

LAND FOR SALE

IDEAL ESTACADA DEVELOPMENT OPPORTUNITY

30203 SE Eagle Creek Road, Estacada, OR 97023



OFFERING SUMMARY

SALE PRICE:	\$1,893,000
LOT SIZE:	5.3 Acres
ZONING:	Highway Commercial Central Mixed-Use
MARKET:	Estacada
PRICE / SF:	\$8.20

PROPERTY OVERVIEW

This rare 5.3 acre lot of level land is a developers dream property. The location is just minutes away from Estacada High School, Estacada Middle School, River Mill Grade school, and the Estacada city center. Street frontage on Eagle Creek equals 198 feet, and frontage on River Mill equals 635 feet.

LOCATION OVERVIEW

Surrounded by beautiful forests, wild rivers, and scenic farmland, Estacada lies just 35 miles southeast of downtown Portland. This growing community is home to the award winning Fearless brewery, Clackamas River Growlers, bakeries, galleries, and eclectic retail shops. For the adventurous the area couldn't be better with kayak and paddle board rentals, shuttle buses for tubing, fishing, hiking and more.

PROPERTY HIGHLIGHTS

- Level 5.3 acre lot ideal for development
- Minutes away from Estacada High School, Estacada Middle School, and River Mill Grade school
- Numerous outdoor activities
- Growing community
- City on track to add over 1000 new homes
- In close proximity to Estacada Lake

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PREMIERE
KELLERWILLIAMS REALTY

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LAND FOR SALE

PROPERTY PHOTOS AND SURROUNDING AREA

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ALLOWABLE AND CONDITIONAL USES

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Highway Commercial: Permitted Outright

1. Retail stores and shops
2. Automobile services stations
3. Hotels, motels, and resorts
4. Retail or wholesale nurseries
5. Uses authorized by a conditional use permit approved prior to November 1, 2019, if such uses are established before January 1, 2024 and subject to the development conditions of the respective permit
6. Pedestrian and multi-use trails, paths, and boardwalks.

Conditional Uses:

1. Drive-thru commercial uses
2. A single building occupied by more than two businesses
3. Self-storage, mini-storage, and similar facilities
4. Marijuana retailing

Central Mixed-Use (CMU): Permitted Outright

1. Outpatient clinics and offices for healthcare services
2. Personal service establishments, including barber and beauty shops, hair salons, nail salons
3. Health and fitness clubs
4. Dry cleaners and laundries
5. Banks and credit unions
6. Licensed day care facilities
7. Assisted living facilities
8. Residential care facilities
9. Restaurants, cafes, bakeries

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10. Professional offices
11. Public parks
12. Pedestrian and multi-use trails, paths, and boardwalks
13. Pools
14. Community gardens
15. Public transportation facilities
16. Short-term rentals
17. Duplexes
18. Multi-family dwellings
19. Cottage clusters
20. Single-family
21. Transportation facilities

Accessory Uses:

1. Property management offices of any square footage, provided they are accessory to a multi-family dwelling.
2. Accessory dwelling units

Conditional Uses:

1. Restaurants, cafes, bakeries, and similar on-site eating/drinking
2. Professional offices in a leased or owned
3. Outdoor farmers' markets
4. Drive-thru commercial uses
5. Food carts

