

FOR SALE

**SW PORTLAND
SUBDIVISION
OPPORTUNITY**

- next to -

**HAYHURST
ELEMENTARY**



**REAL ESTATE
INVESTMENT GROUP**
2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655
www.reig.com

4774 SW PENDLETON ST, PORTLAND OR
EVERETT HEIGHTS SUBDIVISION

George N. Diamond
503.222.2178 (office)
503.781.4764 (cell)
gdiamond@reig.com

Nicholas G. Diamond
503.222.2655 (office)
503.887.8344 (cell)
ndiamond@reig.com

**REAL ESTATE
INVESTMENT GROUP**

PRICE REDUCED: \$1,595,000
\$145,000 / LOT | GROSS AREA: 2.31 AC

SW PDX **RESIDENTIAL DEVELOPMENT**

11 FINAL-ENGINEERED SINGLE FAMILY LOTS

Property Features:

- Subdivision Site at Intersection of SW 48th & SW Pendleton, Portland OR
- **Final Engineering Complete for 11 Single Lots**
- **Approved Permits Ready for Pickup and Construction**
- Zoning: R7 (Residential 7,000)

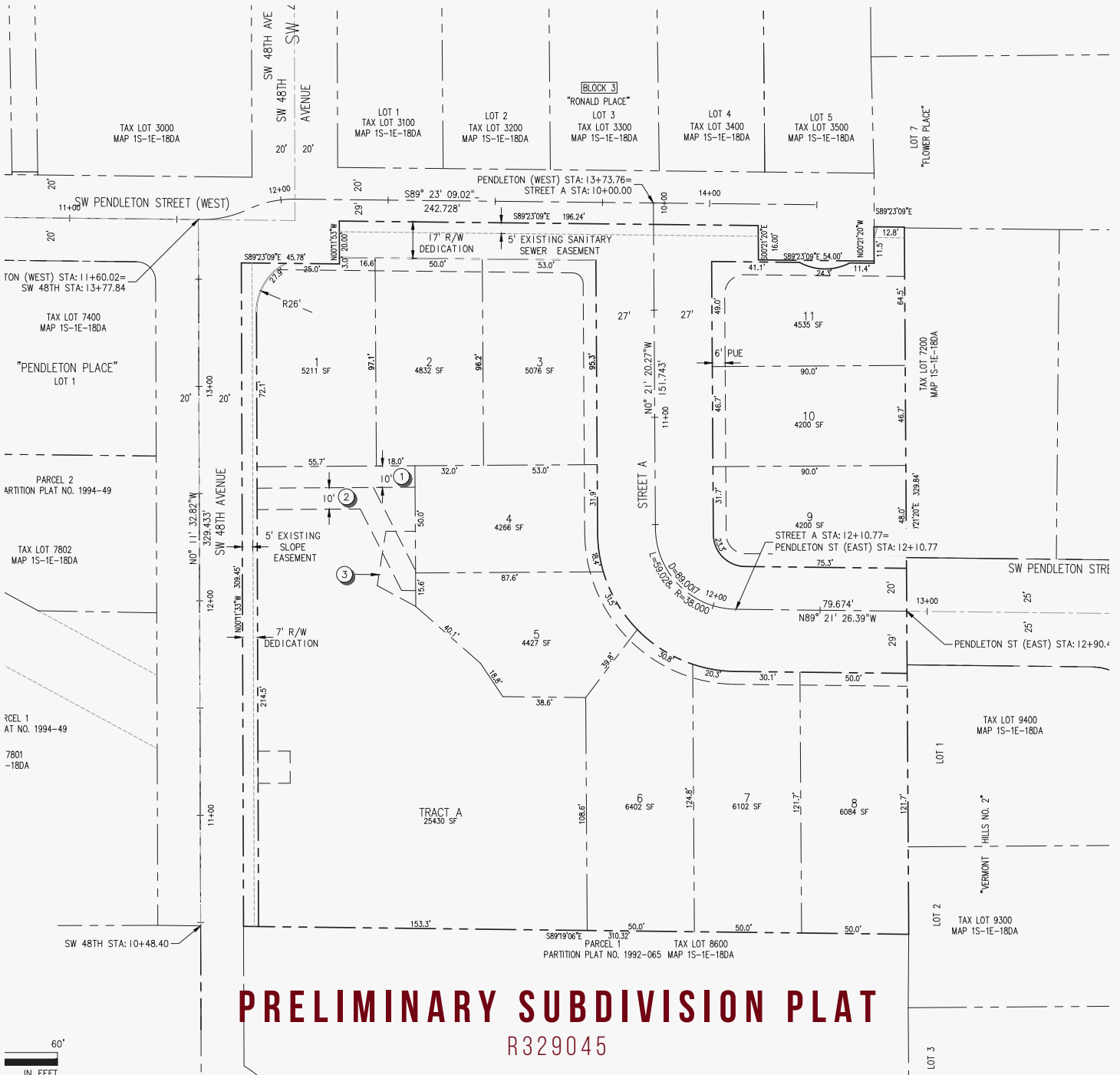
[View Site Location](#)
 Google Maps

Location Features:

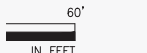
- One Block to Hayhurst Elementary School and Two Blocks to Pendleton City Park
- Minutes to Major Retail, Recreation, Parks and Civic Centers
- Seconds to Beaverton-Hillsdale Highway into Portland and Beaverton

