

# Hebo Market



OFFERING MEMORANDUM

31808 Hwy 101  
Hebo, OR 97122



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## OFFERING SUMMARY

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ADDRESS	31808 Hwy 101 Hebo OR 97122
COUNTY	Tillamook
MARKET	Oregon North Coast
PRICE	\$499,000
BUILDING SF	2,705 SF
PRICE PSF	\$184.47
LAND ACRES	0.35
YEAR BUILT	1900
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
APN	33252

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## PROPOSED FINANCING

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### Seller-Carried Financing

LOAN TYPE	Amortized
DOWN PAYMENT	\$149,700
LOAN AMOUNT	\$349,300
INTEREST RATE	7.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$29,627
LOAN TO VALUE	70%
AMORTIZATION PERIOD	25 Years

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**Notes** Final terms subject to negotiation

## C-Store + Real Estate Opportunity

- Established convenience store
- Recent updates including roof, siding, deck, bathroom, flooring and sub-flooring
- Potential for a live/work lifestyle near the Oregon Coast
- Located near intersection of Hwy 101 and Hwy 22
- 5,100+ daily trips drawing in a diverse mix of local patrons and travelers
- Average annual sales over \$645,000 featuring groceries, household goods, hot meals, quick snacks and lottery

1

**Pacific City**  
7.28 miles | 11.3 minutes

2

**Salem**  
56.35 miles | 71.1 minutes

3

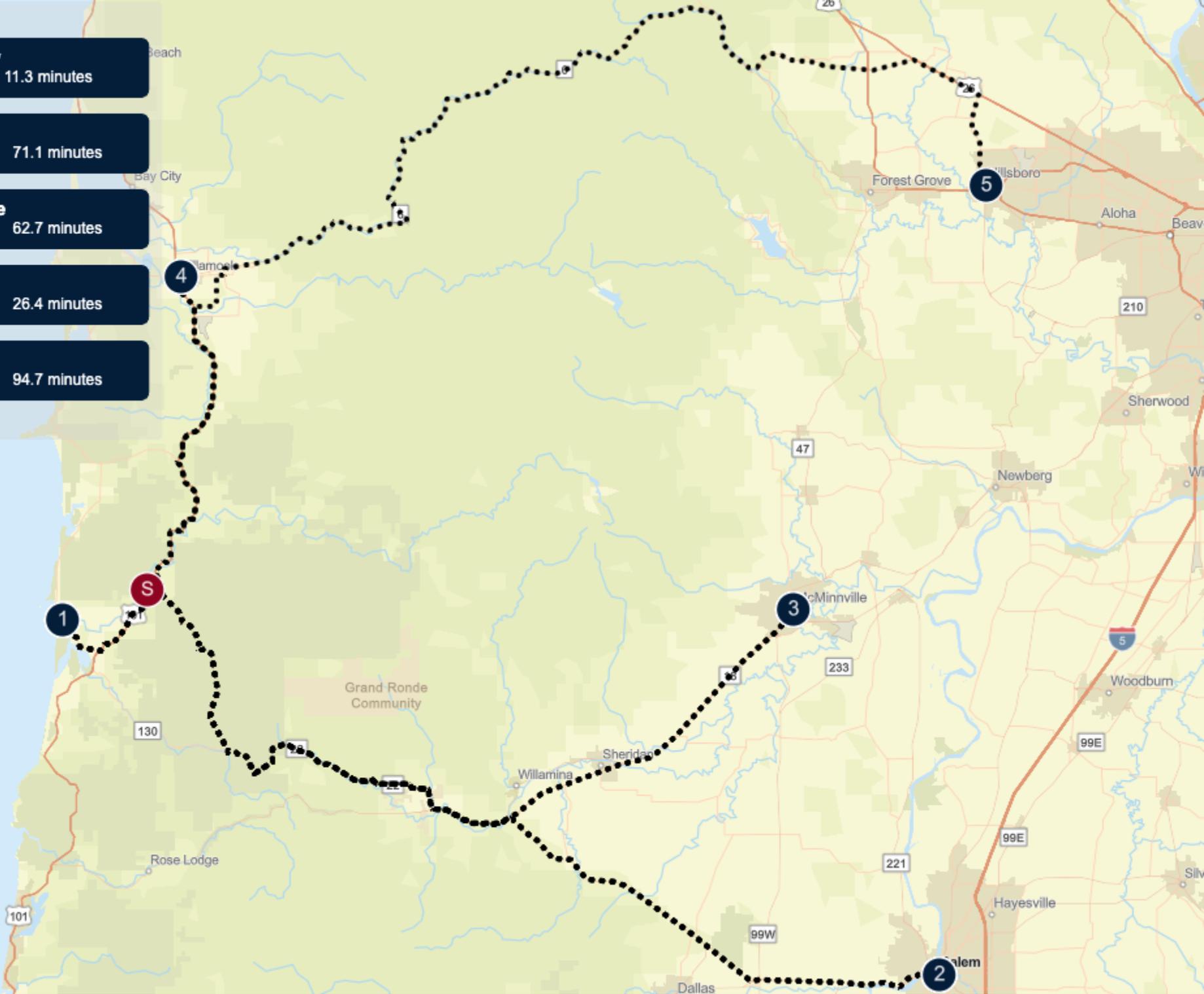
**McMinnville**  
48.87 miles | 62.7 minutes

