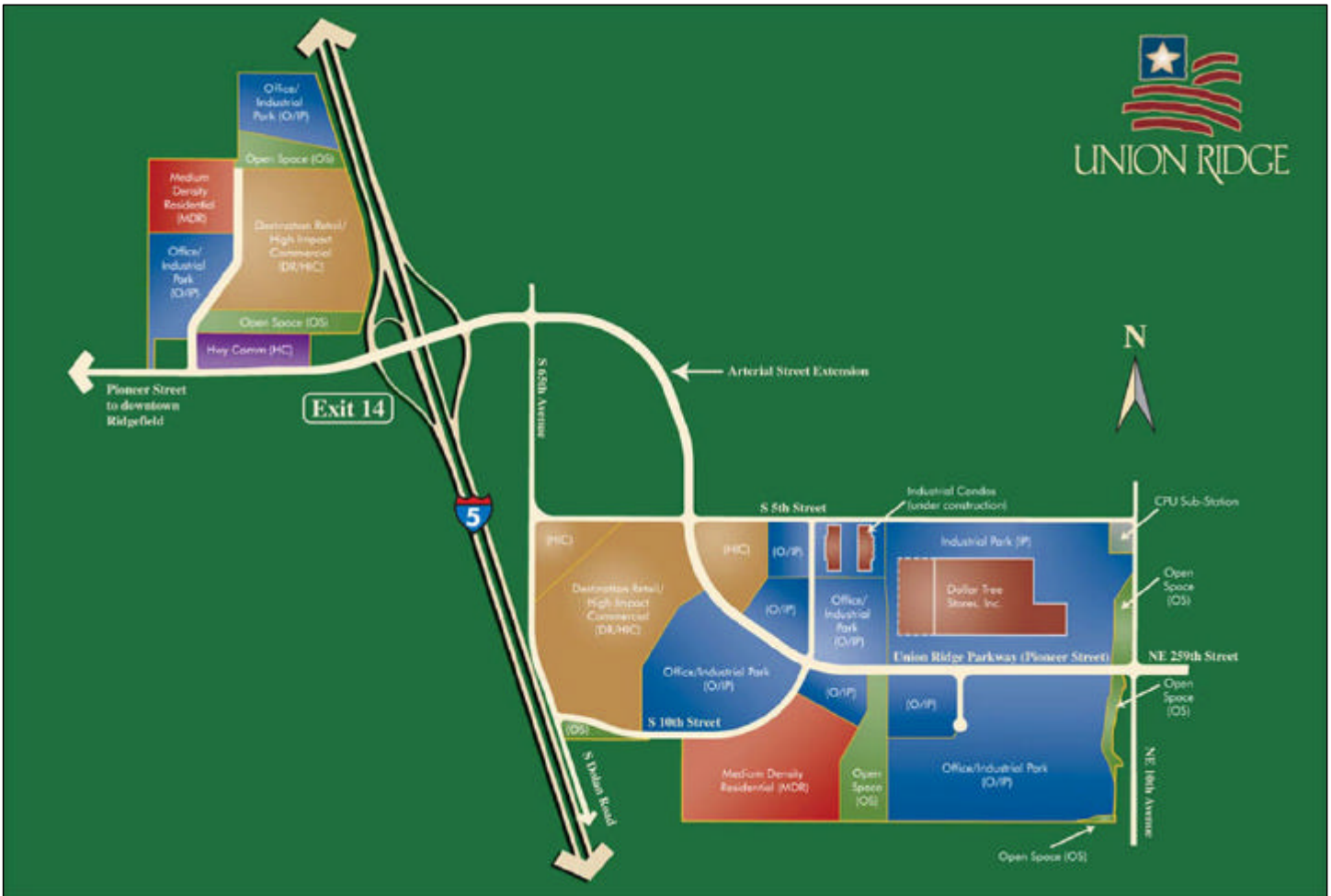


Union Ridge

A mixed-use development site in Ridgefield, WA · Shovel ready sites · Will Build-to-Suit



Pad Sites for sale or build-to-suit

Largest developable commercially-zoned property within the Urban Growth Boundary:

275 Acres divisible into almost any configuration

Mixed Use Zoning

Industrial · Office · Retail · Multi-Family uses

Jurisdiction:

City of Ridgefield, WA – allows for a streamlined building process

Access:

- 7 minutes from the junction of I-5 and I-205
- 15 minutes from downtown Vancouver and the Port of Vancouver
- 20 minutes to PDX and the Port of Portland
- 25 minutes from the Portland CBD

Counter to normal traffic flow!!



