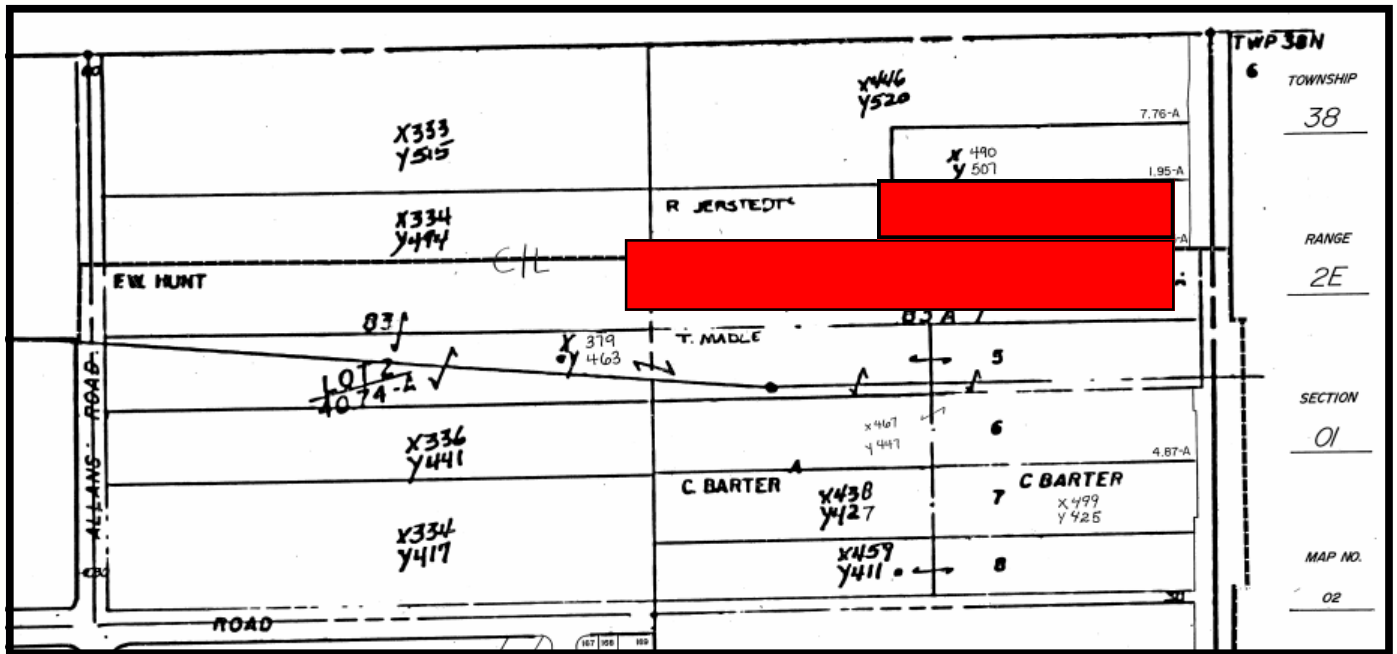


# BELLINGHAM UGA LAND HUGE PRICE REDUCTION



## 4800 & 4873 GUIDE MERIDIAN WHATCOM COUNTY

- Priced to move at **only ~~\$1,425,000~~ \$1,199,000!!!!**
- Approximately 6.7 acres
- Two parcels can be sold separately
- On the north border of the Bellingham city limits & in the UGA
- Sewer and water lines are in place but dry
- Former lumber yard with shop building and sheds on the property
- Great exposure on the Guide
- Call agent to for more information

This information supplied herein is from sources we deem reliable. It is provided without any representations, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of rent, income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR

