

LAND FOR SALE

REDEVELOPMENT OPPORTUNITY

\$699,900



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

12212 SOUTHEAST ASH STREET



OFFERING SUMMARY

PRICE:	\$699,000
LOT SIZE:	0.18 acres
USAGE:	Upto 70 Apartments
ACCESS:	Gated
ZONING:	CM3

PROPERTY OVERVIEW

Calling all developers with a vision! Unveil the potential of SE Portland with this exceptional redevelopment opportunity. Nestled right opposite the convenient TriMet's Menlo Park Park & Ride, and a mere stone's throw from the MAX Bus Stop ID 6621 and MAX Light Rail Stop ID 8349, this location sets the stage for a groundbreaking 70-unit apartment complex or versatile mixed-use development.

Surrounding this prime locale is a tapestry of diverse culinary experiences, from restaurants to pubs and cozy coffee shops. Just moments away lies Mall 205, boasting an array of big box stores, with easy access to I-205 close at hand. Education meets recreation with Ventura Grade School just three blocks away, and two delightful parks within a leisurely stroll.

The canvas is yours; craft your masterpiece in today's thriving market!



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LOCATION & HIGHLIGHTS

12212 SOUTHEAST ASH STREET



LOCATION INFORMATION

Building Name: Fridland Redevelopment Lot
Street Address: 12212 SE Ash St
City, State, Zip: Portland, OR 97233
County: Multnomah
Market: Portland Mixed Use
Zoning: CM3
Cross Streets: Se 122nd Ave
Usage: Build upto 70 Apartments



CM3 ZONING Allowable Uses

This property is zoned Commercial Mixed Use 3 (CM3). The following are the Allowed Uses and Limited/Conditional

Uses that the City would accept for the future owner of this property. The CM3 zone is a large-scale, commercial mixed-use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. Buildings in this zone are generally expected to be up to six stories and may be up to seven stories when bonuses are used.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base>



PROPERTY HIGHLIGHTS

- Currently used as an owner/ operator for business.
- Work while you develop!
- House is currently occupied and can be rented
- 4 Bay shop with office space
- Fully fenced lot.
- Combine with neighbor's lot also for sale for a large development opportunity

