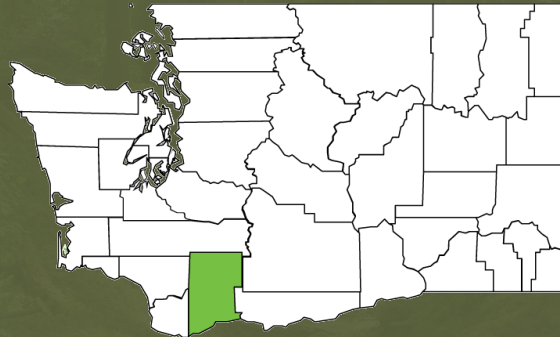




Stevenson, Washington



THE GREENEST COUNTY IN THE U.S.

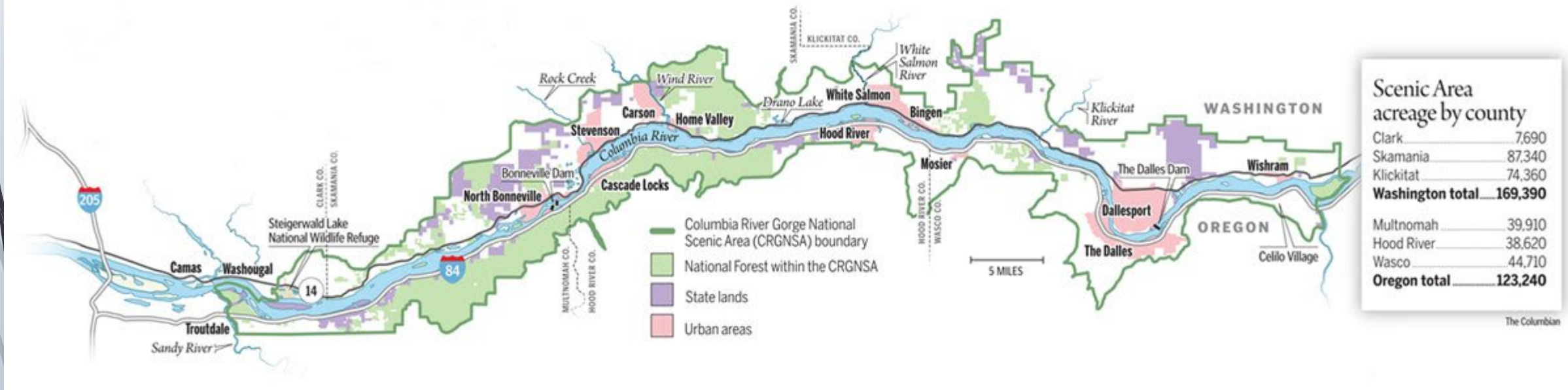




Skamania County - 1,077,365
Acres

Majority of property is public
land (Gifford Pinchot
National Forest, Mt. St.
Helens Monument,
Columbia River Gorge
National Scenic Area, WA
State Parks, and WA DNR
Forest Lands)