## THE BEDFORD GROUP, INC.

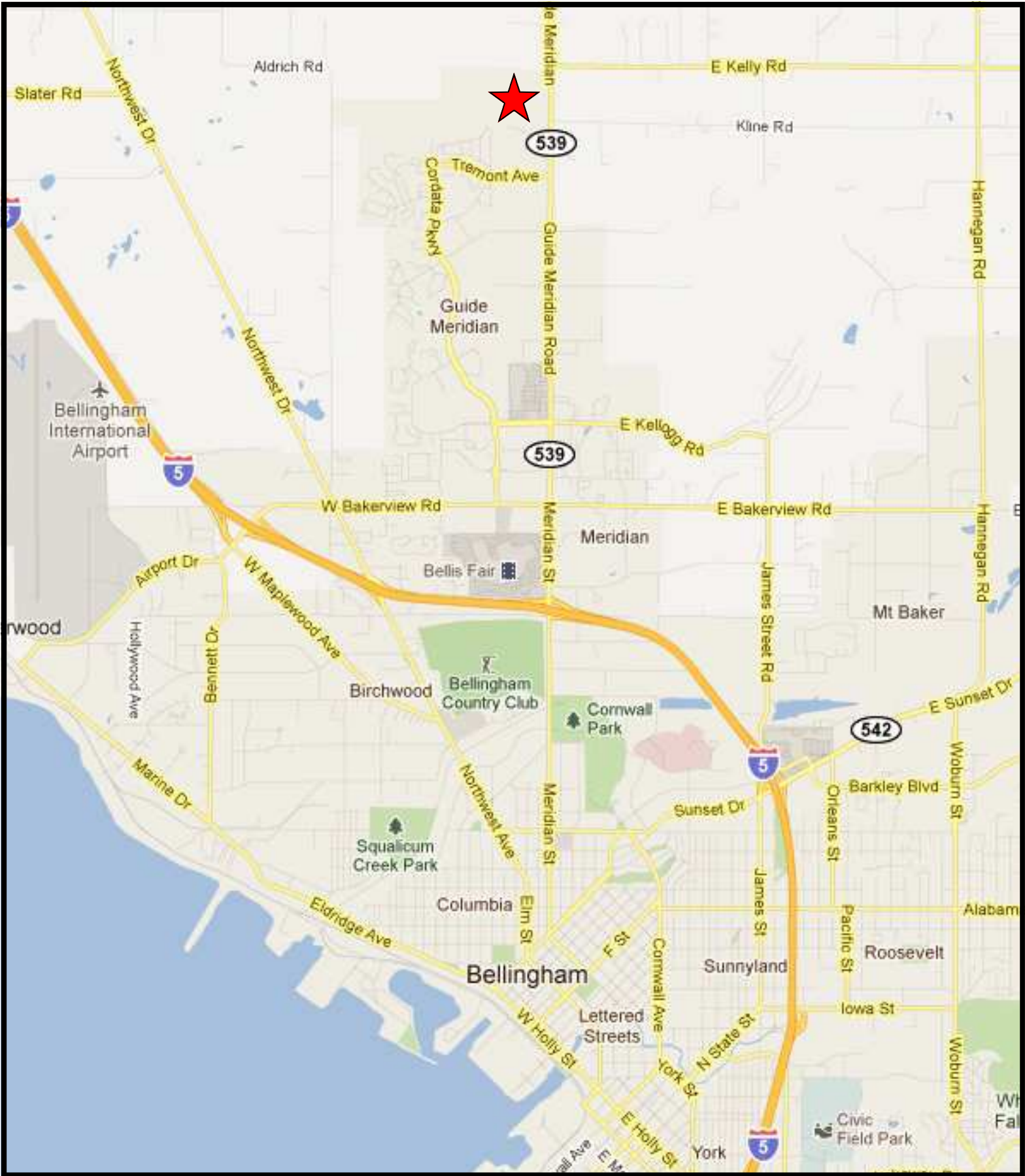


For more information contact

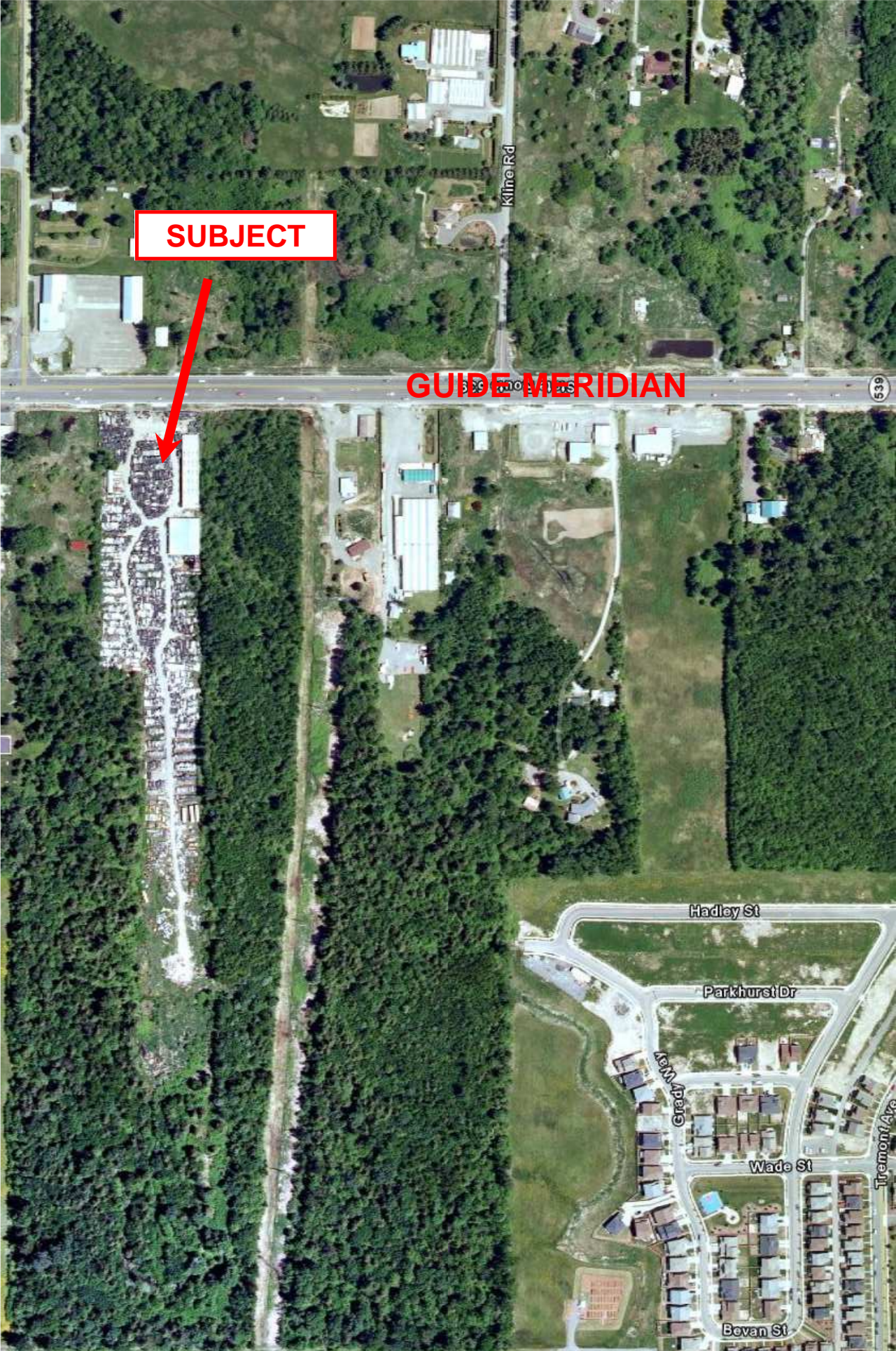
**Erin Sundean**

Commercial Real Estate Services

4120 Meridian, Suite 290-D • Bellingham, WA 98226  
Telephone: (360) 647-0100 • Facsimile: (360) 647-2400 • Website: thebedfordgroupinc.com



