

Happy Valley Residential Land

10811 SE 172ND AVENUE, HAPPY VALLEY, OR 97086

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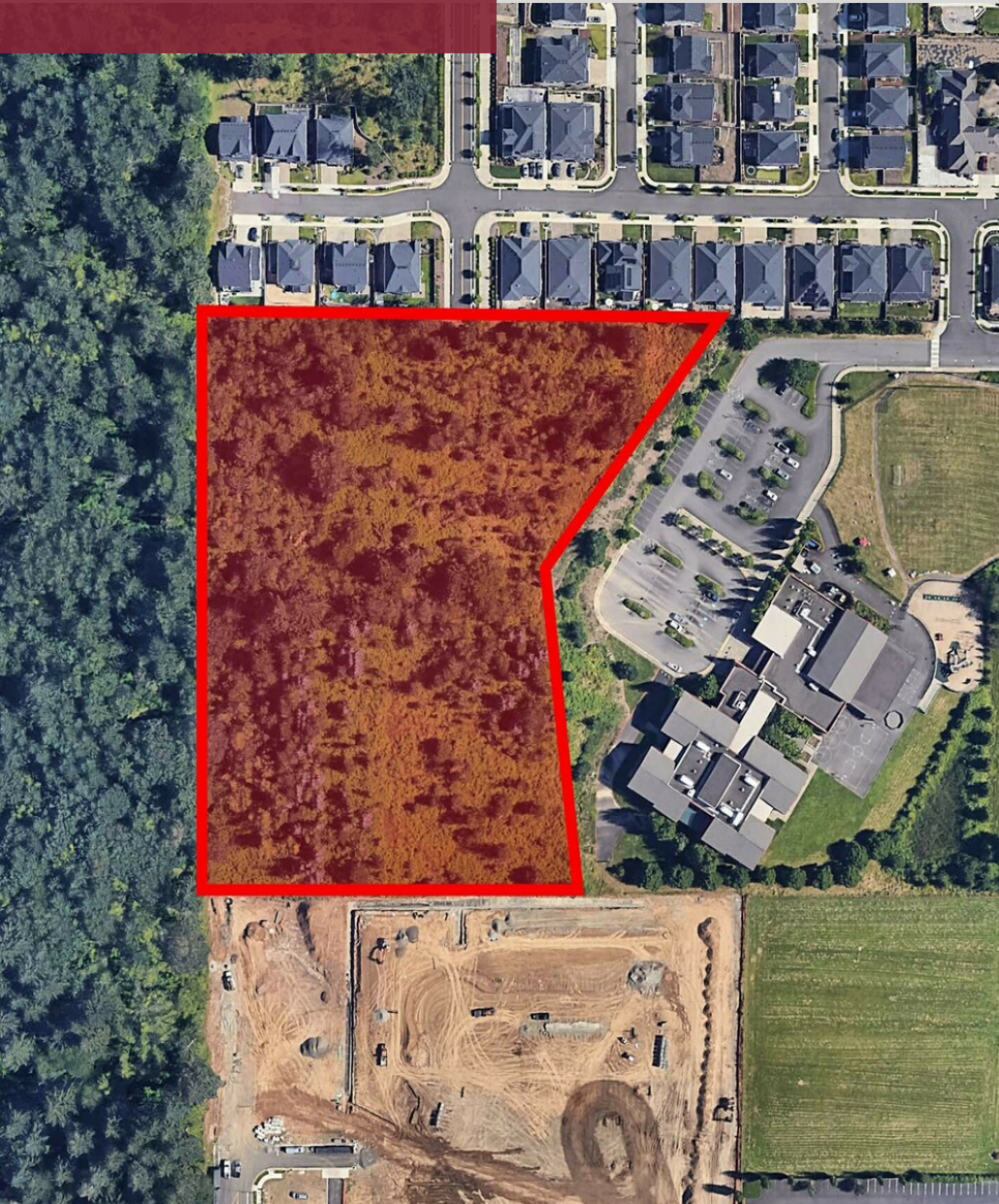
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FOR SALE



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PROPERTY DESCRIPTION

The property consists of approximately 7.01 acres (subject to buyer partition) adjacent to Scouter's Mountain Elementary School.

The City of Happy Valley has re-zoned the property to R-5, offering an expansion of surrounding single-family housing to be developed. A total of approximately 30 lots can be accommodated based on a concept plan for the property.

The construction of SE 162nd extension through the property has been completed, along with a local connector road.

