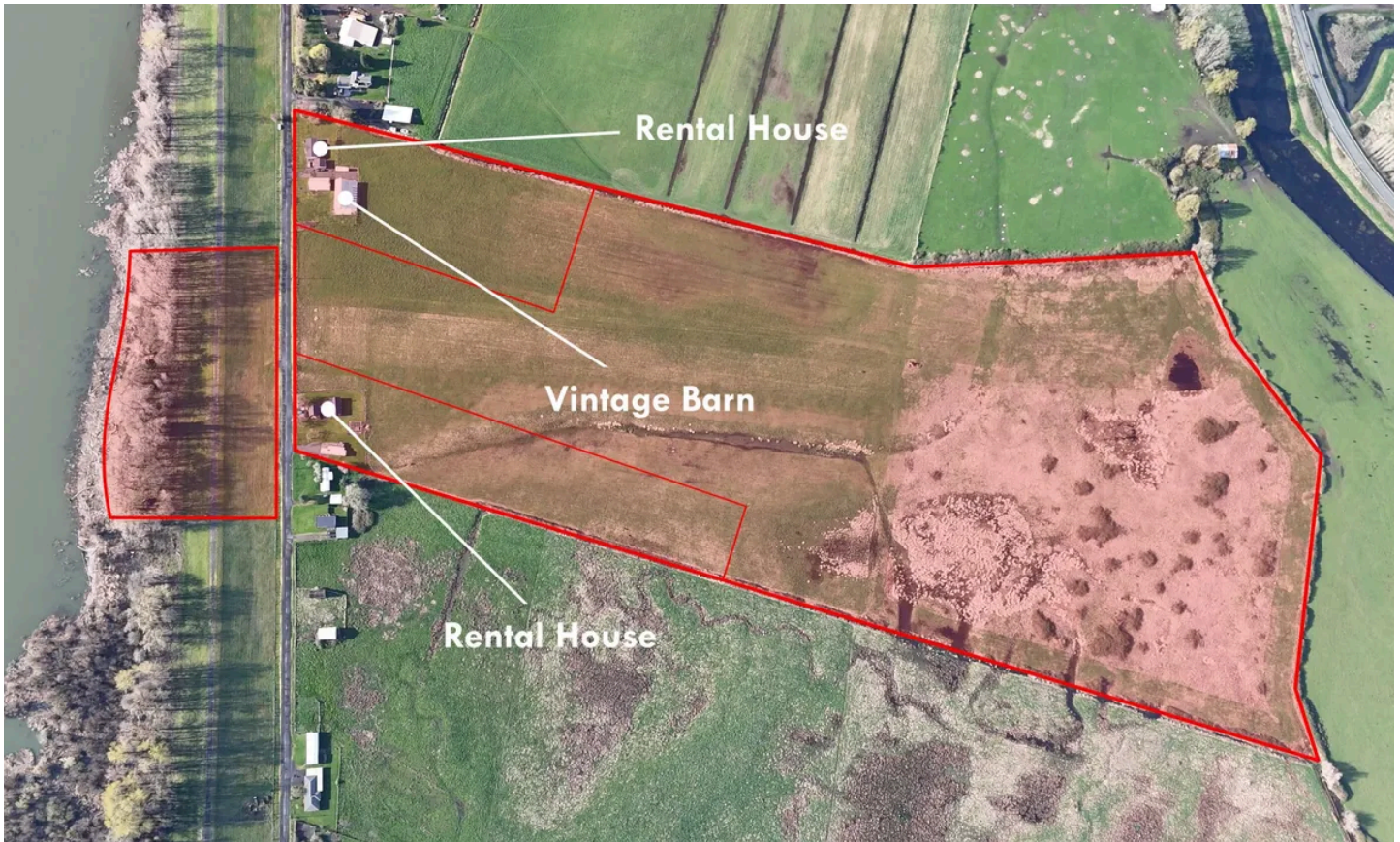


Longview Washington Investment/Development
Acreage
Barlow Point Rd
Longview, WA 98632

\$9,995,000
70.500± Acres
Cowlitz County



Longview Washington Investment/Development Acreage Longview, WA / Cowlitz County

SUMMARY

Address

Barlow Point Rd

City, State Zip

Longview, WA 98632

County

Cowlitz County

Type

Farms, Undeveloped Land

Latitude / Longitude

46.152541 / -123.032996

Taxes (Annually)

3284

Acreage

70.500

Price

\$9,995,000

Property Website

<https://www.landleader.com/property/longview-washington-investment-development-acreage-cowlitz-washington/79751>



Longview Washington Investment/Development Acreage Longview, WA / Cowlitz County

PROPERTY DESCRIPTION

70-Acre Investment & Development Opportunity – Longview, WA

Located in the path of growth, this 70-acre property in rapidly developing Longview, Washington presents a compelling opportunity for investors, developers, or land bankers. Currently zoned MH (Heavy Manufacturing), the land generates income through agricultural and rural residential rental leases, offering immediate cash flow with low operating expenses and a positive NOI.

