

FOR SALE

Borderline Lake - 105.83 Acre Private Ski Lake
& Development Property




Windermere
COMMERCIAL

8610 White Road
Blaine, WA 98230



8610 WHITE ROAD

BLAINE, WA 98230

NWMLS #: 2156471

CBA #: 38840996

COUNTY: Whatcom

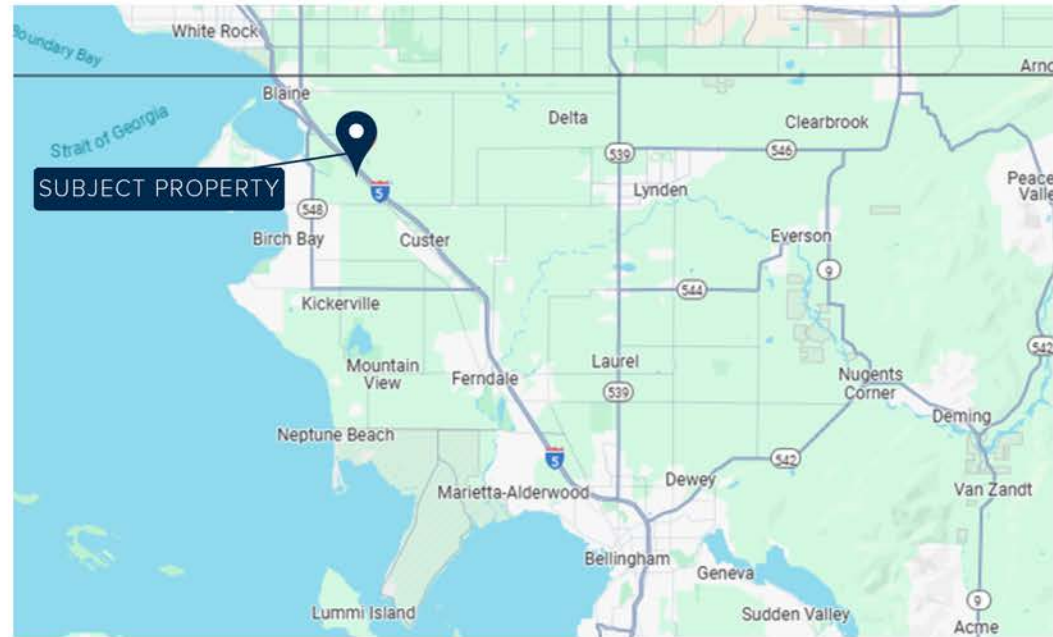
MARKET: North Counties

STYLE: Recreation

APN#: 4001164603340000

LOT SIZE: 105.83 Acres

PRICE: **\$6,000,000**



ROBERT SANDOZ | (425) 466-6705 | rsandoz@windermere.com
BRIDGET GALLAGHER | 360-483-9337 | bgallagher@windermere.com

OFFERING MEMORANDUM | 8610 White Road, Blaine WA

PROPERTY OVERVIEW

OWN A ONE-OF-A-KIND TOURNAMENT WATERSKI LAKE & 106 ACRES IN NORTHWEST WASHINGTON

For the first time ever, an unparalleled opportunity to own a premier tournament waterski lake and 106 acres of pristine land has become available. Nestled in the heart of the Pacific Northwest, this exclusive property is located just off I-5 and mere minutes from the Canadian border, offering both remarkable accessibility and exceptional privacy. This is a rare, once-in-a-lifetime chance to secure a legacy property that cannot be replicated.