4

**Tillamook**  
20.25 miles | 26.4 minutes

5

**Hillsboro**  
78.95 miles | 94.7 minutes





Well positioned at intersection of Hwy 101 & Hwy 22



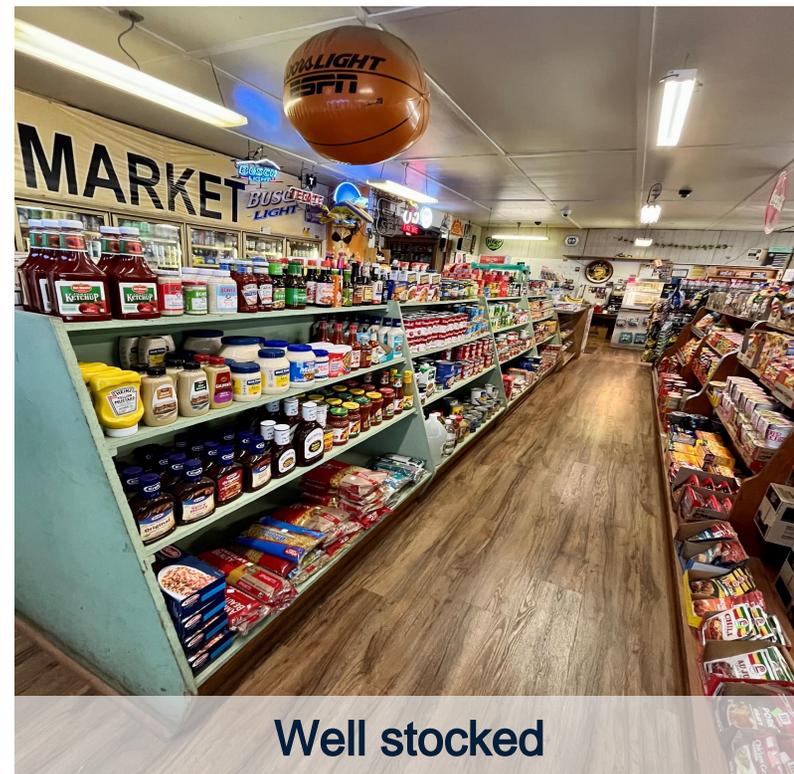
Lottery + pizza



Newer flooring & coolers



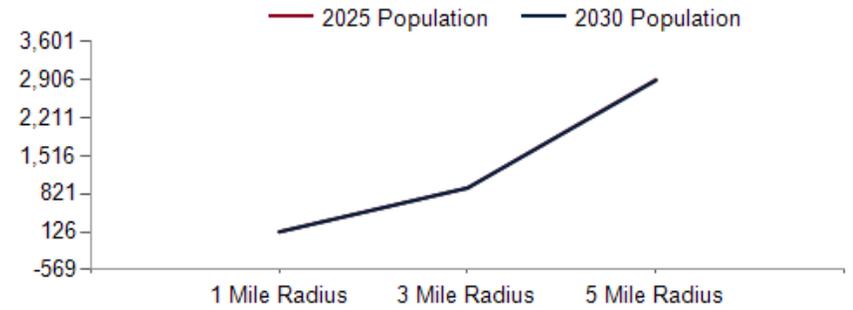
Newer siding & signage



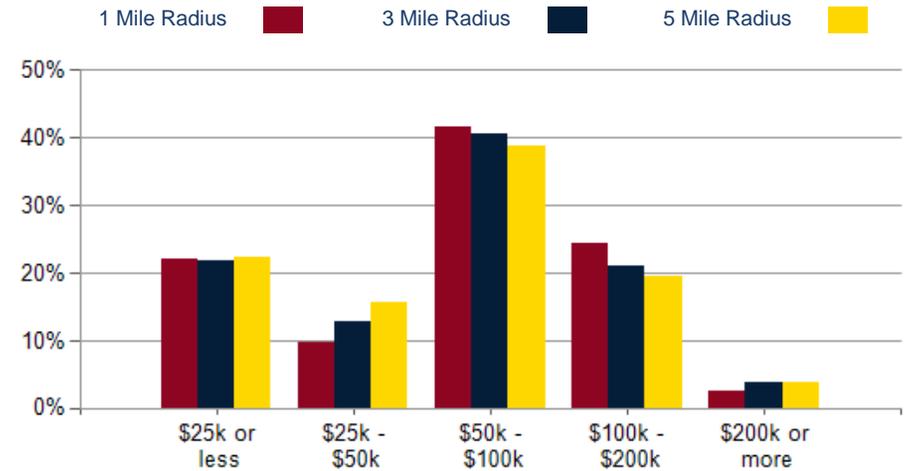
Well stocked

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	109	879	2,641
2010 Population	108	890	2,668
2025 Population	127	929	2,906
2030 Population	126	927	2,892
2025 African American	0	1	7
2025 American Indian	2	14	43