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LAND FOR SALE

AERIAL MAP AND PROPERTY LINE

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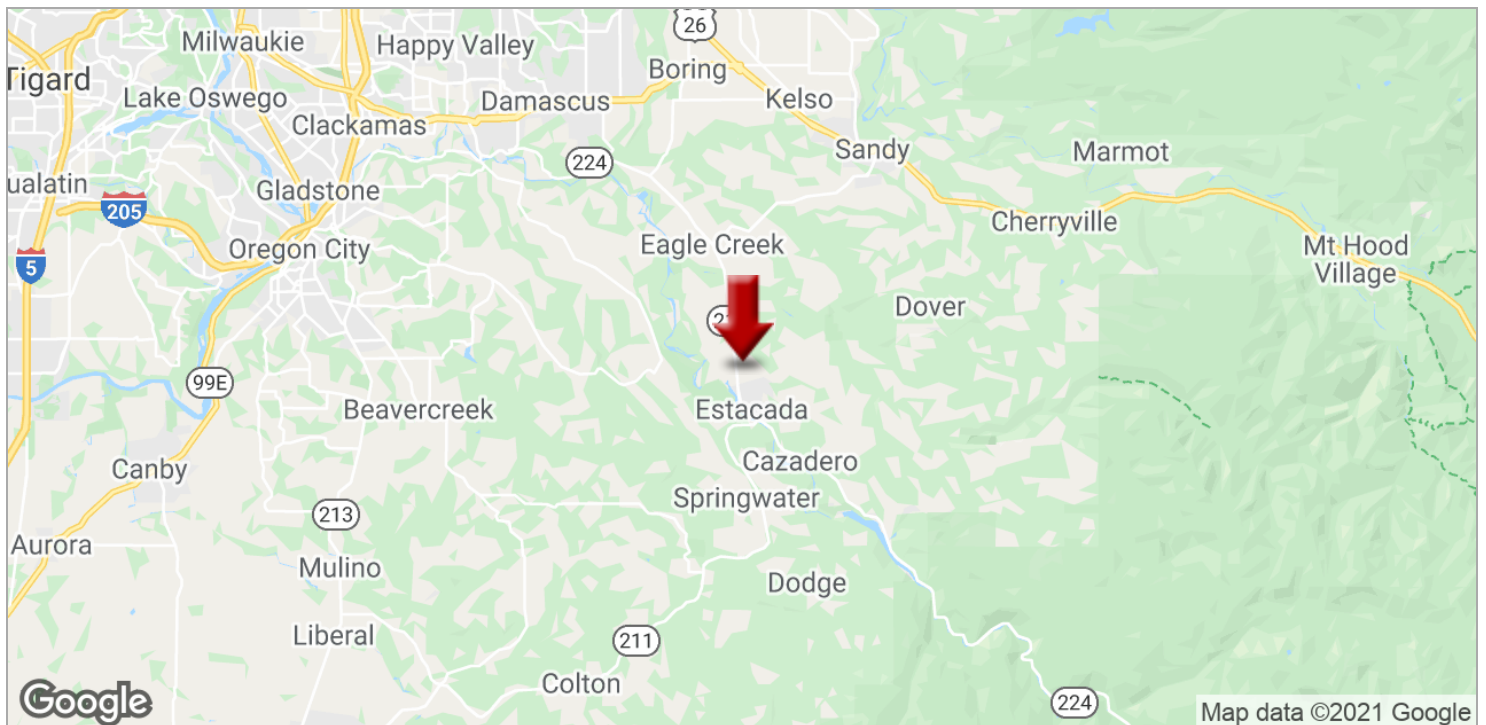
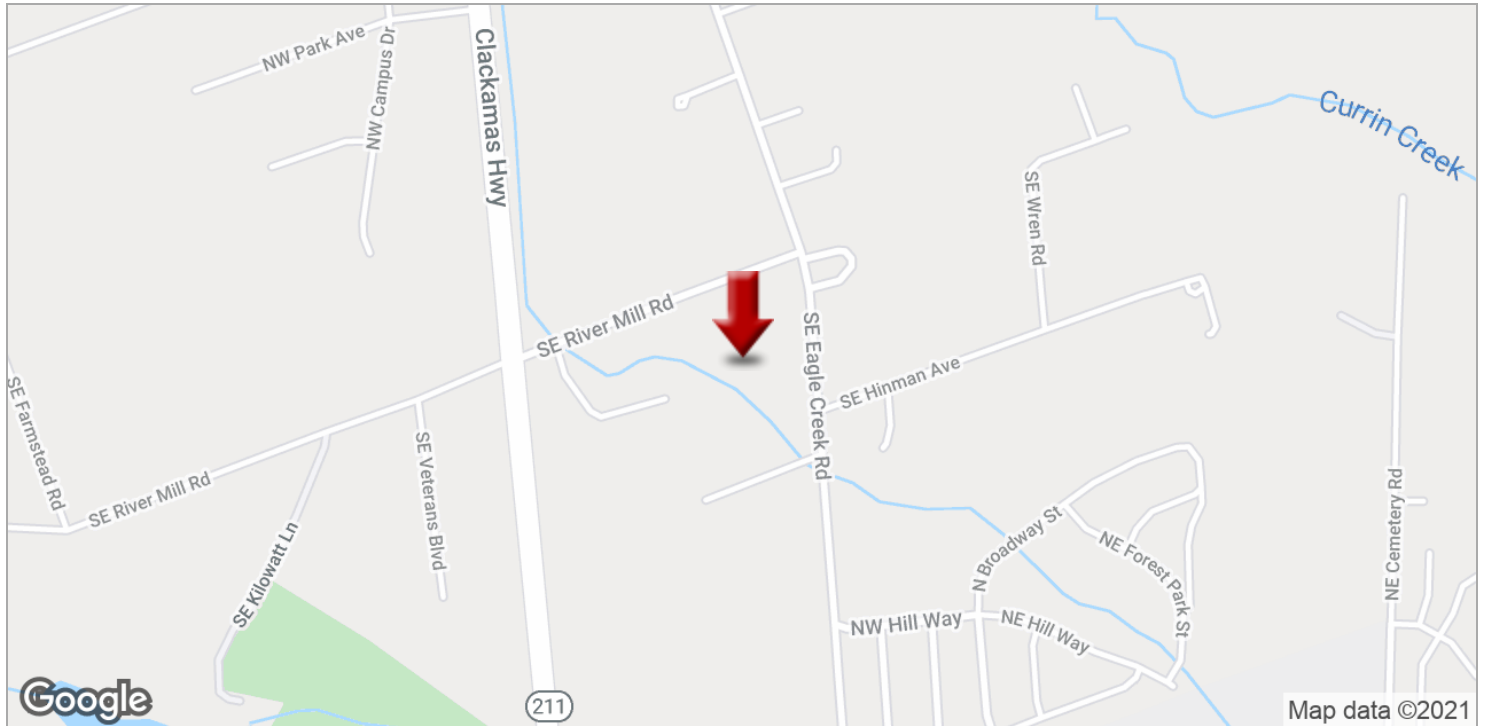
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LOCATION MAPS