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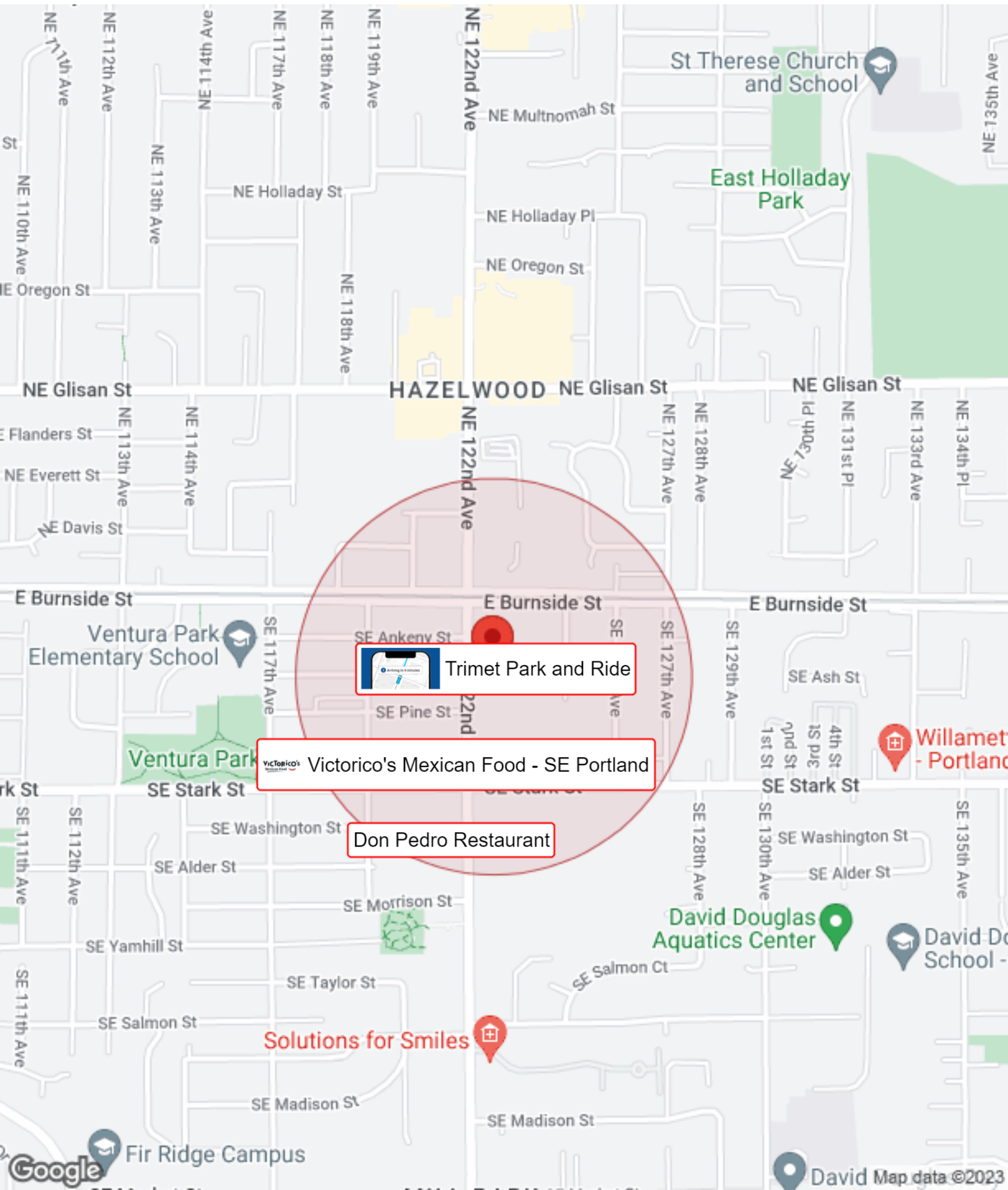
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BUSINESS MAP

