

# Development Summary

9460 SE Jeanne Rd



# Project Highlights



## Site Summary

10.79 acre site

Proposed PUD

R15 & R20 Zoning

18 Fee-Simple SFR Lots

9 Paired Building Envelopes

93 Acres of Greenspace Surround Project

Access Through Pioneer Highlands

Located in Oregon's 2<sup>nd</sup> Fastest Growing City



## Planning

Pre-App Conference Completed w/COHV 9/16/2025

Preliminary Site Layout Completed

Preliminary Grading & Cut/Fill Plan Completed

Local Engineering Firm

Project Next Steps: Geo-Tech Analysis

Land Use Application Submission



## Site Highlights

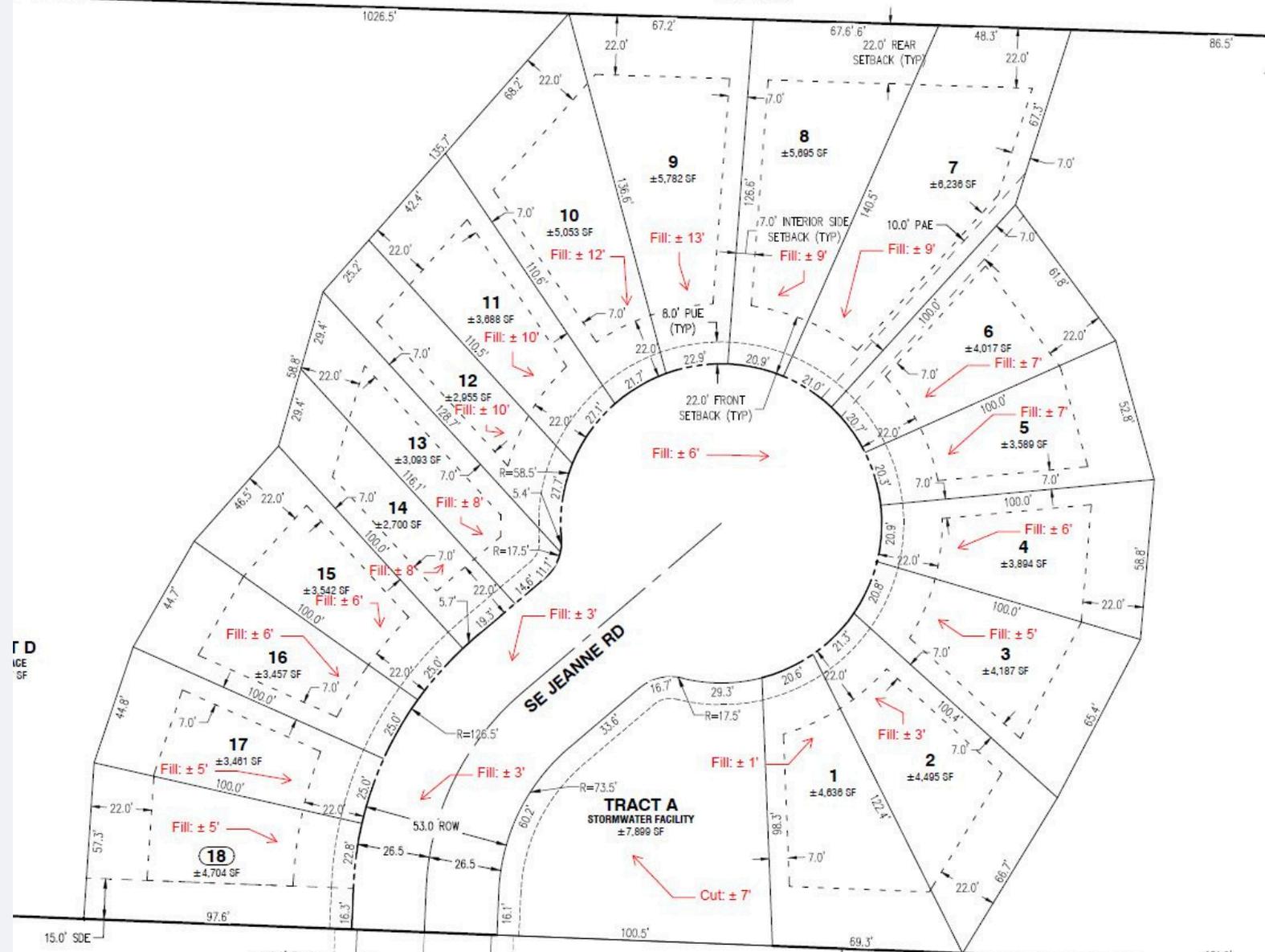
Jeanne Rd Cul-de-sac Extension- Serving All Lots

All Lots Back to Greenspace

Project Bordered to North by 57 Acres of Metro Owned Property

Small Development Footprint vs. Lot Count

Daylight Basement Plan Friendly Lot Footprints



# Preliminary Site Layout

Average Lot Size-4,090 SF

Largest Lot-6,236

Smallest Lot-2,700 SF

Stormwater Facility-7,899 SF

53 Foot ROW Street

Front Lot Setback-22 Feet

Rear Lot Setback-22 Feet

Existing Site Conditions:

2018 2,495 Square Foot Manufactured Home

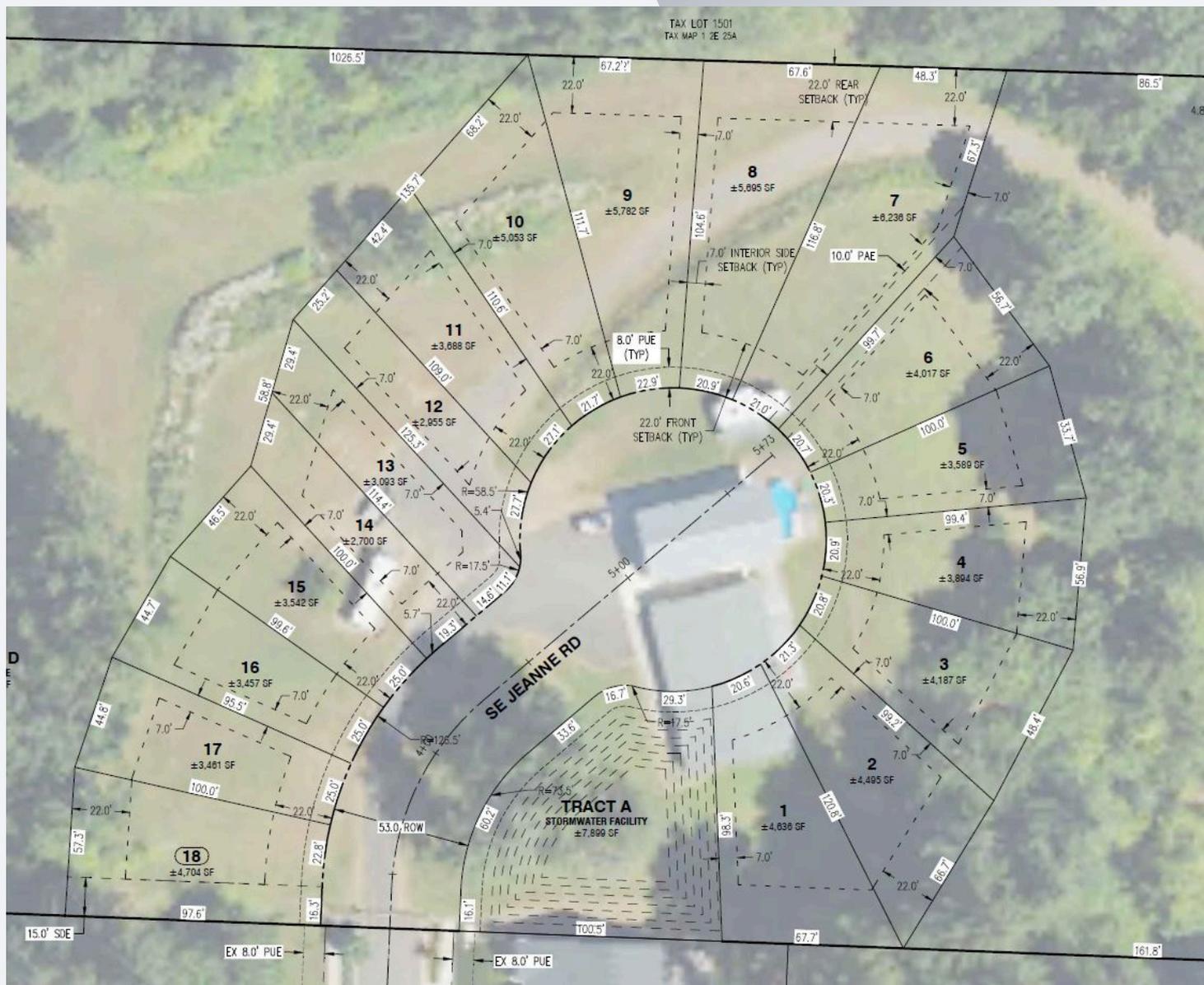
24 X 48 Shop w/1,120 Square Foot Clear Span Loft

400 Amp PGE Service-200 to Home 200 to Shop

Sunrise Water Connected

NW Natural Connected

# Upmarket Project Opportunity on Scouters Mountain North Slope



## Exclusivity at the Ready

This **development opportunity** is a cut above others in the Happy Valley market. Enjoy decreased development costs due to the small project footprint. Create a high end community with wide demographic appeal in a proven area of historically strong home sales. Offered at \$1,795,000.

- \$734,950 Median sale price estimate 97086
- Established Area of High-end Homes
- Mt Scott & Seasonal Mt Adams Views
- Strong In Area Comps Support List Price
- Purchase at \$1,670,000 w/SFR Excluded from Sale (to be removed after closing)



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