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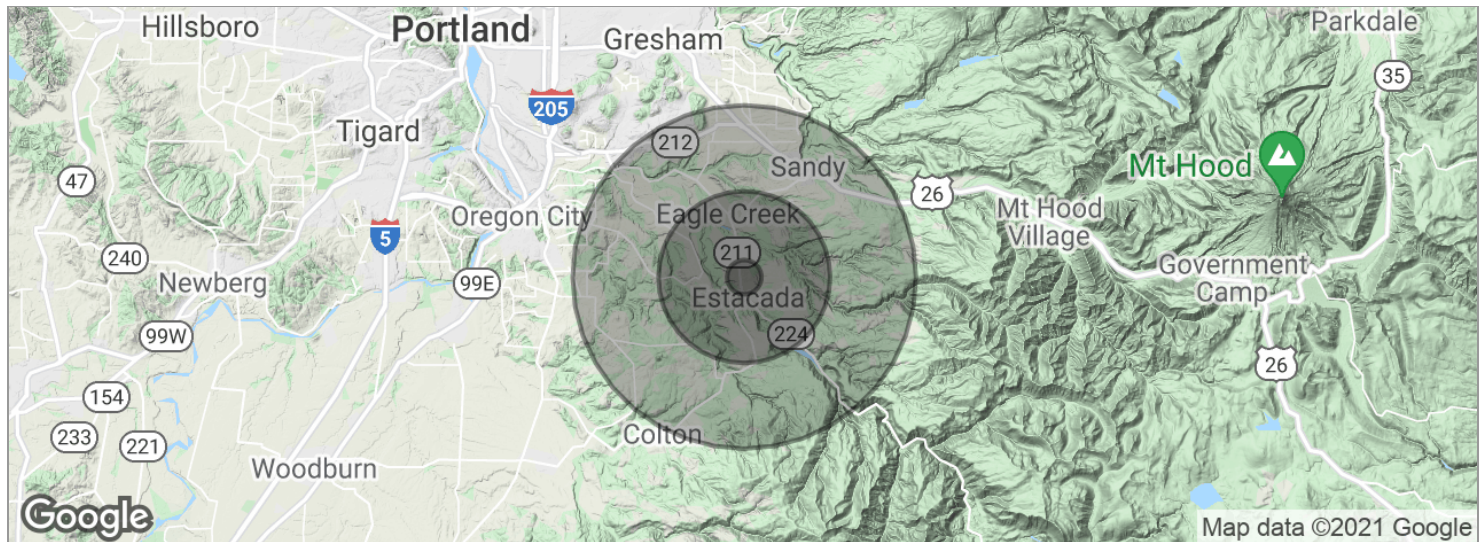
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DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	506	10,386	54,156
Median age	41.6	44.3	42.7
Median age (male)	42.2	44.5	42.7
Median age (Female)	41.5	44.2	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	175	3,762	20,144
# of persons per HH	2.9	2.8	2.7
Average HH income	\$66,360	\$74,141	\$77,622
Average house value		\$474,732	\$400,048

