

# LAND OFFERING MEMORANDUM

## 31430 S HWY 213

MOLALLA, OR 97038



# OFFERING MEMORANDUM

### PRESENTED BY:

**BRADLEY KING**

OR & WA Real Estate Broker

O: (503) 313-8262

C: (503) 313-8262

King@kwcommercial.com

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**BRADLEY KING**  
OR & WA REAL ESTATE BROKER  
O: (503) 313-8262  
C: (503) 313-8262  
King@kwcommercial.com

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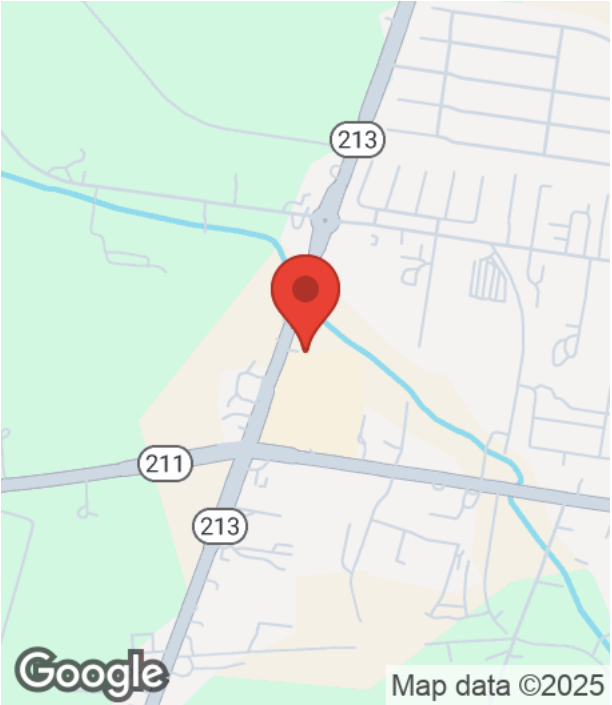
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$335,000
PRICE / SF:	\$47.94
LOT SIZE:	0.39 Acres
SIGNAGE:	Pylon

PROPERTY OVERVIEW

Vacant commercial land C2 zoning Molalla - General commercial. Development opportunity for centrally located prime land right off Hwy 213 and surrounded by businesses such as Starbucks, Safeway and Les Schwab. All factoring into the high foot traffic that this property sees on a daily basis. This property has an access easement with Starbucks. Road & sidewalk improvements, water management, egress and ingress all already completed making this an easy to develop piece of prime C2 zoned land.

PROPERTY LOCATION SPECIFICS

- Beginning at a point which is South 88 degrees 20' West 352.4 feet from the northeast corner of said tract 38. Thence north 82 degrees west 311.2 feet; thence south 23 degrees 56' west 146.1 feet; thence south 82 degrees east 351.3 feet; thence north 8 degrees east 140.5 feet to the point of beginning.



