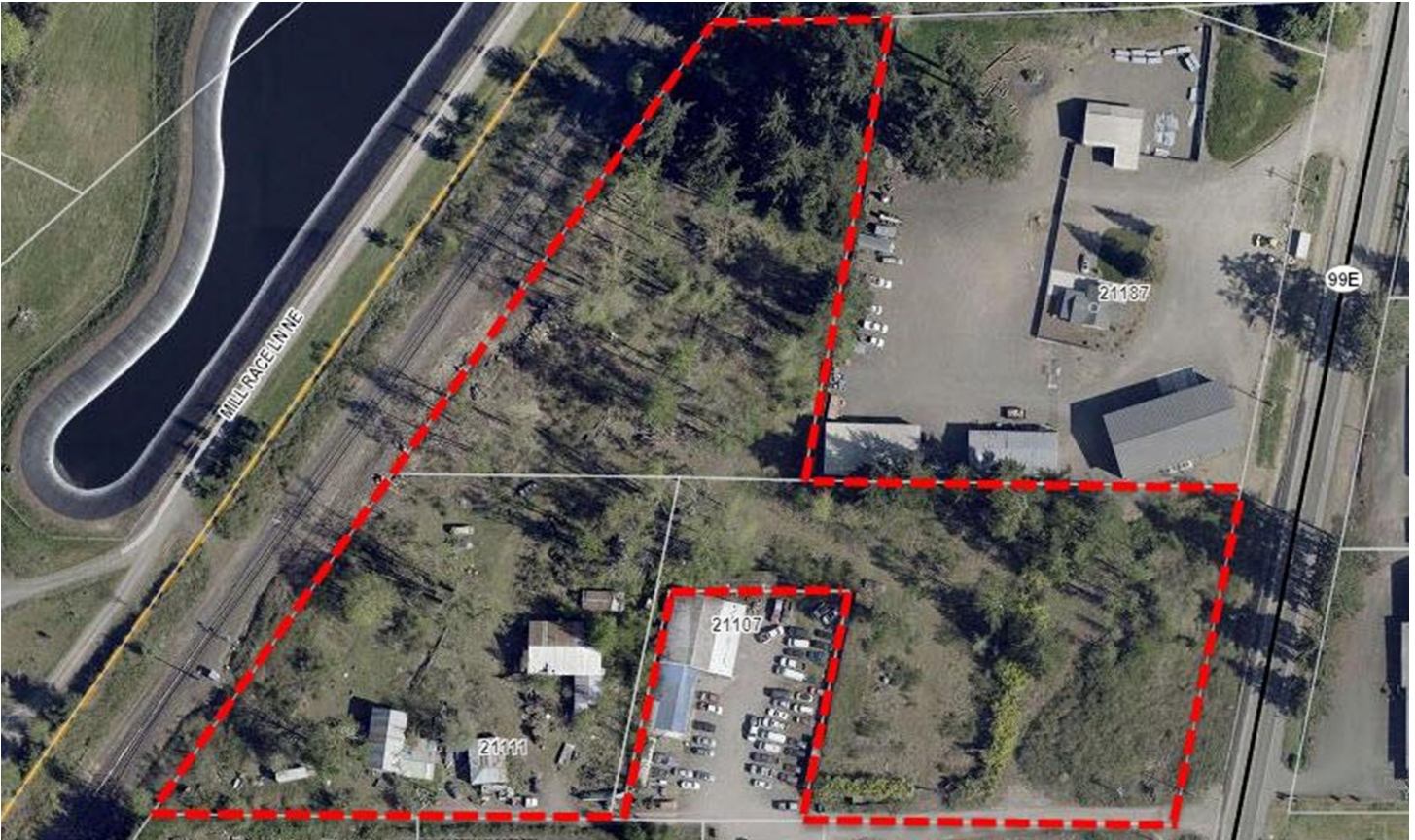


# FOR SALE

21111 & 21115 HIGHWAY 99E NE, AURORA, OR 97002



## PROPERTY DESCRIPTION

This 6.52-acre industrial/commercial development site is located along the highly visible Highway 99E corridor in Aurora, Oregon. Comprising three contiguous parcels, the property features a strategic combination of commercially zoned frontage and industrial-zoned acreage to the west—ideal for a variety of commercial, industrial, or mixed-use development projects. The site offers flat topography, full utility access, and direct exposure along a major arterial, with easy access to regional transportation routes. Given its excellent transportation access, this property provides a great opportunity for land-intensive commercial businesses, such as equipment sales and service, self-storage and light manufacturing.