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 Trimet Park and Ride

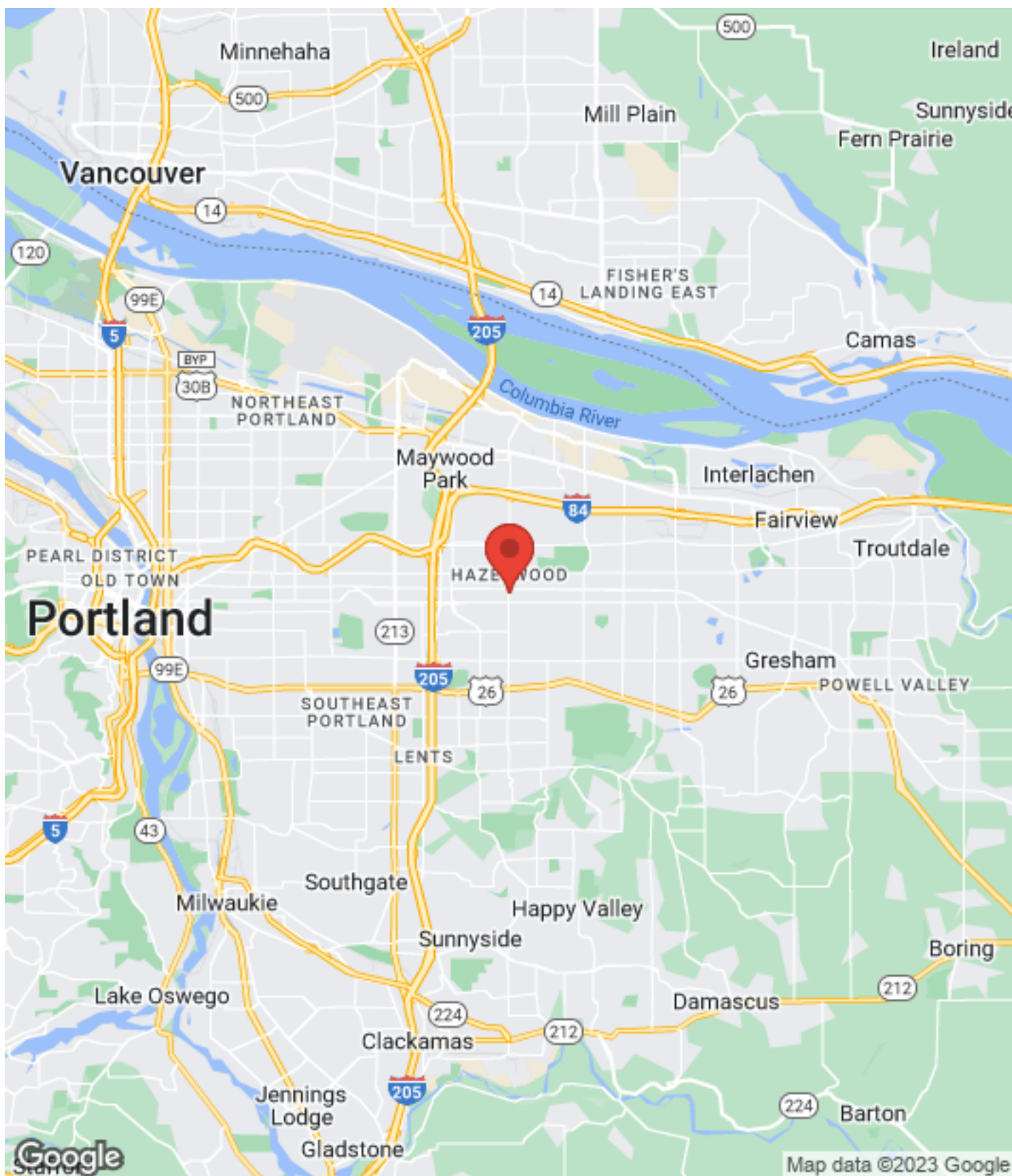
 Victorico's Mexican Food - SE Portland