# PROPERTY PHOTOS

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# LOCATION INFORMATION

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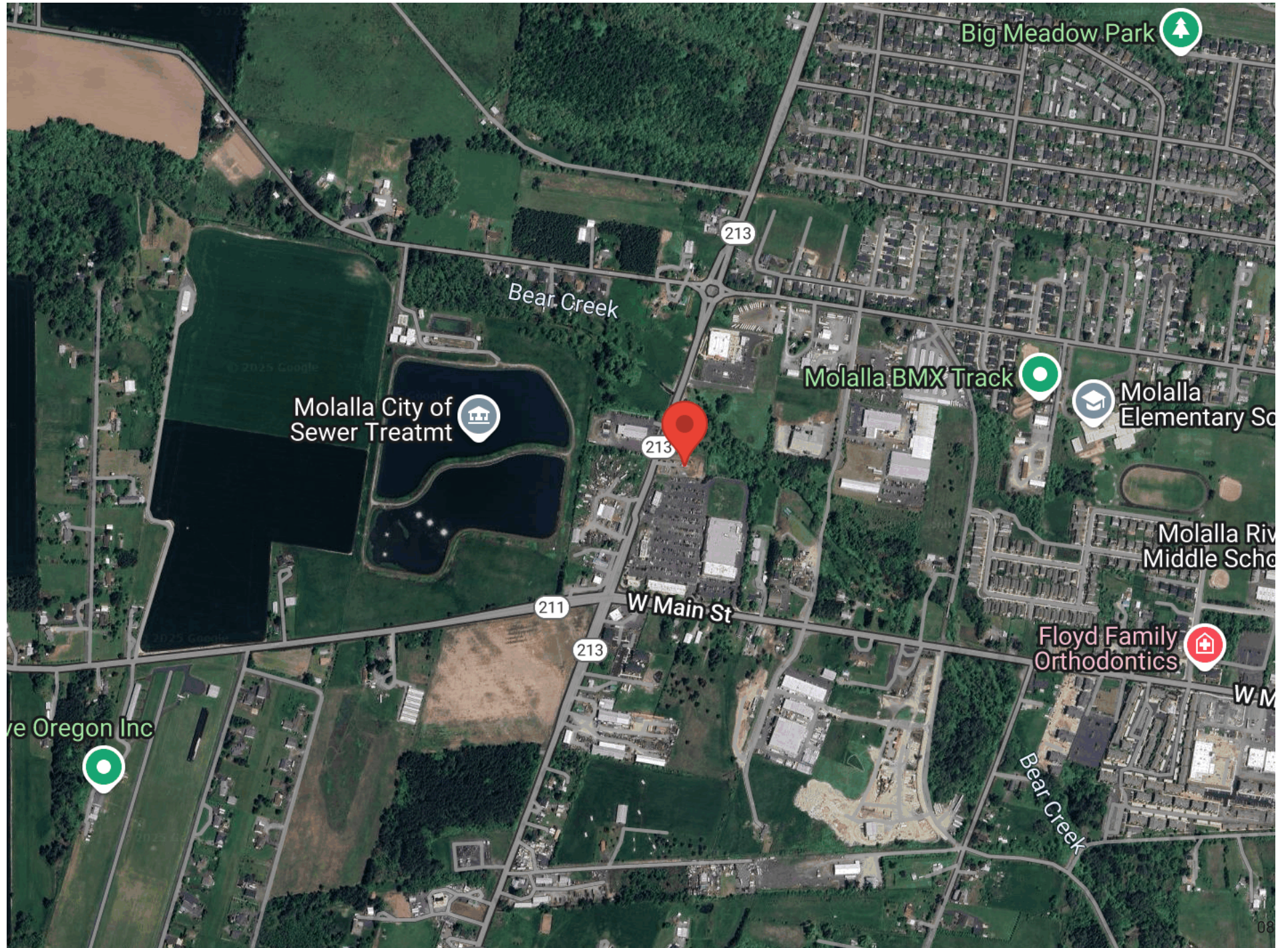
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# REGIONAL MAP