2025 Asian	1	10	25
2025 Hispanic	14	101	286
2025 Other Race	8	54	129
2025 White	102	744	2,399
2025 Multiracial	14	104	297
2025-2030: Population: Growth Rate	-0.80%	-0.20%	-0.50%

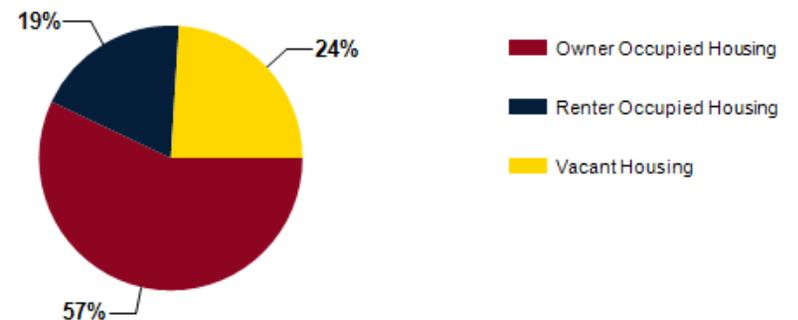
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	28	96
\$15,000-\$24,999	5	52	199
\$25,000-\$34,999	0	11	54
\$35,000-\$49,999	4	36	152
\$50,000-\$74,999	4	47	217
\$75,000-\$99,999	13	102	294
\$100,000-\$149,999	8	55	187
\$150,000-\$199,999	2	22	68
\$200,000 or greater	1	14	50
Median HH Income	\$79,489	\$76,463	\$66,240
Average HH Income	\$80,925	\$82,914	\$79,825



