, 3 miles to Stevenson; turn right at blinking yellow light on Russell St., cross railroad tracks, & left on Cascade Ave. The property is on the right.