**4800 & 4873 GUIDE MERIDIAN**



**SUBJECT**

**GUIDE MERIDIAN**

Kline Rd

539

Hadley St

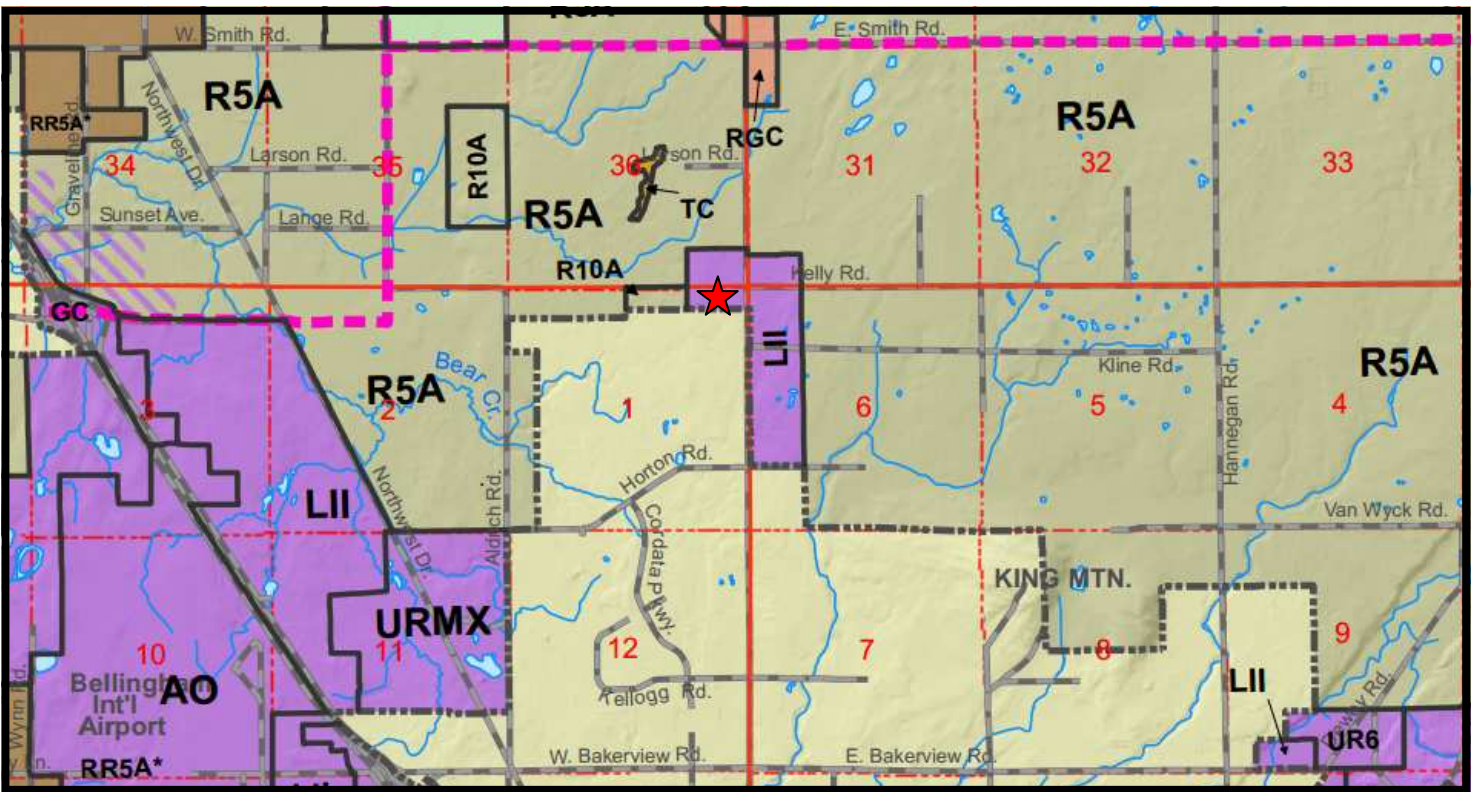
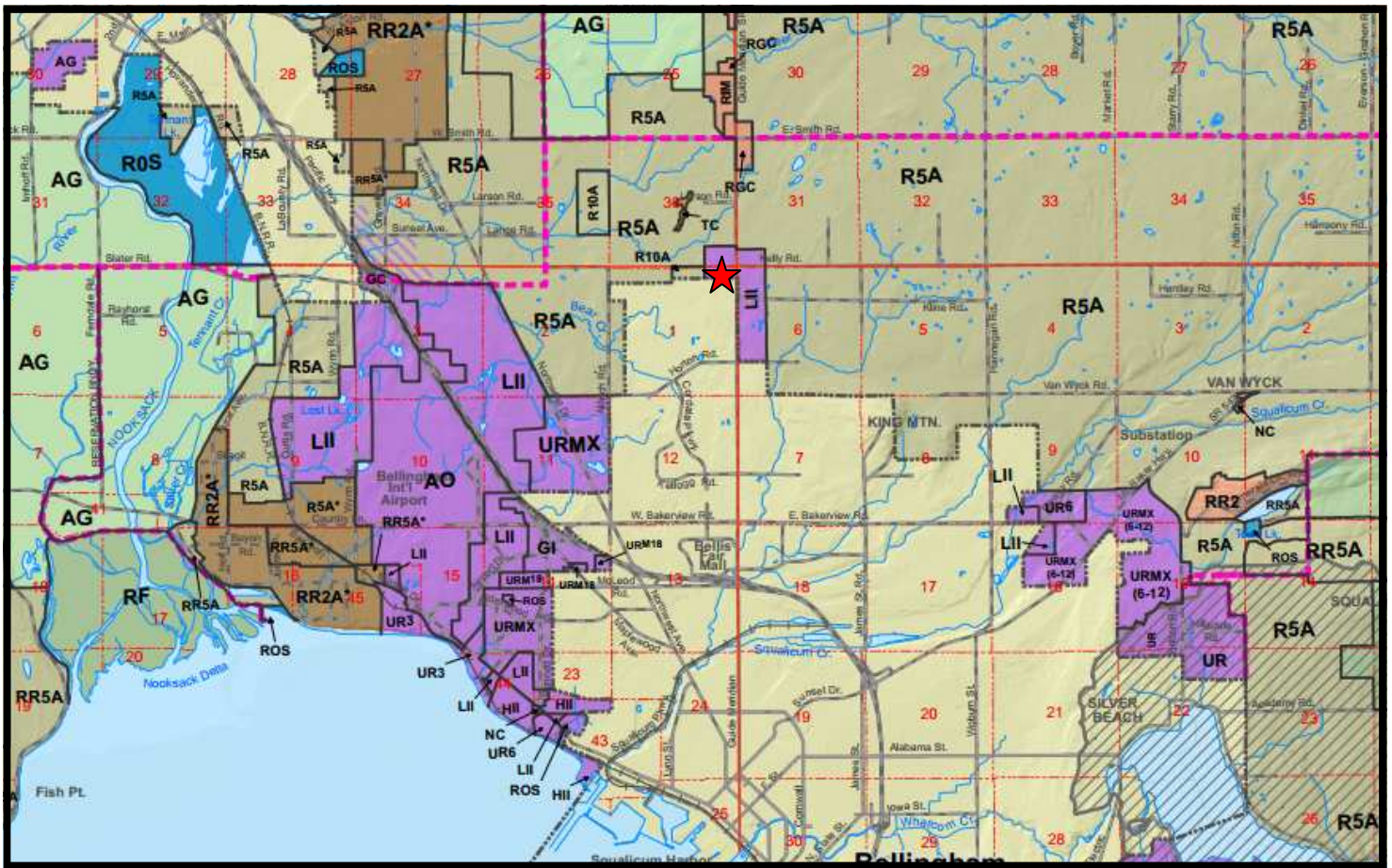
Parkhurst Dr