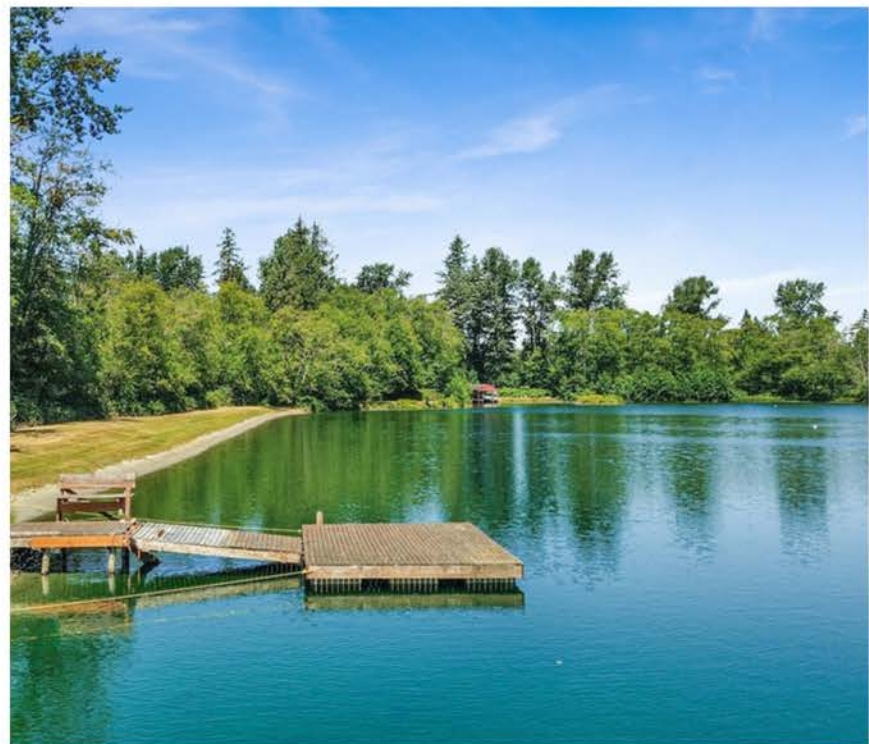
WHY OWN THIS EXTRAORDINARY PROPERTY?

- **Unmatched Recreation and Sports:** This tournament-grade waterski lake provides an ideal venue for high-profile competitions, training events, and personal enjoyment. It's a perfect setting for wakeboarding, water polo, and other water sports. With space for a second lake and other recreational features, it's a paradise for athletes and outdoor enthusiasts.
- **Prime Investment Opportunity:** Whether you choose to develop athletic fields, build a retreat center, or establish a luxury home community, this property offers tremendous value. The proximity to I-5 and the Canadian border ensures a steady flow of visitors, making it a promising investment for both short-term enjoyment and long-term profitability.
- **Unique Location with Incredible Access:** Offering the best of both worlds, the property is situated for easy access to I-5, connecting it to major markets and destinations along the West Coast. The nearby Canadian border creates a draw for international tourists and visitors, adding an additional layer of accessibility and potential for growth.
- **A Truly One-of-a-Kind Property:** This is a rare opportunity to own a large, contiguous parcel of land with a tournament-grade ski lake in an area that is known for its natural beauty and recreational offerings. With its versatility, location, and scenic views, this property is unlike anything else available in the region—and is truly a once-in-a-lifetime opportunity.



KEY FEATURES

- **World-Class Tournament Waterski Lake:** Designed to meet the highest standards, this professional-grade waterski lake is perfect for hosting regional, national, or international tournaments. Whether you're an athlete, event organizer, or enthusiast, the lake offers a prime location for competitive waterskiing, wakeboarding, and other water sports. Its design ensures optimal performance and creates an unforgettable experience for participants and spectators alike.
- **106 Acres of Untapped Potential:** The expansive 106-acre property offers limitless possibilities for development or personal enjoyment. This is your chance to transform the land into a retreat, an event center, or a resort destination—all in one. With room for multiple uses, this acreage could accommodate a second ski lake, athletic fields, a frisbee golf course, or luxury cluster home developments.
- **Close Proximity to I-5 & the Canadian Border:** With immediate access to I-5 and just minutes from British Columbia, this property offers exceptional convenience for both local and international visitors. The location is perfect for attracting athletes, tourists, and business travelers, while still maintaining the seclusion and peace that makes the property feel like your own private oasis.
- **First-Time Offering:** This property has never been available on the market until now, making it an extremely rare find. There are no comparable properties available for sale with the same combination of features, location, and potential. Whether you're looking to create a world-class waterskiing destination, develop a unique recreational retreat, or design a custom cluster home community, this is an opportunity that will not come around again.
- **Limitless Development Options:** Beyond the existing tournament lake, the 106 acres provide ample space to create a second ski lake, athletic fields, a frisbee golf course, or any number of recreational amenities. The land is perfect for building a retreat center, wellness facility, or luxury resort, offering both residents and visitors an extraordinary lifestyle experience.
- **Exclusive Private Retreat or Investment:** Whether you're interested in creating a luxury private retreat, a destination sports venue, or a development project with residential and recreational offerings, this property offers a rare combination of privacy, location, and growth potential. The possibilities are limited only by your vision.



