

Happy Valley Residential Land

10811 SE 172ND AVENUE, HAPPY VALLEY, OR 97086



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

MACADAM
FORBES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

10811 SE 172nd Avenue, Happy Valley, OR 97086



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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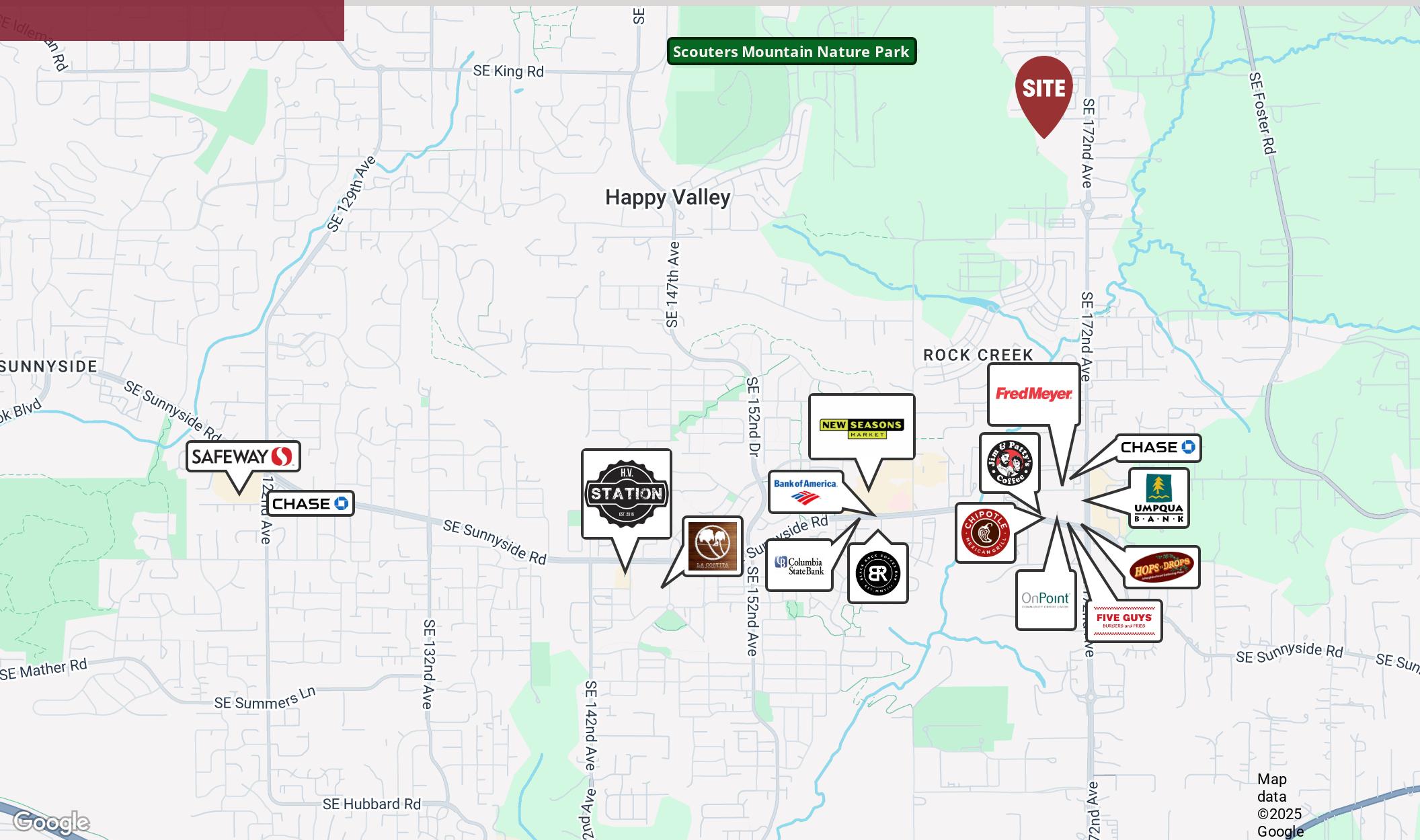
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