* Demographic data derived from 2010 US Census

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RETAILER MAP

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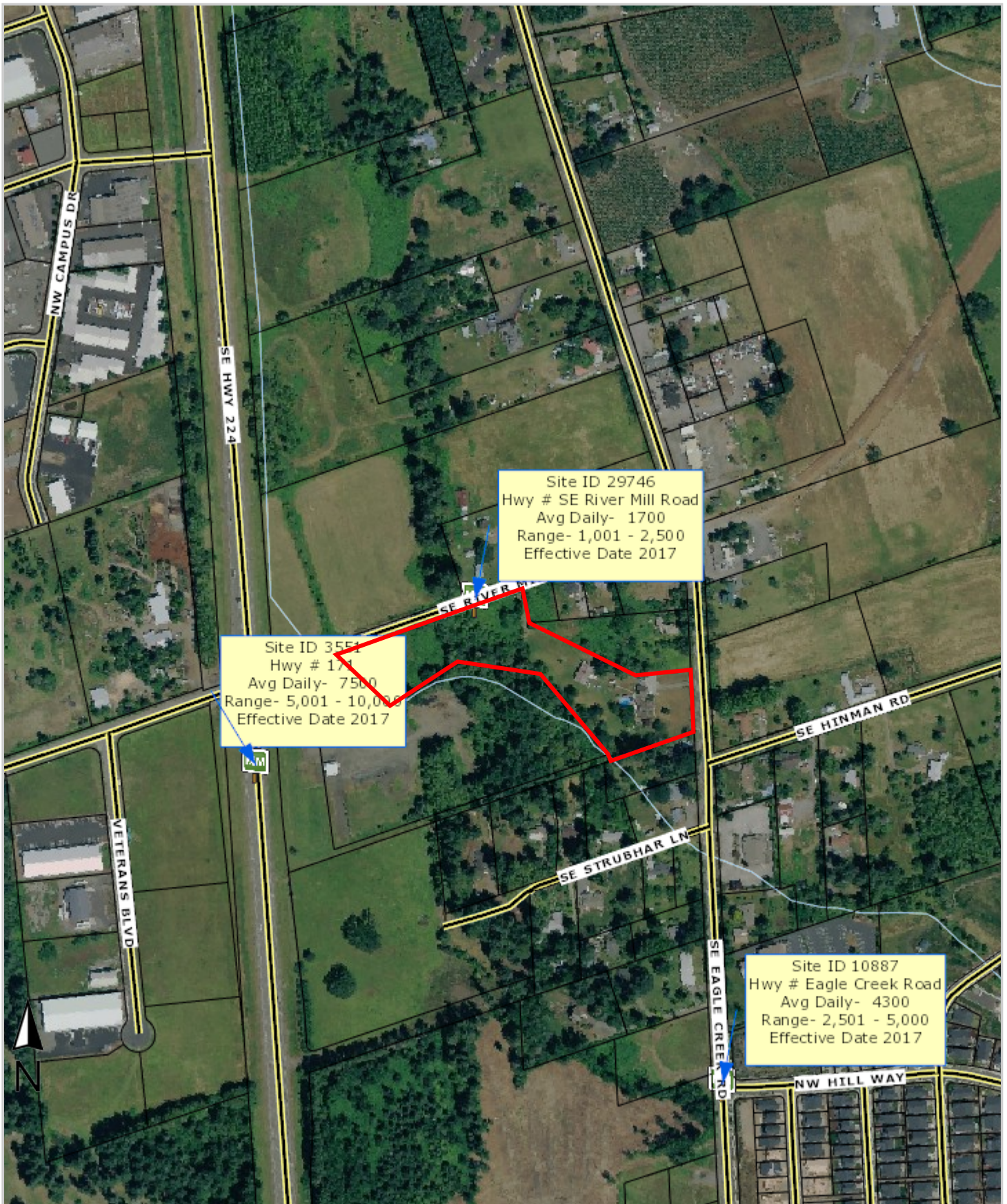
