

LAND FOR SALE

23+ ACRES OF MIXED-USE LAND AVAILABLE

8 Adjacent Parcels Off SE Vogel Rd & SE Sunnyside Rd, Happy Valley



OFFERING SUMMARY

BULK SALE PRICE:	\$14,928,840
BULK LOT SIZE:	+/- 23.38 Acres
ZONING:	Mixed Use
MARKET:	Clackamas County
SUBMARKET:	Happy Valley

PROPERTY HIGHLIGHTS

- Parcels 1,7 and 8 are already zoned MUR-M2 (25-34 units / acre allowed, up to 65 ft height limit)
- Parcels 2-6 are currently zoned RRFF-5, but are undergoing a city led effort to rezone the Pleasant Valley North Carver comprehensive plan area into the same MUR-M2 zoning
- Offsites adjacent to assemblage (available on Vogel Rd), ideal for development
- The Springs Senior Living building 200+ beds of senior living next door
- 10+ acres of Gramor built retail at the corner of 172nd & Sunnyside
- Perfect blend of walker's paradise and a feel of country style living

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KELLERWILLIAMS, REALTY
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Each Office Independently Owned and Operated

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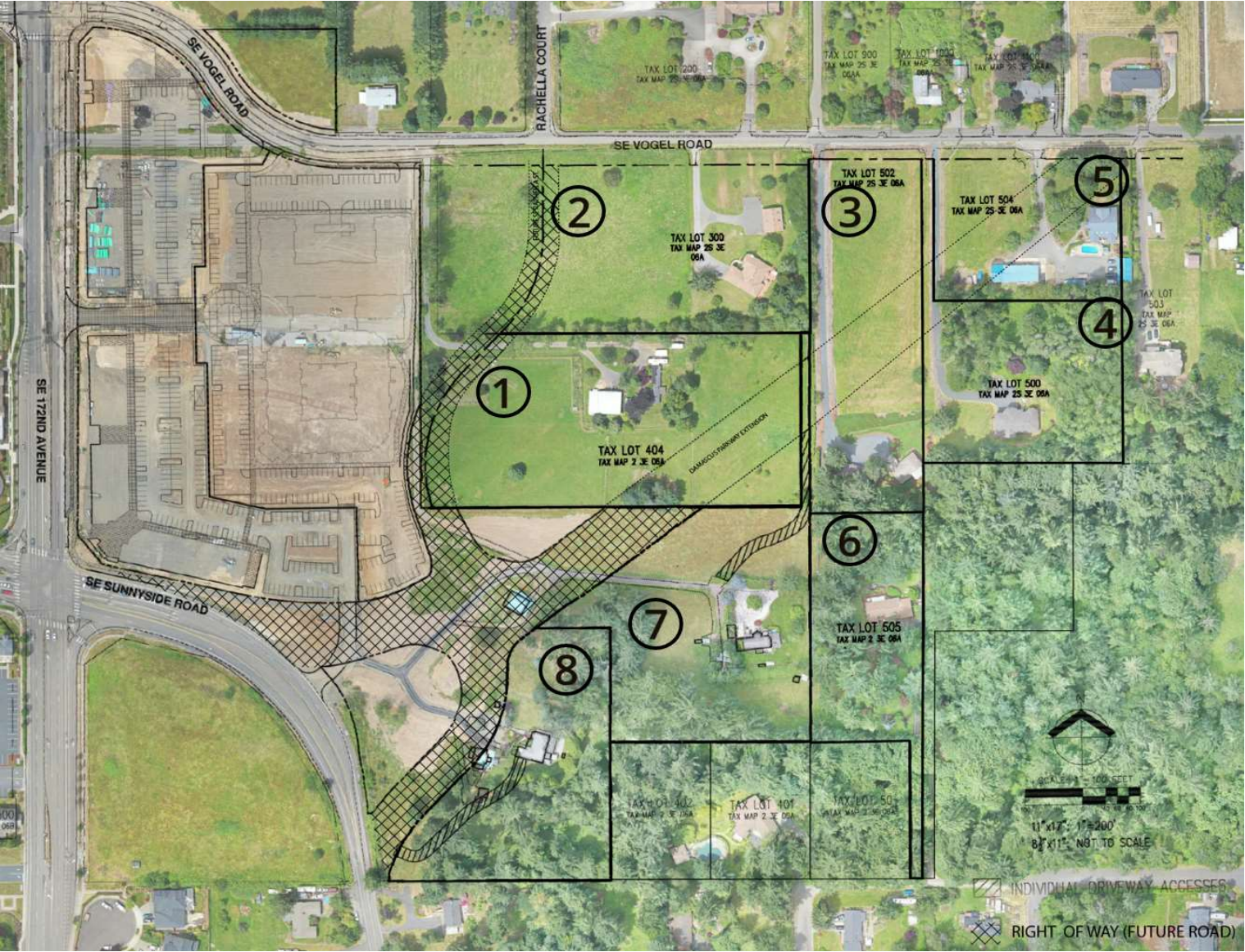
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VOGEL ROAD ACRES - VALUE SUMMARY