EVERETT HEIGHTS SUBDIVISION

4774 SW PENDLETON ST, PORTLAND OR



PRELIMINARY SUBDIVISION PLAT R329045

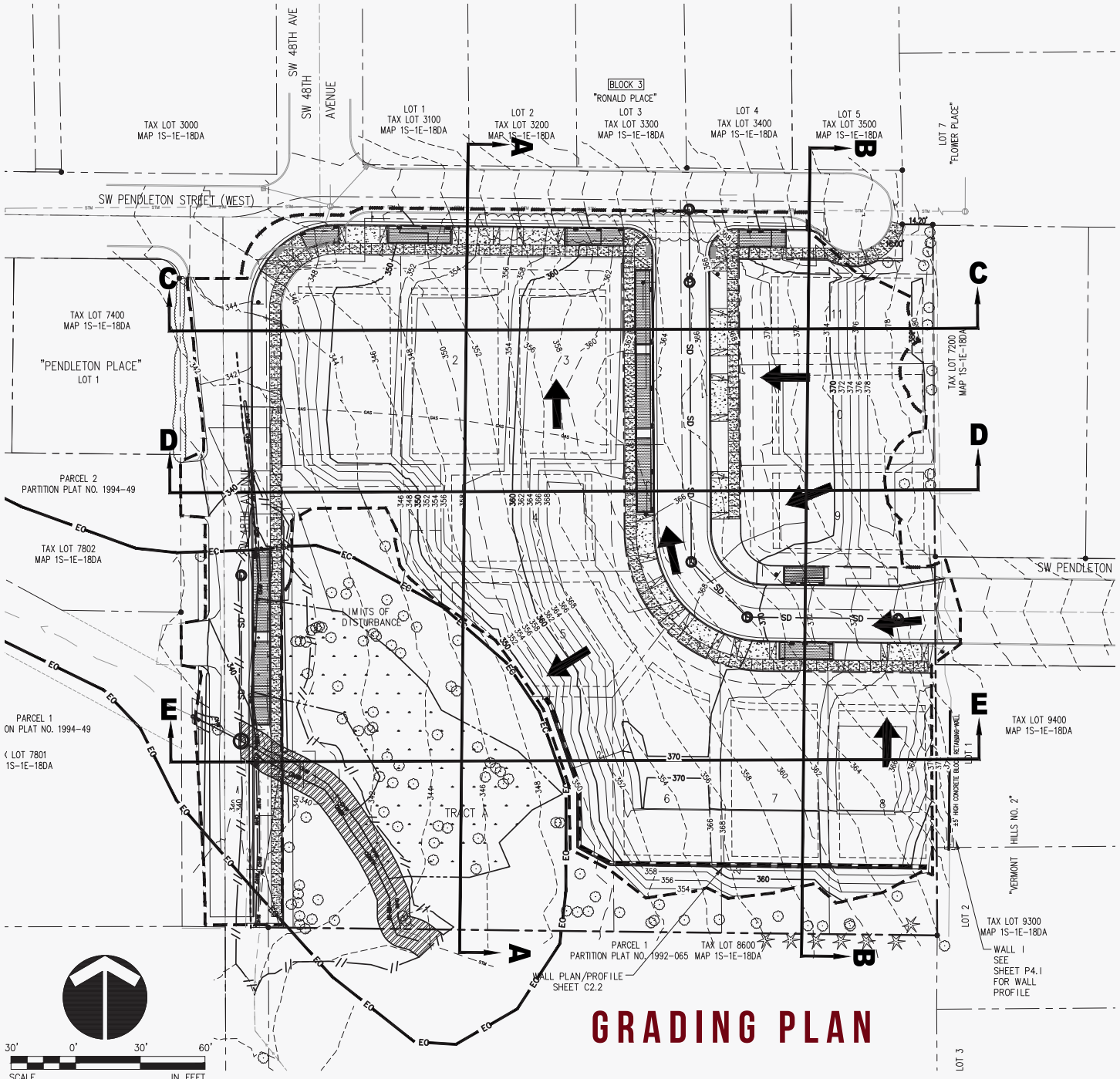


	APPROVALS:		BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION		<p>808 SW 3rd Ave., Ste. 300 Portland, OR 97204 Phone: (503) 287-6825 Fax: (503) 415-2304 www.otak.com</p>
	BES CHIEF ENGINEER	REG. PROF. ENGR. 16301PE	NICK FISH	COMMISSIONER	DAN SALTZMAN	COMMISSIONER	
	PBOT PRINCIPAL ENGINEER	REG. PROF. ENGR. 51704PE	WILLIAM F. RYAN, P.E.	CHIEF ENGINEER	STEVE TOWNSEN, P.E.	CITY ENGINEER	
	PBOT CITY ENGINEER	REG. PROF. ENGR. 51538PE					
							OTAK PROJECT NUMBER 17677