Columbia River Gorge National Scenic Area



Skamania County Property Breakdown

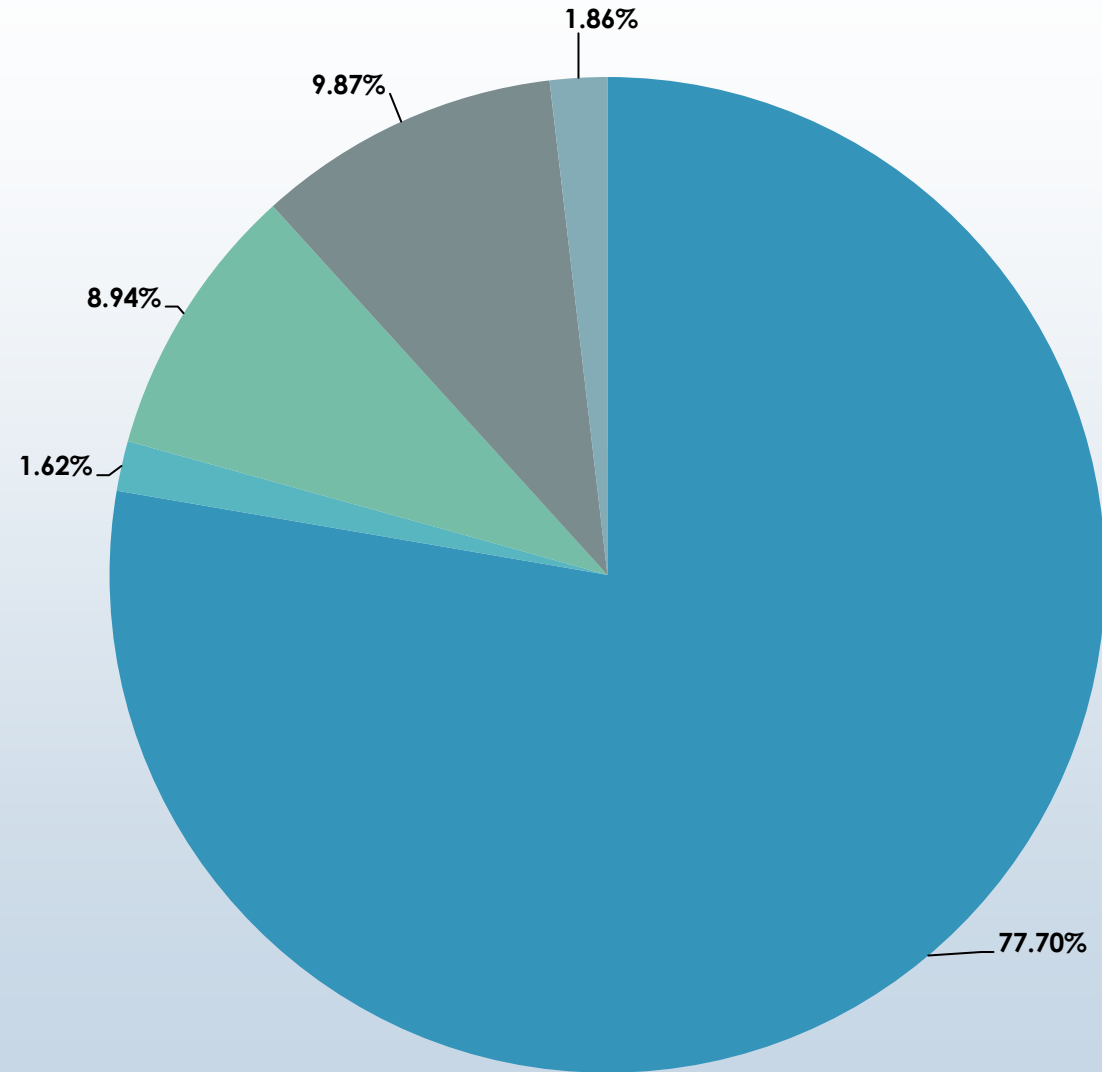
1.86% taxable

**~78% Federal
Lands**

**9% State and other
government owned**

☐ **10% Private timber
lands and other
exempt**

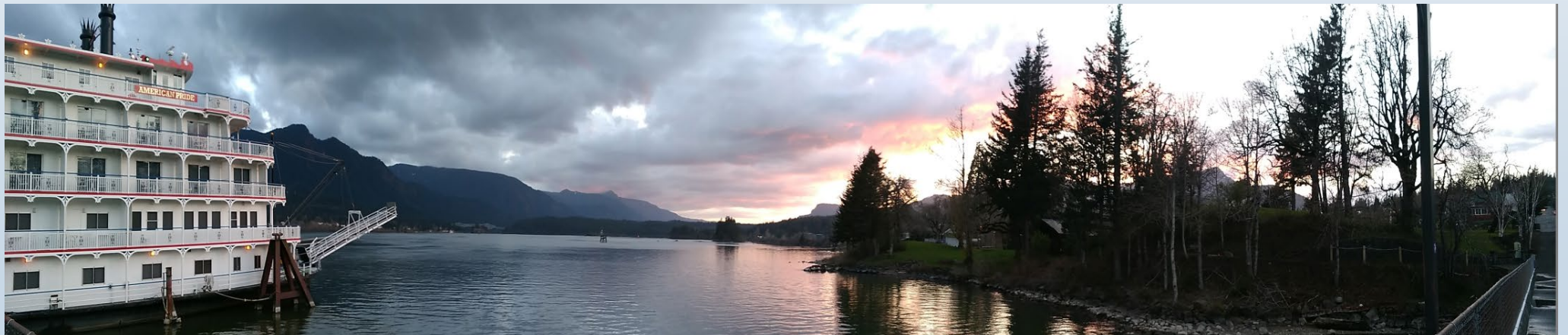
**1.6% National Scenic
Area**



Skamania County Property Breakdown

- Only 19,999 of 1,077,365 acres is available for development. Of which ~80% is residential.
- < 0.4% of Skamania County is available for commercial or industrial development.
- Two incorporated cities – Stevenson & North Bonneville
 - Population ~1,500 each
 - Only waste water treatment plants
- 65% of workforce commutes out of the County to work. 80% of our resident's income is earned outside the County.
- 9 people living in North Bonneville work in North Bonneville...
(Economist Scott Bailey)

- The Port of Skamania County created in 1964 with the merger of the Ports of North Bonneville (1938) and Wind River (1946)
- The Port operates in three main areas (Stabler, Stevenson, and North Bonneville).
- Operating budget of ~\$1MM
- Three full-time year-round staff and one seasonal and we contract w/Skamania – EDC for administrative services.
- Tax levy of .390388/\$1,000 ~\$365,000 2024