Happy Valley, OR

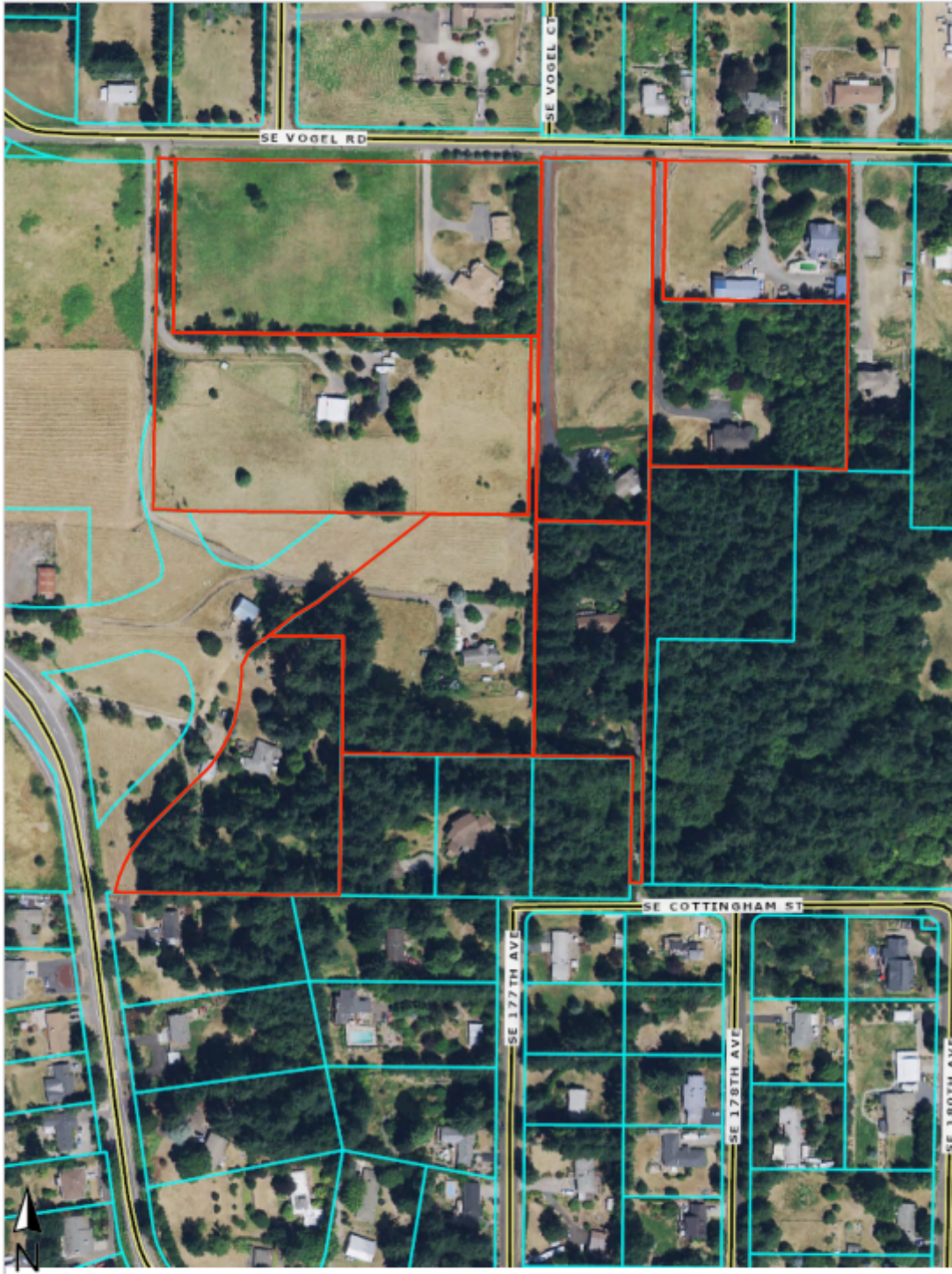
PARCEL #	ADDRESS	RMLS #	ACRES	ASKING PRICE	MAX DENSITY	OWNER
1	Vogel Rd-17444 SE	20012819	4.55	\$2,942,100	155	Todd
2	Vogel Rd-17666 SE	20136706	3.33	\$2,356,200	113	Loffink
3	Vogel Rd-17750 SE	20301970	2.91	\$1,833,300	99	Olson
4	Vogel Rd-17800 SE	20448035	2.46	\$1,549,800	84	Herington
5	Vogel Rd-17900 SE	20382979	2.00	\$1,260,000	68	VanHorn
6	Cottingham St-17701 SE	20034587	2.02	\$1,272,600	69	Brown
7	Sunnyside Rd-17321 SE	21030724	3.42	\$2,093,040	116	Barhoum
8	Sunnyside Rd-17335 SE	21536547	2.69	\$1,621,800	91	Leon
TOTALS			23.38	\$14,928,840	795	