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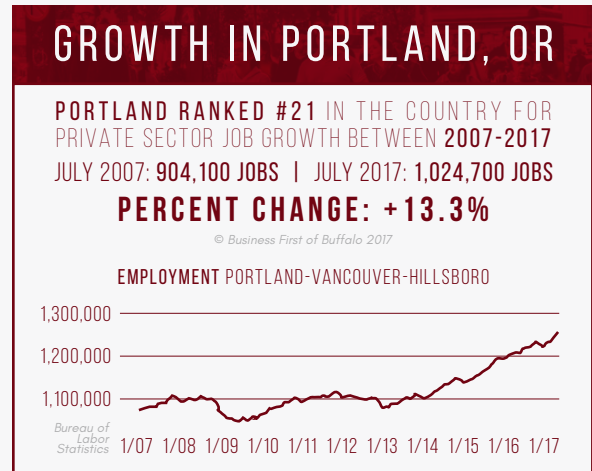
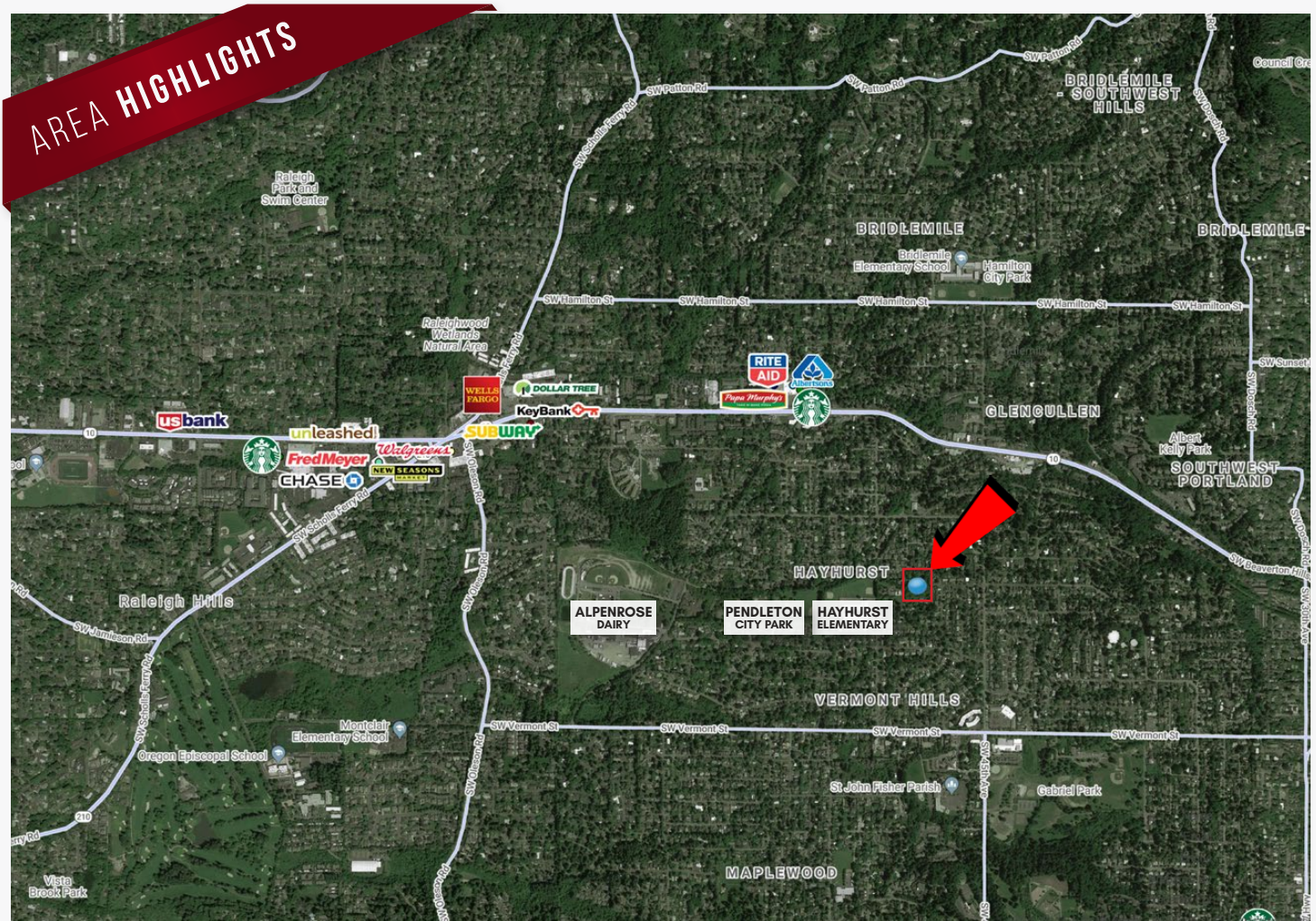
GRADING PLAN

DESIGNED BY DATE APPROVED	APPROVALS:	BUREAU OF ENVIRONMENTAL SERVICES		BUREAU OF TRANSPORTATION	
AD BY SECTION ENGR	BES CHIEF ENGINEER REG. PROF. ENGR. 16301PE	NICK FISH COMMISSIONER	STEVE NOVICK COMMISSIONER		
CHECKED BY BES REVIEWER	PBOT PRINCIPAL ENGINEER REG. PROF. ENGR. 51704PE	WILLIAM F. RYAN, P.E. CHIEF ENGINEER	STEVE TOWNSEN, P.E. CITY ENGINEER		
PBOT REVIEWER	PBOT CITY ENGINEER REG. PROF. ENGR. 51538PE				



EVERETT HEIGHTS SUBDIVISION

4774 SW PENDLETON ST, PORTLAND OR



SW 48th Ave & SW Pendleton St		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97221				
AREA DEMOGRAPHICS	2018 Estimated Population	14,139	117,475	348,742
	2023 Projected Population	15,177	126,244	375,306
	2010 Census Population	13,187	105,395	309,145
	2000 Census Population	13,099	97,803	280,734
	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	0.4%	1.1%	1.3%
	2018 Est. HH Income Under \$15,000	7.4%	7.2%	9.4%
	2018 Est. Average Household Income	\$123,969	\$126,127	\$109,948
	2018 Est. Median Household Income	\$94,531	\$91,793	\$82,384
	2018 Est. Per Capita Income	\$53,884	\$57,389	\$51,301
2018 Est. Total Businesses	365	7,614	32,420	
2018 Est. Total Employees	2,451	85,295	351,523	

**Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com*