PROPERTY PHOTOS



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POTENTIAL USES



A network of well-maintained trails, land for a potential development of a 2nd ski lake and/or single-family cluster development sites offer upside opportunity for this property. A wide variety of future recreation venues are possible in this one-of-a-kind property, either as a private estate or a multi-functional recreational property.

The cleared space just west of the existing lake has been prepared for a potential second lake but will require permitting and approval from WDFW and other agencies. There is potential for wetland mitigation on the western parcels where the paddling pond is located.

Zoning permits cluster homes on any of the properties.

A RARE OPPORTUNITY FOR VISIONARY INVESTORS

Whether you're a watersports enthusiast, a developer with a passion for creating unique recreational destinations, or someone seeking the ultimate private retreat, this 106-acre property offers everything you need to turn your vision into reality. The combination of a tournament waterski lake, potential for development, and an unbeatable location near I-5 and the Canadian border makes this a truly irreplaceable property.

Don't miss your chance to own a one-of-a-kind property that can be shaped to fit your dreams. Contact us today to schedule a private tour and discover the possibilities awaiting you!

LOCATION & DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8610 White Rd, Blaine, WA 98230

CITY, STATE

Blaine, WA

POPULATION

4,454

AVG. HHSIZE

2.60

MEDIAN HH INCOME

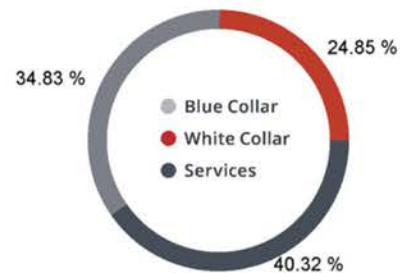
\$62,952

HOME OWNERSHIP

Renters: **390**

Owners: **1,312**

EMPLOYMENT

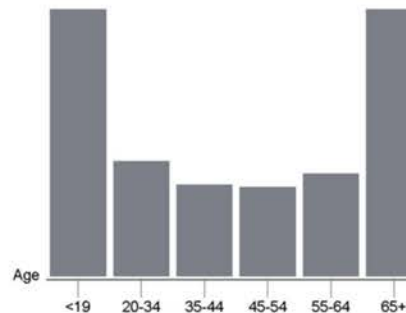


47.83 %
Employed

2.46 %
Unemployed

GENDER & AGE

50.71 % **49.29 %**



RACE & ETHNICITY

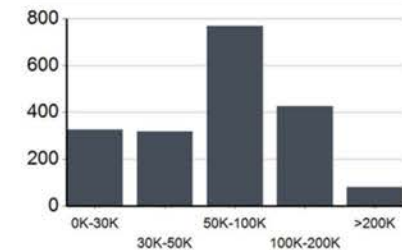
White: **89.84 %**
Asian: **2.59 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **4.64 %**
Two or More Races: **2.94 %**

EDUCATION

High School Grad: **30.58 %**
Some College: **25.00 %**
Associates: **5.45 %**
Bachelors: **24.35 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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LOCATION & DEMOGRAPHICS



WHATCOM COUNTY

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 94,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Whatcom County is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.



Nearby Attractions:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

EXCLUSIVELY LISTED BY:



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