PROPERTY HIGHLIGHTS

- Potential for 30 lots
- Partition required prior to closing
- Site has sloping topography

OFFERING SUMMARY

Sale Price:	Call Brokers for Pricing
Lot Size:	7.01 Acres



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CONCEPT LOT LAYOUT



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES
2025 Est. Population	5,815	61,527
Projected Annual Growth Rate	0.57%	1.5%
2025 Median Age	37.3	38.9
2025 Population Education (College Degrees)	63.9%	54.9%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES
2025 Est. Households	1,953	20,112
2025 Est. Average Household Size	3.0	3.05
2025 Est. Median Household Income	\$145,872	\$126,898
2025 Est. Per Capita Income	\$63,178	\$52,949
2025 Est. Median Net Worth	\$900,462	\$664,270

BUSINESS

	1 MILE	3 MILES
2025 Est. Total Businesses	68	1,112
2025 Est. Total Employees	498	8,686
2025 Est. Unemployment Rate	3.2%	3.3%

ABOUT HAPPY VALLEY

The property is located in the City of Happy Valley. Happy Valley has seen tremendous growth in recent years, and is a top 5 fastest-growing city in the Portland Metro region per the Portland Business Journal. There are convenient grocery, shopping, and dining options nearby, along with great parks and schools.



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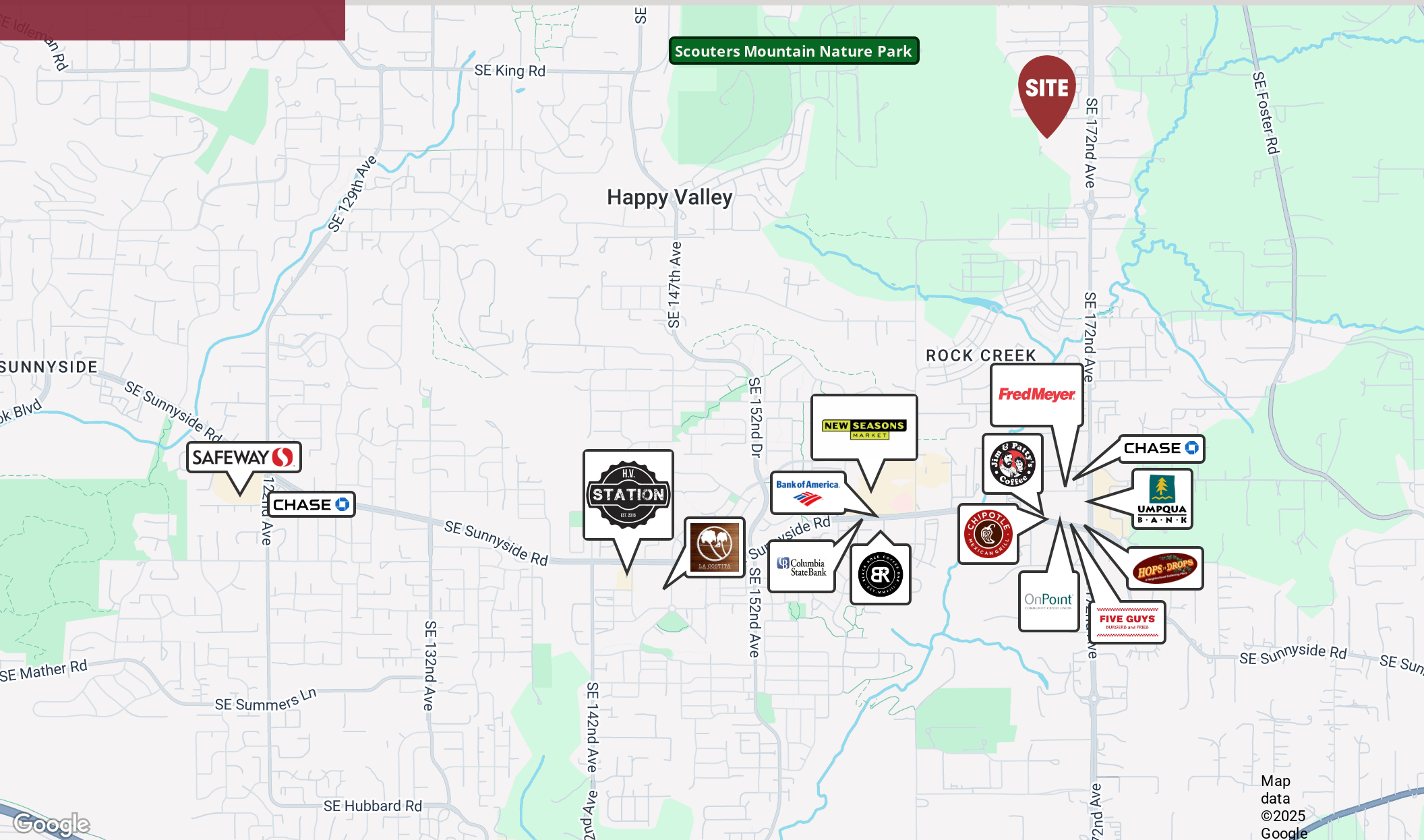
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