~ 50 Tenants

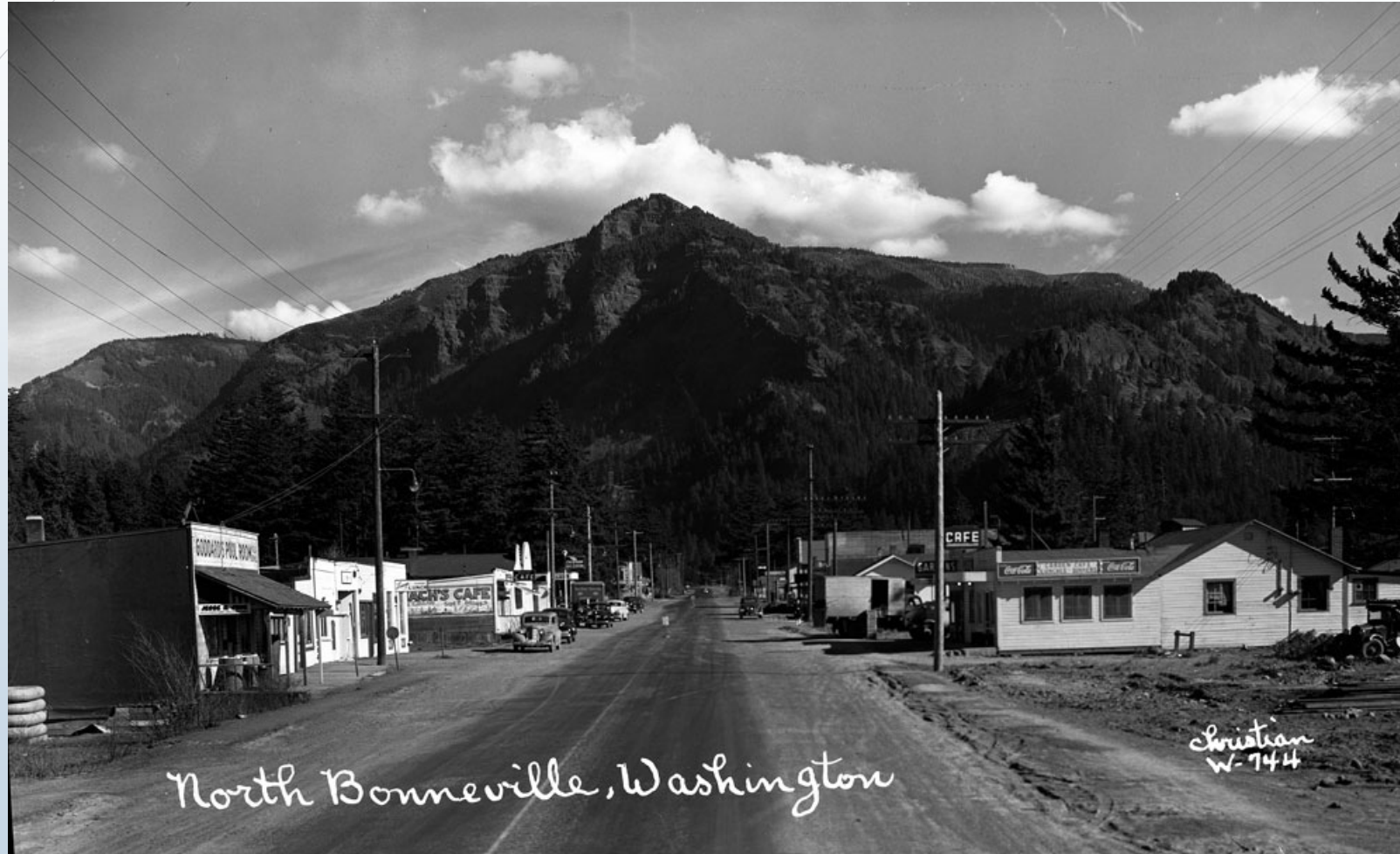


Wind River Business Park

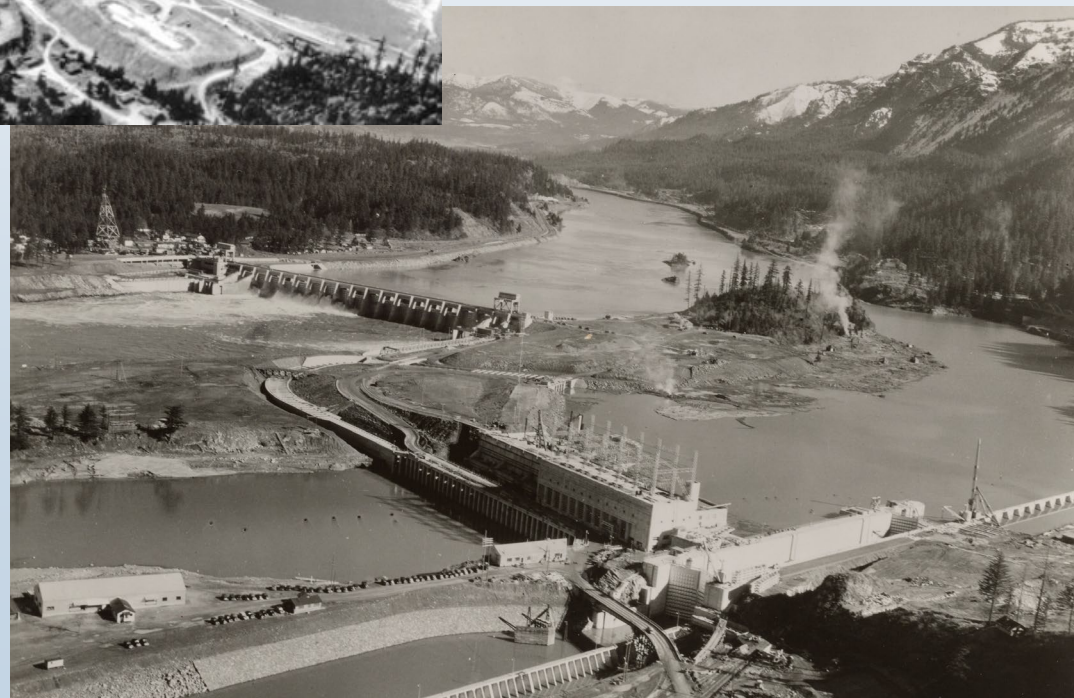
Carson / Stabler
Skamania County & USFS

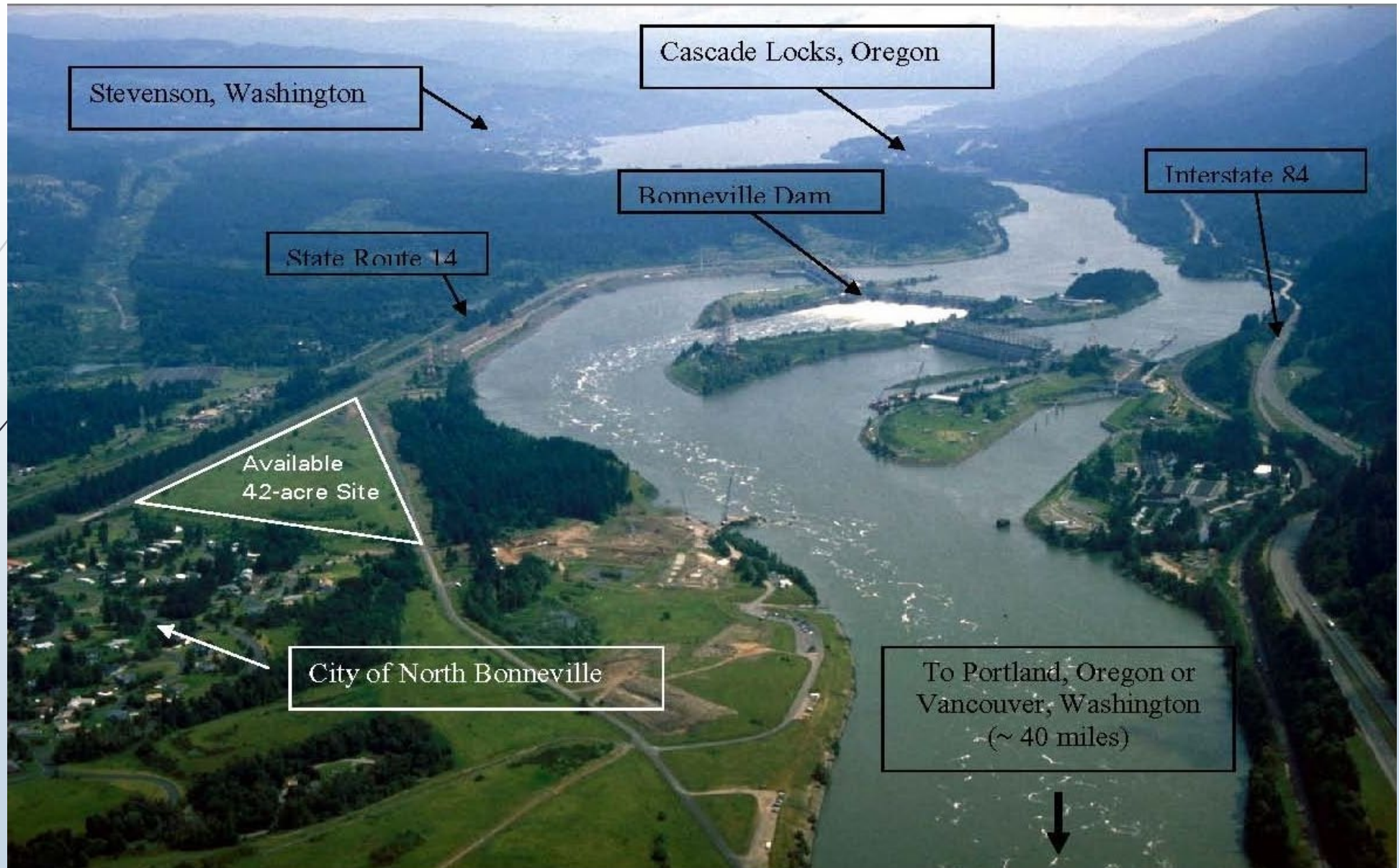


Original site of North Bonneville



Bonneville Dam and N. Bonneville





An aerial photograph of a large, undeveloped plot of land, likely a business park site. The land is mostly brown and yellowish, suggesting dry grass or bare earth. It is bordered by a dense forest of green trees on the left and bottom. A paved road or highway runs along the right side of the plot. In the background, some residential houses and more trees are visible.

Cascades Business Park



2020 Market/Feasibility Study (CERB & .09 Funded)



DEVELOPMENT READY OPPORTUNITY

- Unique economic development opportunity in Columbia River Gorge.
- Spectacular views of the Gorge.
- Less than one hour from the to Portland Metro area.
- Visibility from and access to highway 14, a major route for tourism.
- Appropriately zoned with access road and all utilities in place.

PROJECT ECONOMIC IMPACTS

379 jobs created



Average wage
\$56,000

\$21.2 million total
annual wages



\$4,986,000 annual
tax revenue

Cascades Business Park



Beacon Rock Golf Course



US Army Corps of Engineers property in North Bonneville



Stevenson



Waterfront/Shoreline Renovation















Stevenson Landing & boat launch









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