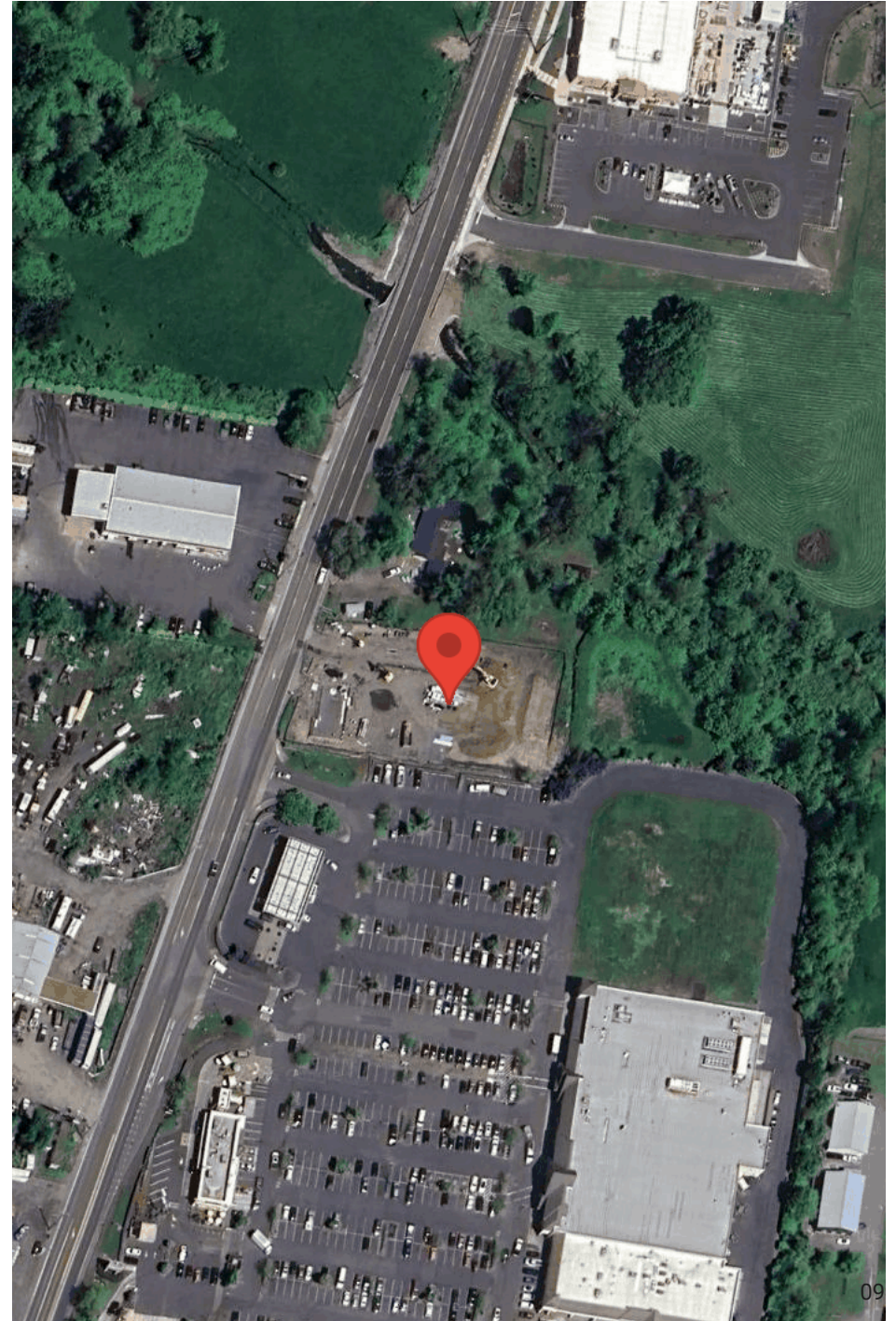
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# LOCATION MAPS