Don Pedro Restaurant

Solutions for Smiles

REGIONAL MAP

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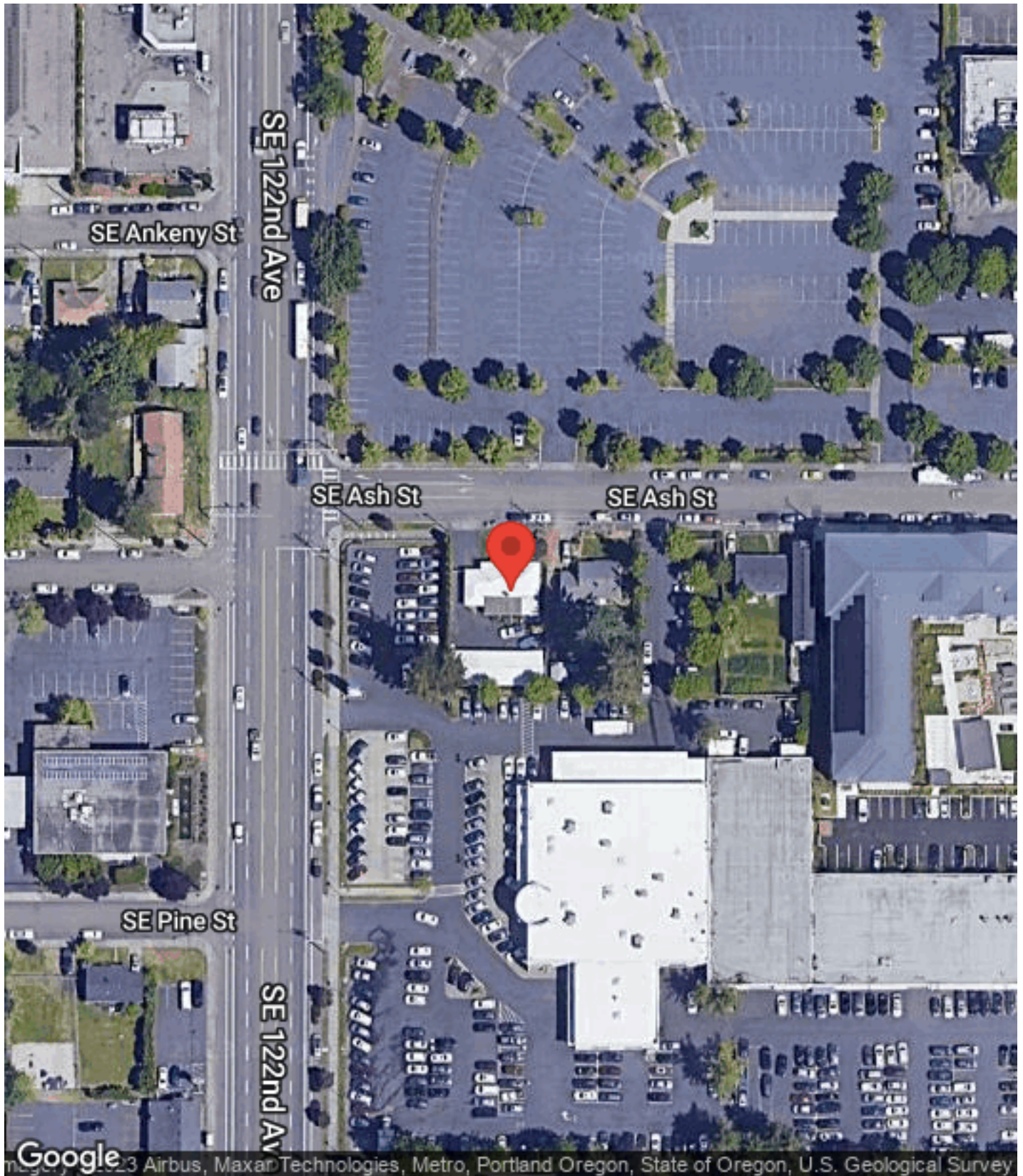