## PROPERTY HIGHLIGHTS

- **Address:** 21111 & 21115 Highway 99E NE, Aurora, Oregon 97002
- **Total Land Area:** 6.52 acres (284,011 SF)
- **Parcels:** Three (APNs 510690, 510704, 510687)
- **Zoning:**
  - ~2.20 acres Commercial (C)
  - ~4.32 acres Industrial (I)
- **Frontage:** Approximately 236 feet along Highway 99E NE
- **Topography:** Flat
- **Utilities:** All available (water, sewer, electricity, etc.)
- **Access & Visibility:** Good access and visibility from Highway 99E

## OFFERING SUMMARY

**Sale Price:**

\$2,150,000

### JOHN BRANDHORST

Senior Director / Brokerage Services  
Licensed in Oregon  
C: 971-506-3498  
O: 503.222.5100  
jbrandhorst@dougbean.com

**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

**DOUGBEAN.COM**

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





# Additional Photos

21111 & 21115 HIGHWAY 99E NE, AURORA, OR 97002



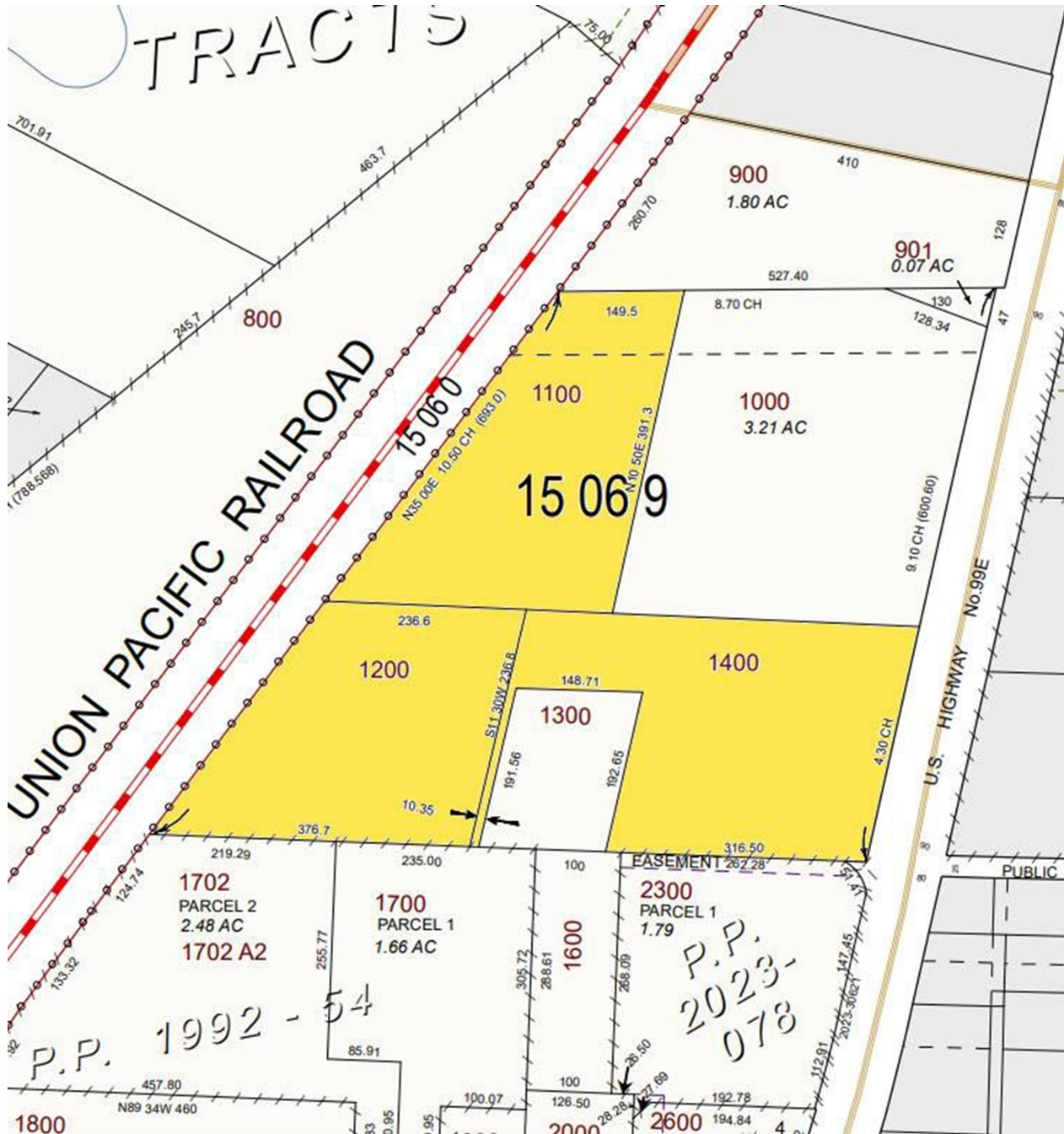
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# Aerial Map