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# TRADE AREA OVERVIEW

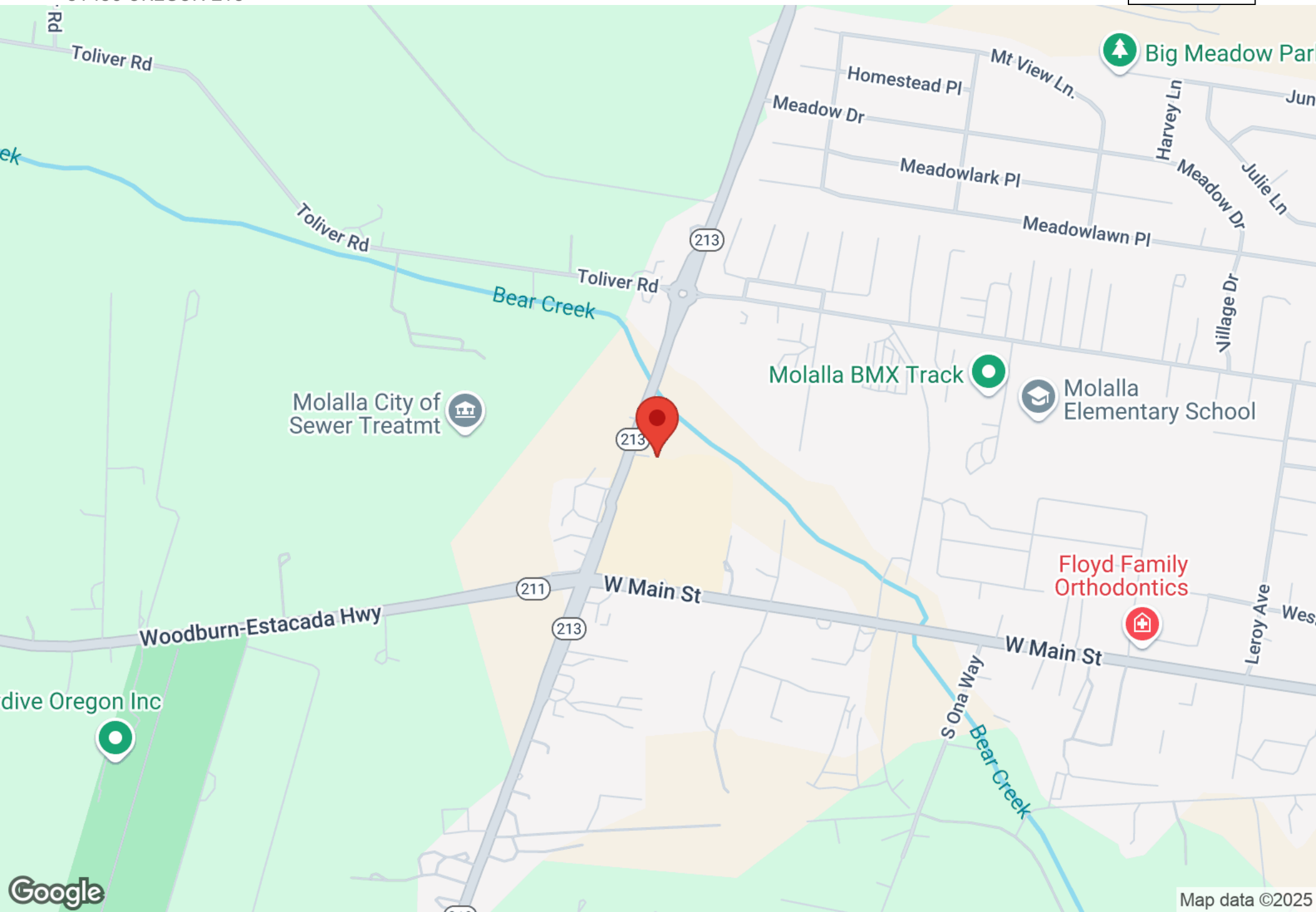
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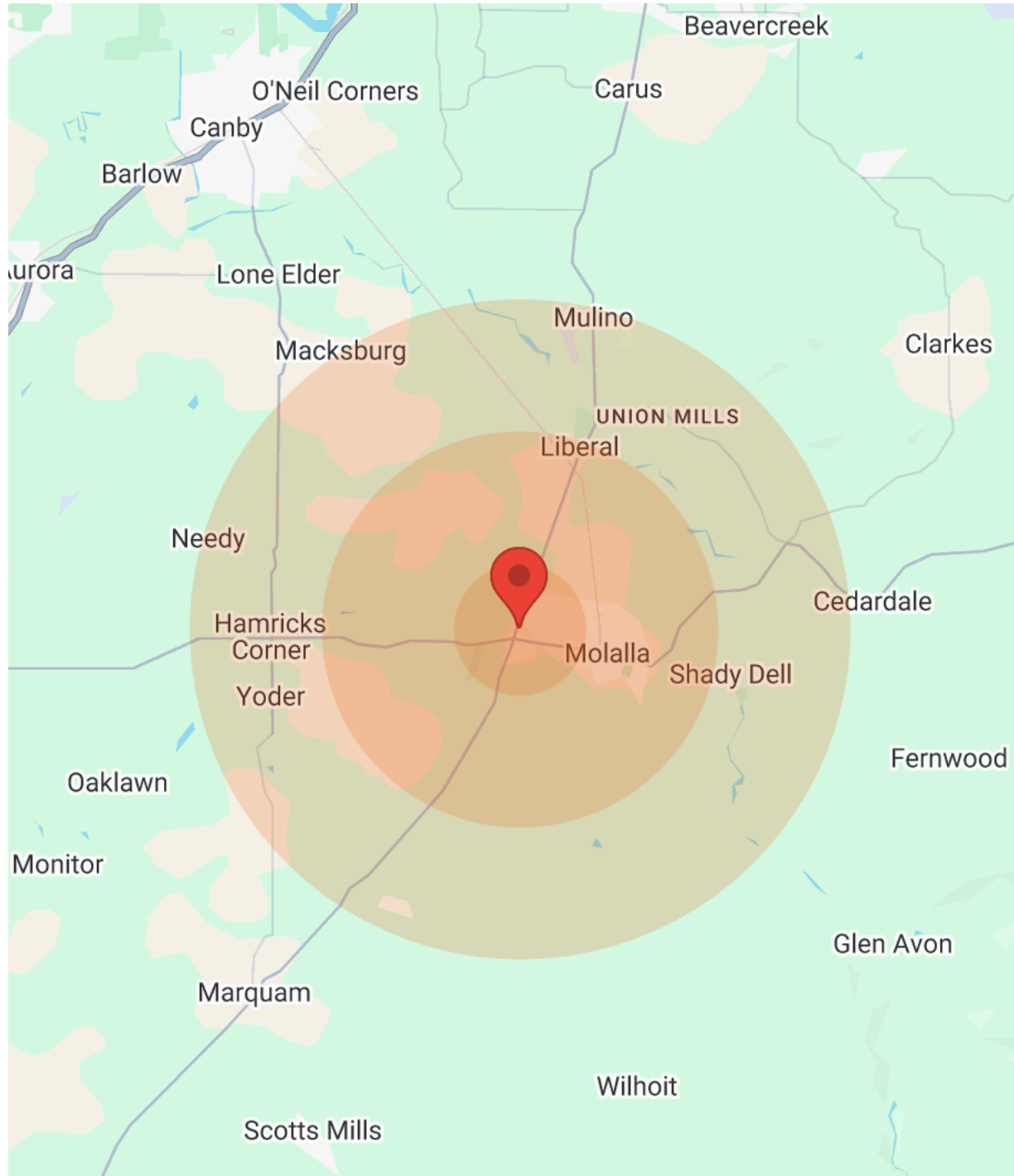
# BUSINESS MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,935	6,404
Female	N/A	6,096	6,510
Total Population	N/A	12,031	12,914

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,523	2,627
Ages 15-24	N/A	1,896	2,007
Ages 25-54	N/A	4,610	4,919
Ages 55-64	N/A	1,348	1,505
Ages 65+	N/A	1,654	1,856

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,623	11,501
Black	N/A	20	20
Am In/AK Nat	N/A	32	32
Hawaiian	N/A	4	4
Hispanic	N/A	1,700	1,723
Multi-Racial	N/A	2,590	2,600

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$48,801	\$50,046
< \$15,000	N/A	422	445
\$15,000-\$24,999	N/A	433	473
\$25,000-\$34,999	N/A	643	659
\$35,000-\$49,999	N/A	671	699
\$50,000-\$74,999	N/A	852	951
\$75,000-\$99,999	N/A	738	751
\$100,000-\$149,999	N/A	470	500
\$150,000-\$199,999	N/A	14	50
> \$200,000	N/A	22	66

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,467	4,802
Occupied	N/A	4,214	4,529
Owner Occupied	N/A	2,898	3,152
Renter Occupied	N/A	1,316	1,377
Vacant	N/A	253	273