### 2025 Household Income



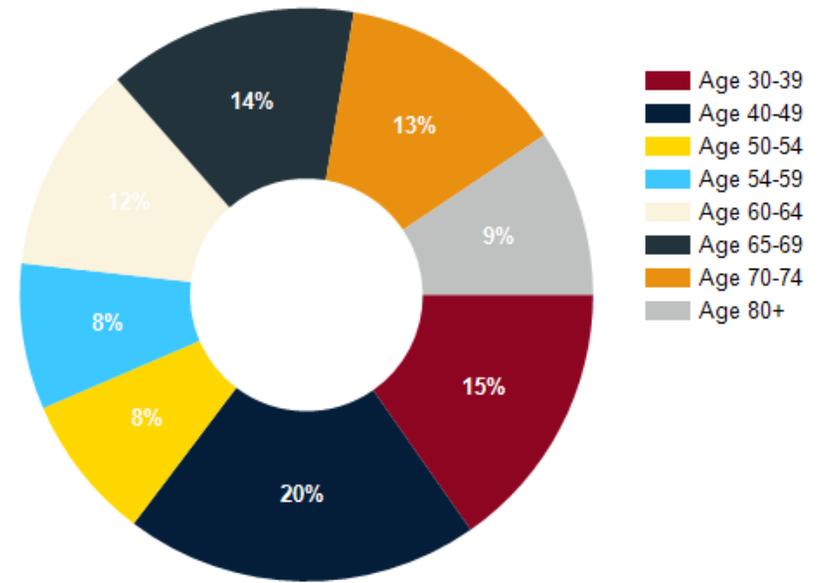
### 2025 Own vs. Rent - 1 Mile Radius



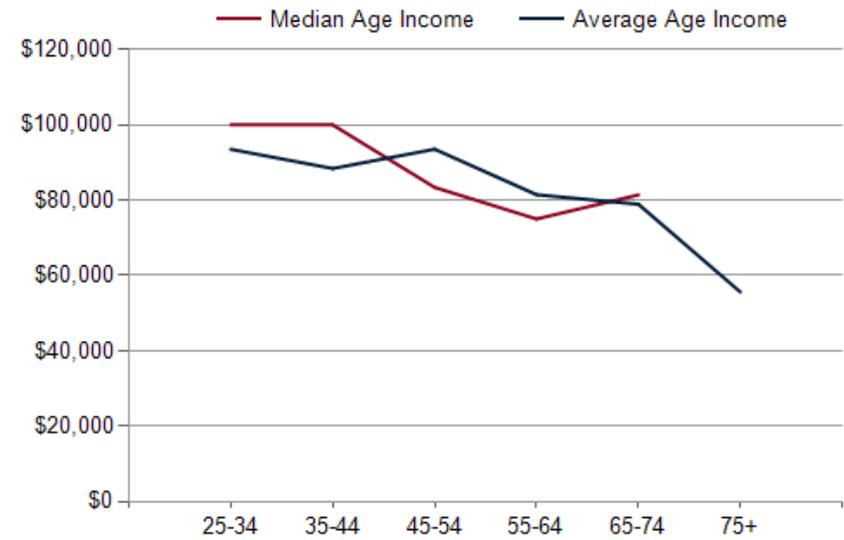
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6	44	134
2025 Population Age 35-39	7	49	161
2025 Population Age 40-44	9	72	196
2025 Population Age 45-49	8	56	167
2025 Population Age 50-54	7	52	172
2025 Population Age 55-59	7	56	193
2025 Population Age 60-64	10	75	242
2025 Population Age 65-69	12	90	286
2025 Population Age 70-74	11	78	266
2025 Population Age 75-79	8	61	180
2025 Population Age 80-84	4	29	100
2025 Population Age 85+	3	22	69
2025 Population Age 18+	107	779	2,451
2025 Median Age	50	50	52
2030 Median Age	51	50	52

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$89,441	\$76,157
Average Household Income 25-34	\$93,506	\$92,760	\$83,964
Median Household Income 35-44	\$100,000	\$83,737	\$82,459
Average Household Income 35-44	\$88,415	\$95,648	\$95,181
Median Household Income 45-54	\$83,401	\$85,319	\$82,455
Average Household Income 45-54	\$93,537	\$103,789	\$102,422
Median Household Income 55-64	\$75,000	\$78,215	\$70,568
Average Household Income 55-64	\$81,449	\$88,917	\$86,311
Median Household Income 65-74	\$81,400	\$75,574	\$59,790
Average Household Income 65-74	\$78,905	\$81,498	\$73,192
Average Household Income 75+	\$55,609	\$51,320	\$55,168





Greg Goodenough  
Owner & Principal Broker

As a lifelong Oregonian and a professional real estate advisor who is also a Certified Commercial Investment Member (CCIM), Greg is privileged to lead with listening and strategize around what is most important to you. His business is about service and each client achieving their goals while navigating transactions well.

Clients benefit from his background of extensive analysis with experience in areas including statewide land use and advanced studies covering topics such as property law. He is also a practicing mediator with skills and capacity to help you negotiate effectively and with integrity. Specializing in multi-family, small-business and investment analysis, Greg has approximately \$50 million in total transaction volume across all four main commercial categories of multi-family, industrial, office and retail.

Greg established himself as a top-performing agent with a larger PNW brokerage, earning awards including the President's Circle in 2021 along with the Circle of Excellence in 2022 and 2024. He quickly became a key contributor, ultimately being tapped as the Commercial Office Director. Since founding a new brokerage in 2025, Greg is now the owner and principal broker of Good Moves Oregon, LLC. His expertise continues to help many clients achieve their business and real estate goals. Greg is licensed in and practices throughout the State of Oregon. He lives in the Willamette Valley with his wife and son.

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*Exclusively Marketed by:*

**Greg Goodenough**

Good Moves Oregon, LLC

Owner & Principal Broker

(503) 999-9046

greg@goodmovesoregon.com

201232337

Pacific City



**GOOD MOVES**  
**OREGON**

Brokerage License No.: 201261314

www.goodmovesoregon.com