14th Ave

Wade St

Tremont Ave

Bevan St



# WHATCOM COUNTY Title 20 Zoning & Comprehensive Plan Designations

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Incorporated City Limits</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Urban Growth Area</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Urban Growth Area Reserve</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightpurple; border: 1px solid black; margin-right: 5px;"></span> Major/Part Industrial UGA</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightyellow; border: 1px solid black; margin-right: 5px;"></span> Rural</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightorange; border: 1px solid black; margin-right: 5px;"></span> Rural/Neighborhood</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightpink; border: 1px solid black; margin-right: 5px;"></span> Rural Community</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightcyan; border: 1px solid black; margin-right: 5px;"></span> Rural Tourism</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightmagenta; border: 1px solid black; margin-right: 5px;"></span> Rural Business</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightteal; border: 1px solid black; margin-right: 5px;"></span> Agriculture</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Rural Forestry</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Commercial Forestry</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: gray; border: 1px solid black; margin-right: 5px;"></span> Mineral Resource Lands</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Public Recreation</li> </ul>	<p><b>TITLE 20 ZONING DESIGNATIONS</b></p> <p><b>URBAN RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>URMX-10 Urban Res.-Mixed Use 10-24 Units/Acre</li> <li>URMX-12 Urban Res.-Mixed Use 6-12 Units/Acre</li> <li>URMX-16 Urban Res.-Mixed Use 6-10 Units/Acre</li> <li>URMX-24 Urban Res.-Medium Density 24 Units/Acre</li> <li>URM18 Urban Res.-Medium Density 18 Units/Acre</li> <li>URM12 Urban Res.-Medium Density 12 Units/Acre</li> <li>URM6 Urban Res.-Medium Density 6 Units/Acre</li> <li>UR6 Urban Res.-6 Units/Acre</li> <li>UR4 Urban Res.-4 Units/Acre</li> <li>UR3 Urban Res.-3 Units/Acre</li> </ul>	<p><b>RURAL RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>RR3 Rural Res.-3 Units/Acre</li> <li>RR2 Rural Res.-2 Units/Acre</li> <li>RR1 Rural Res.-1 Unit/Acre</li> <li>RR5A Rural Res.-1 Unit/5 Acres</li> <li>RR15A Rural Res.-1 Unit/15 Acres</li> </ul> <p><b>RURAL RESIDENTIAL ISLAND</b></p> <ul style="list-style-type: none"> <li>RRR Rural Residential Island</li> <li>TZ Transitional-RSAPRR1</li> </ul> <p><b>RURAL</b></p> <ul style="list-style-type: none"> <li>R5A Rural-1 Unit/5 Acres</li> <li>R10A Rural-1 Unit/10 Acres</li> </ul> <p><b>RESOURCES</b></p> <ul style="list-style-type: none"> <li>AG Agriculture</li> <li>CF Commercial Forestry</li> <li>RF Rural Forestry</li> <li>MRL Mineral Resources Lands (Overlay Zone)</li> </ul>	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>RGC Rural General Comm.</li> <li>GC General Commercial</li> <li>TC Tourist Commercial</li> <li>NC Neighborhood Commercial</li> <li>STC Small Town Commercial</li> <li>RC Resort Commercial</li> </ul> <p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>HI Heavy Impact Industrial</li> <li>LI Light Impact Industrial</li> <li>GM General Manufacturing</li> <li>CI Gateway Industrial</li> <li>RM Rural Ind. Manuf.</li> <li>AO Airport Operations</li> </ul> <p><b>OTHER</b></p> <ul style="list-style-type: none"> <li>ROS Recreation Open Space</li> <li>SI Silica Island</li> </ul>	<p><b>R5A/R5A* - Rural Residential Density Overlay</b> - Title 20 20.32.202</p> <p><b>Trackable Development Rights (TDR)</b> TDR-2000-0500 - All URMX Zoning except Bannock Cr.</p> <p><b>TDR-2000-0500 - Lake Whatcom (Shaded) (same boundary as Lake Whatcom Watershed) (same boundary as Lake Whatcom portions of Water Resources Protection Overlay Zone) excluding Subden Valley</b></p> <p>Revised August 28, 2012. See also...</p>
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