Current zoning allows for a variety of uses, including industrial, manufacturing, recreation, and luxury residential (replacement). However, the area's ongoing growth signals potential for future annexation and rezoning— demand for housing in this region continues to rise.

With over 700 feet of Columbia River frontage, the property also offers rare waterfront development potential.

It's ideally situated just 10 minutes from downtown Longview's schools, shopping, and dining, 20 minutes to I-5, and less than an hour to Portland International Airport. Nearby parks, trails, and recreational amenities enhance both lifestyle and value.

This is a rare opportunity to acquire a strategically located, income-generating asset with strong upside potential in one of Southwest Washington's most promising growth corridors.



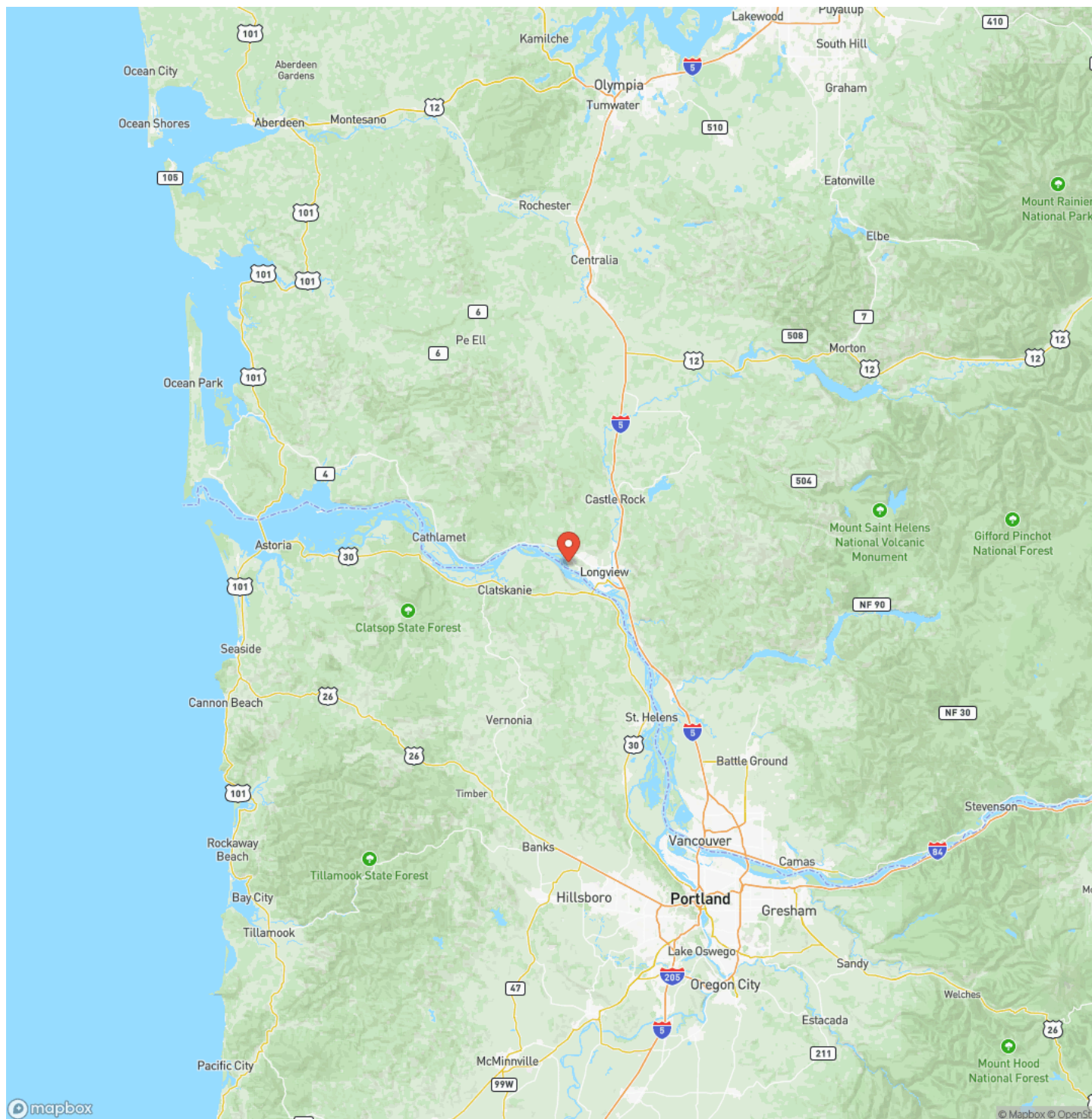
Longview Washington Investment/Development Acreage
Longview, WA / Cowlitz County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Stagnitti

Mobile

(503) 936-8281

Email

jon@landandwildlife.com

Address

9330 NE Van Mall

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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