

FENCED GRAVELED YARD

FOR SALE  
\$2,221,500

NE SIMPSON STREET

NE 105TH AVENUE

## COLUMBIA CORRIDOR DEVELOPMENT OPPORTUNITY/YARD SITE

10542-10610 NE SIMPSON STREET | PORTLAND, OREGON 97220

For more information or a property tour, please contact:

**GREG NESTING**

Executive Vice President

503.225.8440 | [GregN@norris-stevens.com](mailto:GregN@norris-stevens.com)

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

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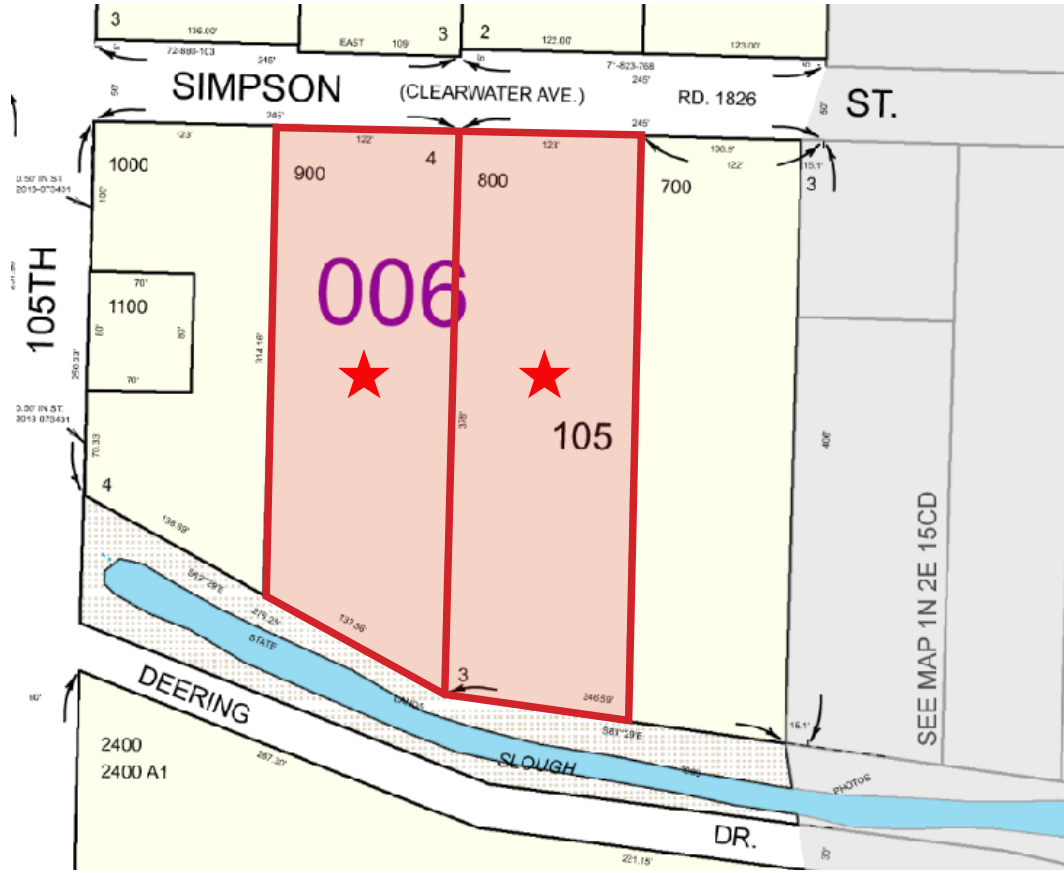
**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5TH AVENUE • 17TH FLOOR • PORTLAND, OR 97204

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# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

- Gated + fenced
- Graveled
- 3 rental homes
- Homes could be converted into offices
- Topography is mostly flat
- Utilities
  - City water is on site
  - Sewer and storm location to be verified with city
- Two tax lots
- Minutes to NE Airport Way
- One mile to I-205 freeway

## PROPERTY SUMMARY

|                           |  |
|---------------------------|--|
| <b>Offering Price:</b>    | \$2,221,500<br>(\$25.00 per square foot on land site)                    |
| <b>Address:</b>           | 10542- 10610 NE Simpson Street<br>Portland, Oregon 97220                 |
| <b>Building Sizes:</b>    | ± 2,936 SF<br>(3 - Single family rental houses on month-to-month leases) |
| <b>Land Area:</b>         | 2.04 AC (± 88,862 SF)  |
| <b>Tax Lot Number(s):</b> | R235935 & R235934  |
| <b>Zoning:</b>            | IG2 - General Industrial 2   |
| <b>County:</b>            | Multnomah  |

## DEMOGRAPHICS

|                              | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------------------|----------|----------|----------|
| <b>2021 Population:</b>      | 5,813    | 81,411   | 343,407  |
| <b>Pop Growth 2021-2026:</b> | 0.77%    | 1.18%    | 2.36%    |
| <b>2021 Households:</b>      | 2,174    | 31,609   | 135,375  |
| <b>HH Growth 2021-2026:</b>  | 0.55%    | 0.94%    | 2.18%    |
| <b>Median HH Income:</b>     | \$57,777 | \$66,120 | \$71,141 |

## ZONING INFORMATION

The IG2 zone will generally have larger lots and irregular or large block pattern. The area is less developed, with sites having medium and low building coverages which are usually set back from the street.

# LOCATION OVERVIEW



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