

VACANT LAND

NW Fariss Rd | Gresham, OR 97030

FOR SALE



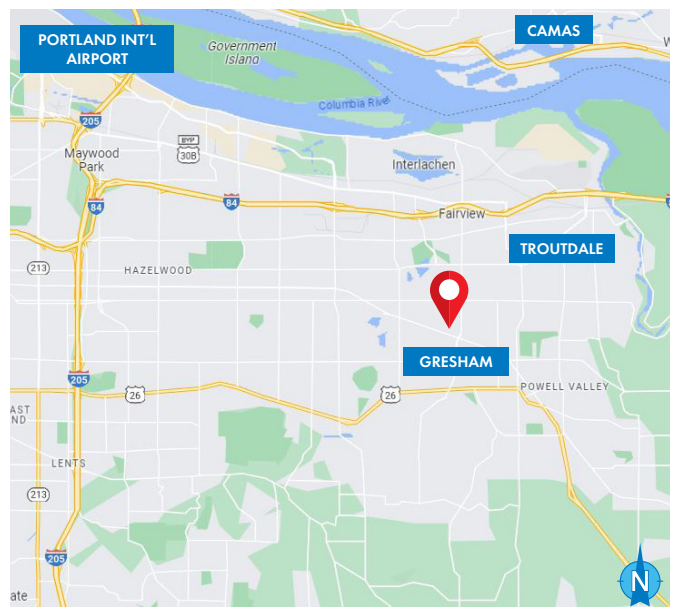
VACANT LAND FOR SALE

DETAILS

- Sale price: \$280,000
- Land size: ± 0.425 AC (18,511 SF)
- Parcel number: R715310
- Zoning: CMU (Community Mixed Use)

FEATURES

- Highly visible from NW Burnside Rd
- ADT: 26,434 on NW Burnside Rd & NW Fariss Rd (Costar 2022)



10.13.2023

For more information or a property tour, please contact:

TIM BUDELMAN

503.225.8472

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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 his/her own satisfaction.

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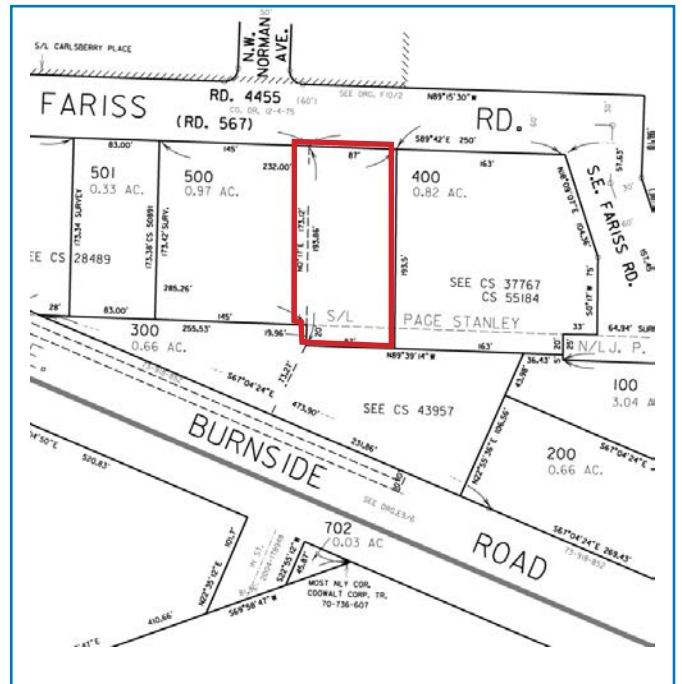
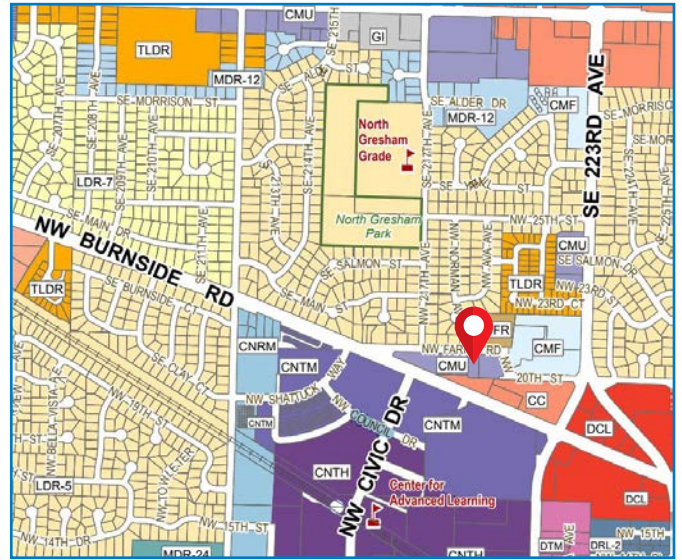
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ZONING INFORMATION

Table 4.0420: Permitted Uses in the Corridor Land Use Districts

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RESIDENTIAL¹							
Single Detached Dwelling	NP	NP	NP	L ²	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Triplex	NP	P	P	P	P	NP	NP
Quadplex	NP	P	P	P	P	NP	NP
Townhouse	L ³	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L ²	NP	NP	NP
Multifamily ²⁸	L ^{3,4}	L ^{4,5}	P ⁴	P	P ⁴	L ^{4, 6, 7a}	L ^{4, 6, 8a}
Elderly Housing	SUR ³	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P ³	P	P	P	P	L ^{6, 7a}	L ^{6, 8a}
Residential Home	NP	NP	NP	L ²	NP	NP	NP
Affordable Housing	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
COMMERCIAL							
Auto-Dependent Use	L ¹⁰	NP	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Business and Retail Service and Trade	P	L ¹²	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Clinics	P	L ¹²	P	NP	L ¹¹	L ^{7a, 7b}	L ^{8a, 8b}
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L ¹²	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L ¹³	NP	L ¹³	L ^{7a, 7b}	L ^{8a, 8b}
INDUSTRIAL							
Construction	NP	NP	L ¹⁴	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	L/SUR ¹⁵	L/SUR ¹⁵	L/SUR ¹⁵
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR ¹⁶	L/SUR ¹⁶	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L ^{7a, 7b}	L ^{8a, 8b}
Schools	P/SUR ²⁰	P/SUR ^{17, 19}	P/SUR ²⁰	SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰	P/SUR ²⁰
RENEWABLE ENERGY¹⁹							
Solar Energy Systems	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²	L/SUR ²²
Wind Energy Systems	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³	L/SUR ²³
Biomass Energy Systems	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴
Geothermal Energy Systems	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵	L/SUR ²⁵
Micro-Hydro Energy Systems	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶	L ²⁶
OTHER							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR ¹⁸	SUR	SUR	SUR
Heliports ¹⁷	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	L ²⁷	L ²⁷



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