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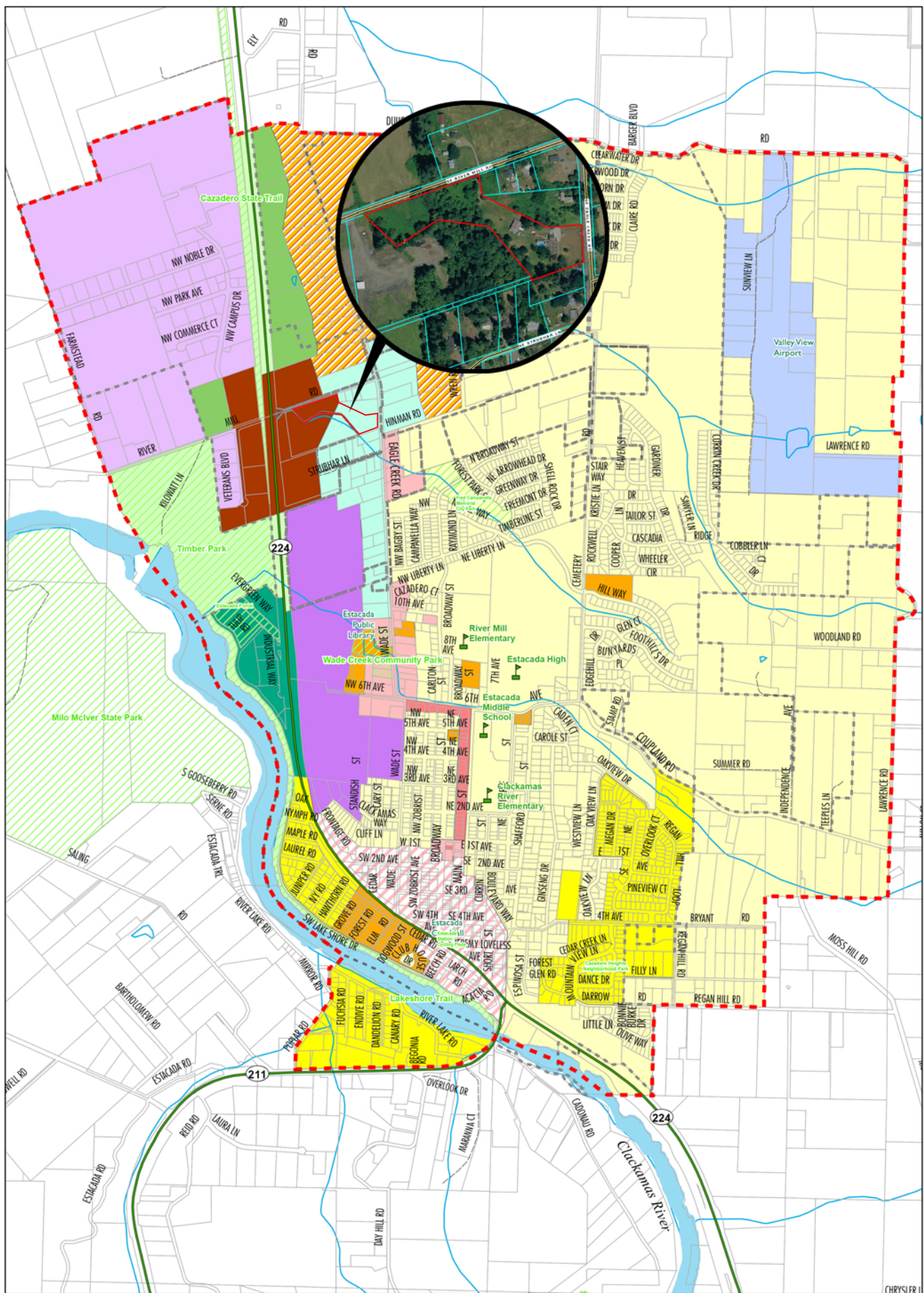
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Traffic Count Map - 30203 SE Eagle Creek

