

**From:** [Hefner, Mark](#)  
**To:** [Rebecca Messinger](#)  
**Cc:** [Sue Marshall](#); [Glen Yung](#); [Wil Fuentes](#); [Matt Little](#); [Michelle Belkot](#)  
**Subject:** Support of Countywide Agricultural Study and Reject Resolution No. 2025-03-xx  
**Date:** Monday, April 14, 2025 2:42:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Mark Hefner's Broker Opinion on Ridgefield WA Annexation 04.11.25 final.pdf](#)

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Rebecca:

Attached, please find my letter to you in support of the countywide agricultural (Resource Land) study with an urging to you and the County Council to oppose Resolution No. 2025-03-xx. Please contact me if you have any questions. Thank you.

**Mark Hefner**  
*Senior Vice President Investments*

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# Marcus & Millichap

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April 11, 2025

Ms. Rebecca Messinger

Clerk to the Board

Clark County Council

Email: [rebecca.messinger@clark.wa.gov](mailto:rebecca.messinger@clark.wa.gov)

Re: Support of Countywide Agricultural Study and Reject Resolution No. 2025-03-xx

Rebecca:

I am a licensed real estate broker in Washington (DOL #24003) and have practiced in the state for 12 years. I am also licensed in Oregon, California, and Nevada with over 30 years of commercial real estate experience and about \$2B of closed transactions, including the sale of thousands of acres of raw and improved land similar to those lands in question.

I am writing to express my support for the continuation of the countywide Agricultural (Resource Land) Study and to respectfully urge you to oppose Resolution No. 2025-03-xx as currently drafted.

Specifically, I can find no historic evidence or current practice of the land intended for annexation into Ridgefield to hold any value for agricultural or farming purposes. Therefore, the subject properties are ideally suited for commercial and multi-family development, given the rapid and contiguous development occurring to the south and north, combined with the existing and proposed dense infrastructure with Interstate 5 forming the spine and catalyst to more dense and responsible development and uses.

Respectfully, I urge the Council to stand by your prior decision to complete the countywide resource land study. The future economic health of Ridgefield—and Clark County region—depends on forward-thinking land use decisions that reflect current market activity, infrastructure investment, and long-term regional goals.

By rejecting Resolution No. 2025-03-xx, the Council can stay focused on the countywide resource land study. Doing so will help secure Ridgefield's economic future and support balanced, responsible growth in Clark County. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Mark D. Hefner". The signature is written in a cursive, flowing style.

Mark D. Hefner

Senior Director, Office & Industrial Properties Division

Marcus & Millichap

Cc:

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**Mark Hefner**

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