For more information please contact

Lee Stringham
Marketing Representative
(360) 931-1800 phone
(360) 573-5648 fax

Current events



*In addition to the completed construction of the new distribution center for Dollar Tree Stores, Inc., construction is under way on an industrial/flex condominium project, bringing small business owners an opportunity to own property for less than the cost of a traditional stand alone facility. Site planning has also begun for multi-family product at Union Ridge, with townhome style condominiums anchoring the site. **There are still opportunities available for Office, Industrial, and Retail development on the South Parcel.***



For more information please contact

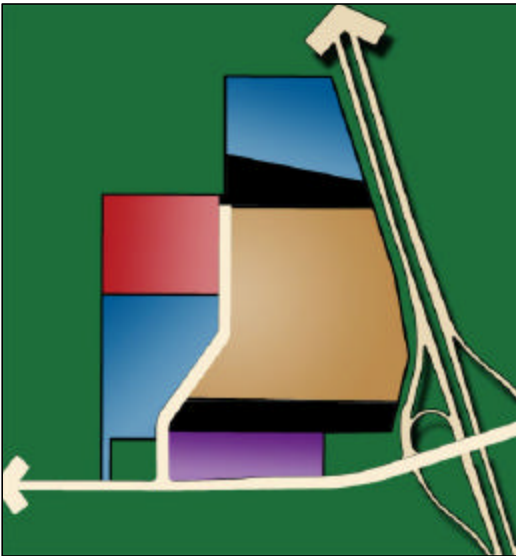
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More Land Details

Utilities: Power · Sewer · Water · Phone - All installed to site
Price: \$3.50 - \$7.00 per square foot (depending on parcel)
Terms: Pad sites for sale, Build-to-suit for sale or lease

Our vision

There are still opportunities available for Office, Industrial, and Multi-family development on the North Parcel.



We envision Union Ridge as an attractive development well-suited to the picturesque community of Ridgefield. We believe firmly in quality design and implementation.

We have Covenants and Design Guidelines in place to help ensure that Union Ridge will become and will remain an attractive community. Specific elements included in our development will set Union Ridge apart. These include brick and concrete facades with multiple layers for depth, open spaces and greenery, meandering sidewalks, classic lamps, and a northwest lodge appearance among others.

These images of other developments around the country reflect some of the character and quality that we envision for Union Ridge.



Who we are

The Schuck Corporation, of Colorado Springs, CO, was started nearly four decades ago by Steve Schuck as a small real estate brokerage company. Since its beginning, it has grown to be a residential, commercial, and industrial real estate development firm whose combined past and present developments can be valued in the hundreds of millions. The Schuck Corporation is now headed by Steve's son Bill Schuck who adds a wealth of real estate knowledge and marketing expertise to the company.

JRC Financial, Inc., is a leading commercial lending company, also based in Colorado Springs. Founded by John Crist in 1996, JRC Financial, Inc. has successfully originated credit transactions of more than \$250 million in assets for itself and partners, providing annualized returns in excess of 30%.

The Schuck Corporation and JRC Financial, Inc. bring a wealth of real estate development, marketing, and finance experience to ***Union Ridge at Exit 14...the place you need to be.***



How to find us

Union Ridge

(Mailing Address)

9211 NE 15th Ave., Ste. A210
Vancouver, WA 98665

For more information please contact
Lee Stringham
Marketing Representative
(360) 931-1800 phone
(360) 573-5648 fax

Come check out our new
website!!

www.UnionRidgeWash.com