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AERIAL MAP

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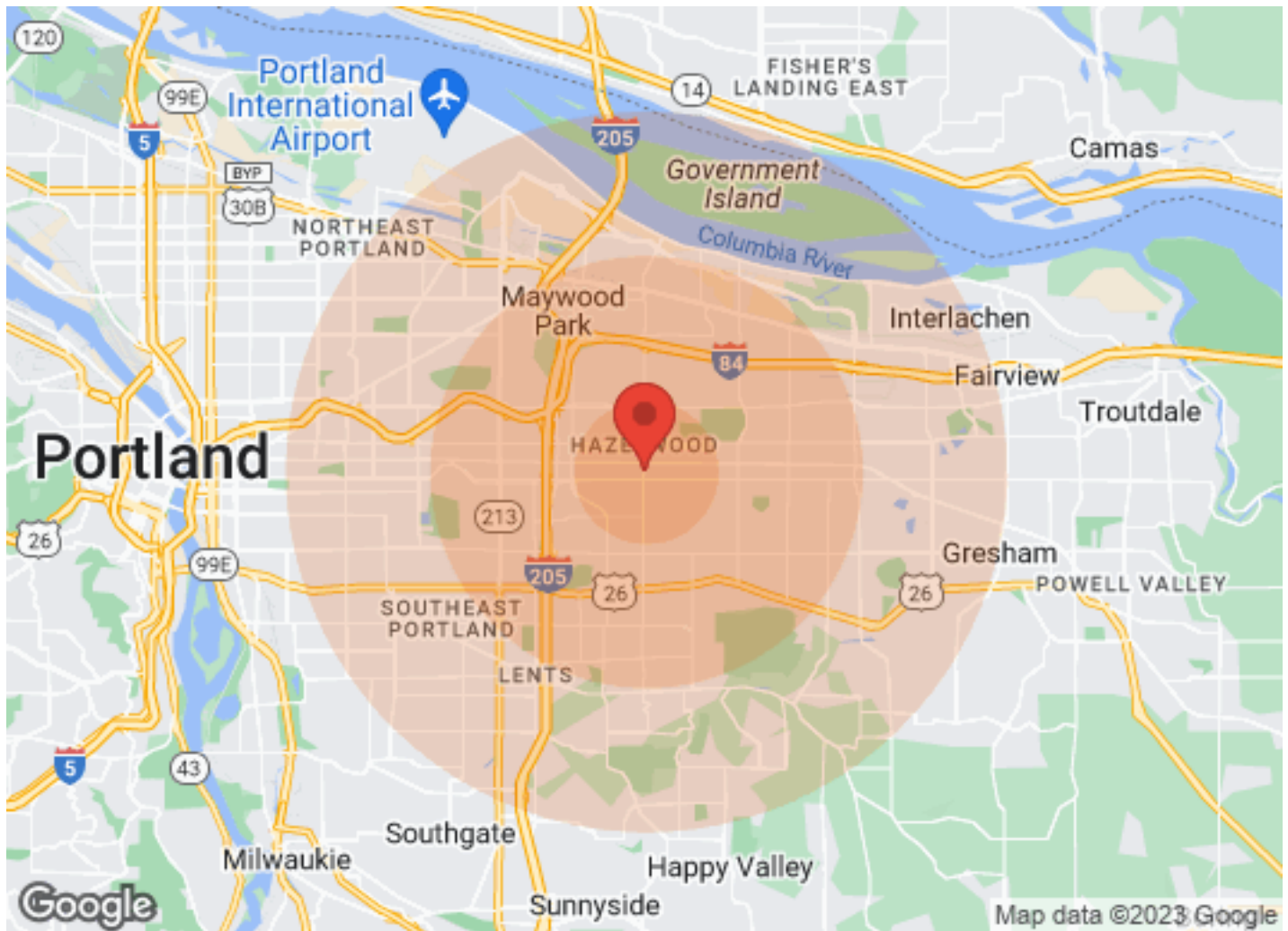
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DEMOGRAPHICS

12212 SOUTHEAST ASH STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	13,964	88,854	195,441	Median	\$38,721	\$42,854	\$47,676
Female	14,511	92,469	202,417	< \$15,000	1,656	10,884	20,967
Total Population	28,475	181,323	397,858	\$15,000-\$24,999	1,518	9,250	18,408
				\$25,000-\$34,999	1,248	8,941	17,902
Age				\$35,000-\$49,999	2,172	10,728	23,808
Ages 0-14	6,045	38,319	78,960	\$50,000-\$74,999	1,924	13,129	31,356
Ages 15-24	3,618	23,604	48,957	\$75,000-\$99,999	991	7,337	18,924
Ages 25-54	11,557	71,805	163,518	\$100,000-\$149,999	807	5,299	15,514
Ages 55-64	3,150	20,889	50,056	\$150,000-\$199,999	245	1,141	4,466
Ages 65+	4,105	26,706	56,367	> \$200,000	113	855	3,066
				Housing			
Race				Total Units	11,321	72,386	166,554
White	20,288	127,511	307,276	Occupied	10,645	68,217	157,711
Black	1,902	10,653	16,459	Owner Occupied	4,960	36,742	89,328
Am In/AK Nat	134	819	1,550	Renter Occupied	5,685	31,475	68,383
Hawaiian	137	1,136	1,468	Vacant	676	4,169	8,843
Hispanic	5,097	30,701	54,689				
Multi-Racial	7,824	49,442	87,512				

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