21111 & 21115 HIGHWAY 99E NE, AURORA, OR 97002



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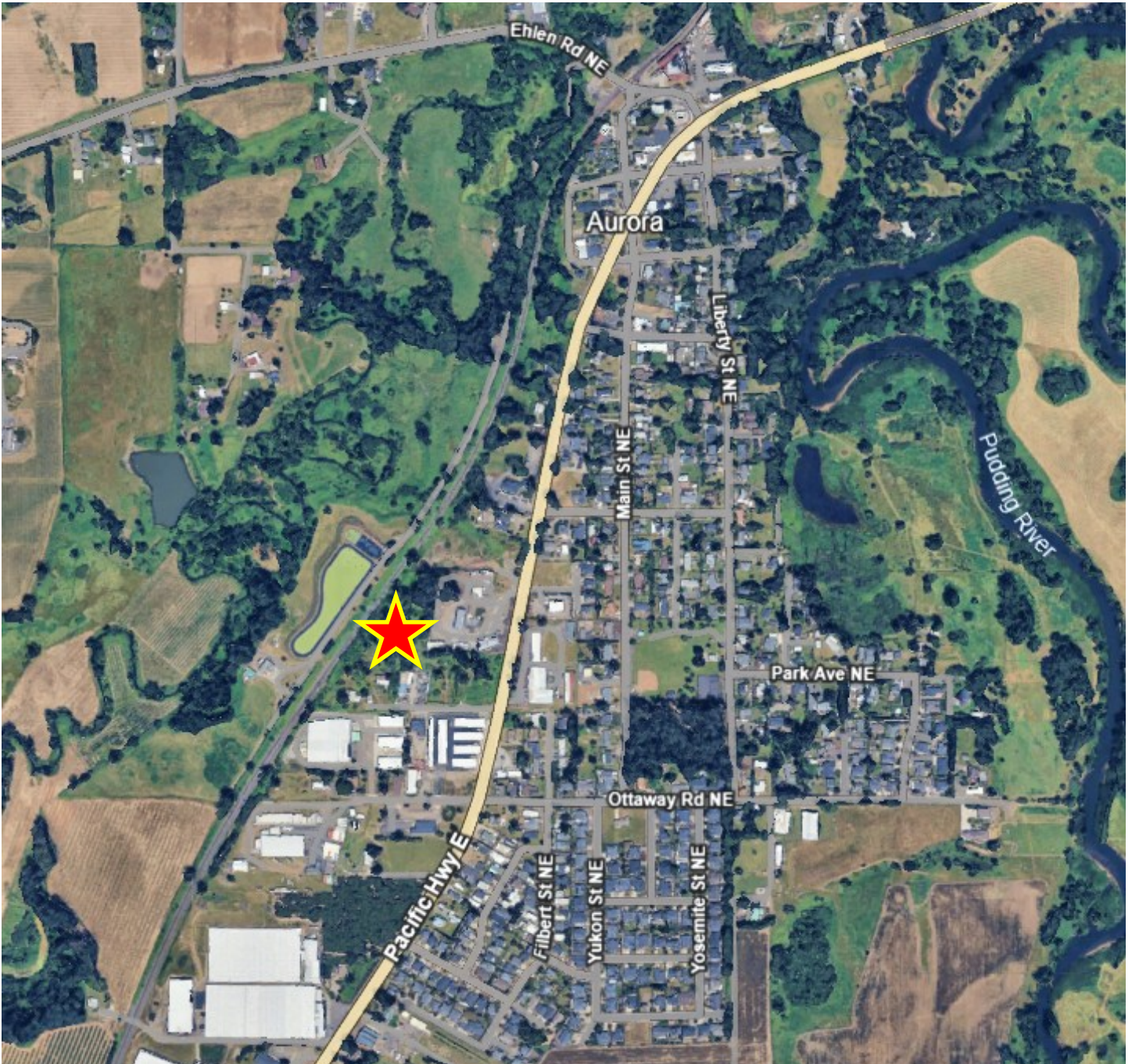
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# Location Map

21111 & 21115 HIGHWAY 99E NE, AURORA, OR 97002



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# Demographics Report

21111 & 21115 HIGHWAY 99E NE, AURORA, OR 97002



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	584	41,235	179,382
Average Age	42.5	42.8	40.4
HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	211	15,650	63,812
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$88,369	\$103,686	\$113,715
Average House Value	\$452,272	\$473,877	\$492,694

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