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Airport (A-P)	Light Industrial (M-1)	City Boundary
Commercial (C-1)	Mill Area Mixed-Use (MMU)	Urban Growth Boundary
Residential/Commercial (C-2)	Open Space (O-S)	Parks
Highway Commercial (H-C)	Low Density Residential (R-1)	
Riverfront Commercial (R-C)	Medium Density Residential (R-2)	
Outdoor Commercial (O-C)	Multi-Family Residential (R-3)	
Central Mixed-Use (CMU)	North City Residential (NCR)	
Downtown (D)		

City of Estacada Comprehensive Plan

CLACKAMAS
COUNTY

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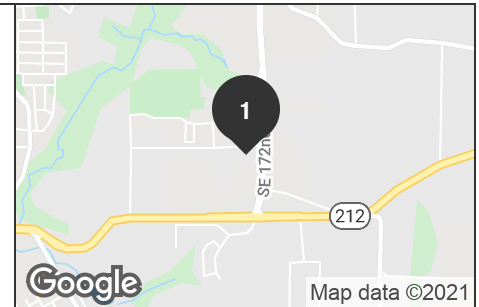
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Industrial Land

14933 SE 172nd Ave | Clackamas, OR 97015

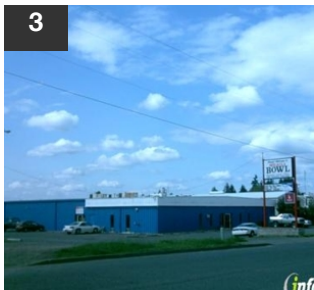
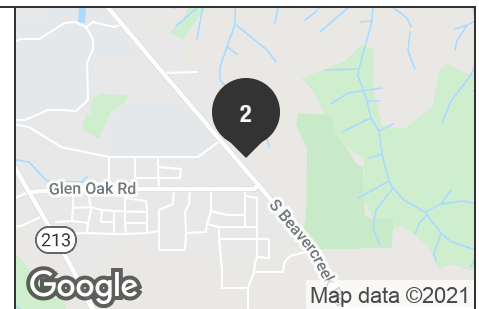
Sale Price: \$3,742,239 **Lot Size:** 7.81 Acres
Price PSF: \$11.00 **Price / AC:** \$479,159
Closed: 09/10/2020



Residential Land

19896 Beaver Creek Rd | Oregon City, OR 97045

Sale Price: \$5,000,000 **Lot Size:** 9.8 Acres
Price PSF: \$11.71 **Price / AC:** \$510,204
Closed: 11/09/2020



Molalla Bowl

150 Grange Ave | Molalla, OR 97038

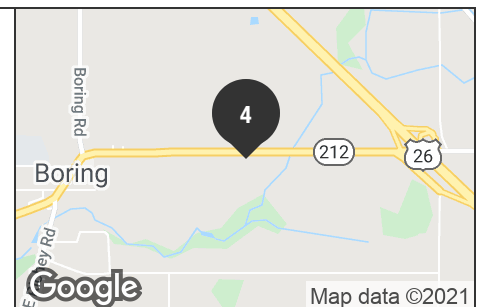
Sale Price: \$530,090 **Lot Size:** 50,103 SF
Price PSF: \$10.58 **Price / AC:** \$460,865
Closed: 12/27/2019



Commercial Land

29614 SE Highway 212 | Boring, OR 97009

Sale Price: \$850,073 **Lot Size:** 65,340 SF
Price PSF: \$13.01 **Price / AC:** \$566,715
Closed: 07/13/2021



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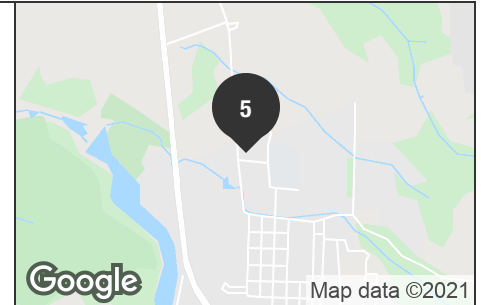
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Auto Dealership

1010 NW Wade St | Estacada, OR 97023

Sale Price:	\$475,121	Lot Size:	59,242 SF
Building SF:	10,000 SF	Price PSF:	\$8.02
Price PSF:	\$47.51	Price / AC:	\$349,351
Closed:	06/16/2021		



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