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SATELLITE MAP

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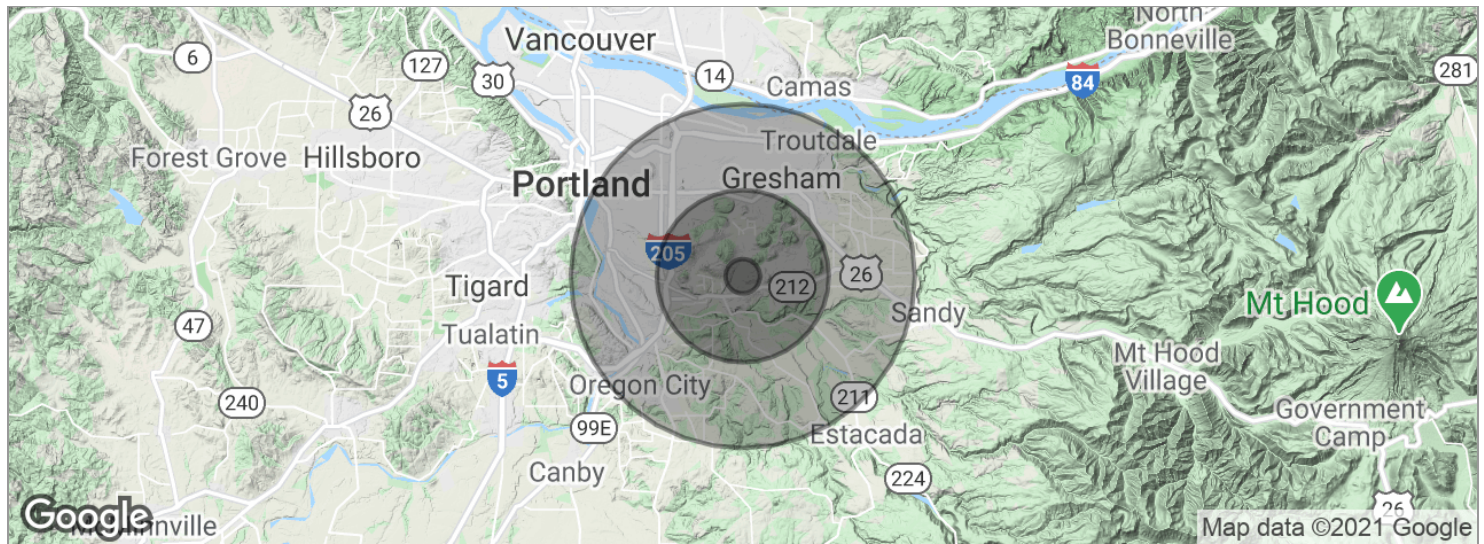
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DEMOGRAPHICS

8 Adjacent Parcels Off SE Vogel Rd & SE Sunnyside Rd, Happy Valley



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,219	106,196	663,784
Median age	41.1	37.8	36.2
Median age (male)	40.6	37.4	35.5
Median age (Female)	41.1	37.8	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	730	36,979	251,435
# of persons per HH	3.0	2.9	2.6
Average HH income	\$94,709	\$82,792	\$61,886
Average house value	\$444,390	\$421,697	\$300,803

* Demographic data derived from 2010 US Census

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RETAILER MAP

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HAPPY VALLEY, OR

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PRESENTED BY:

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