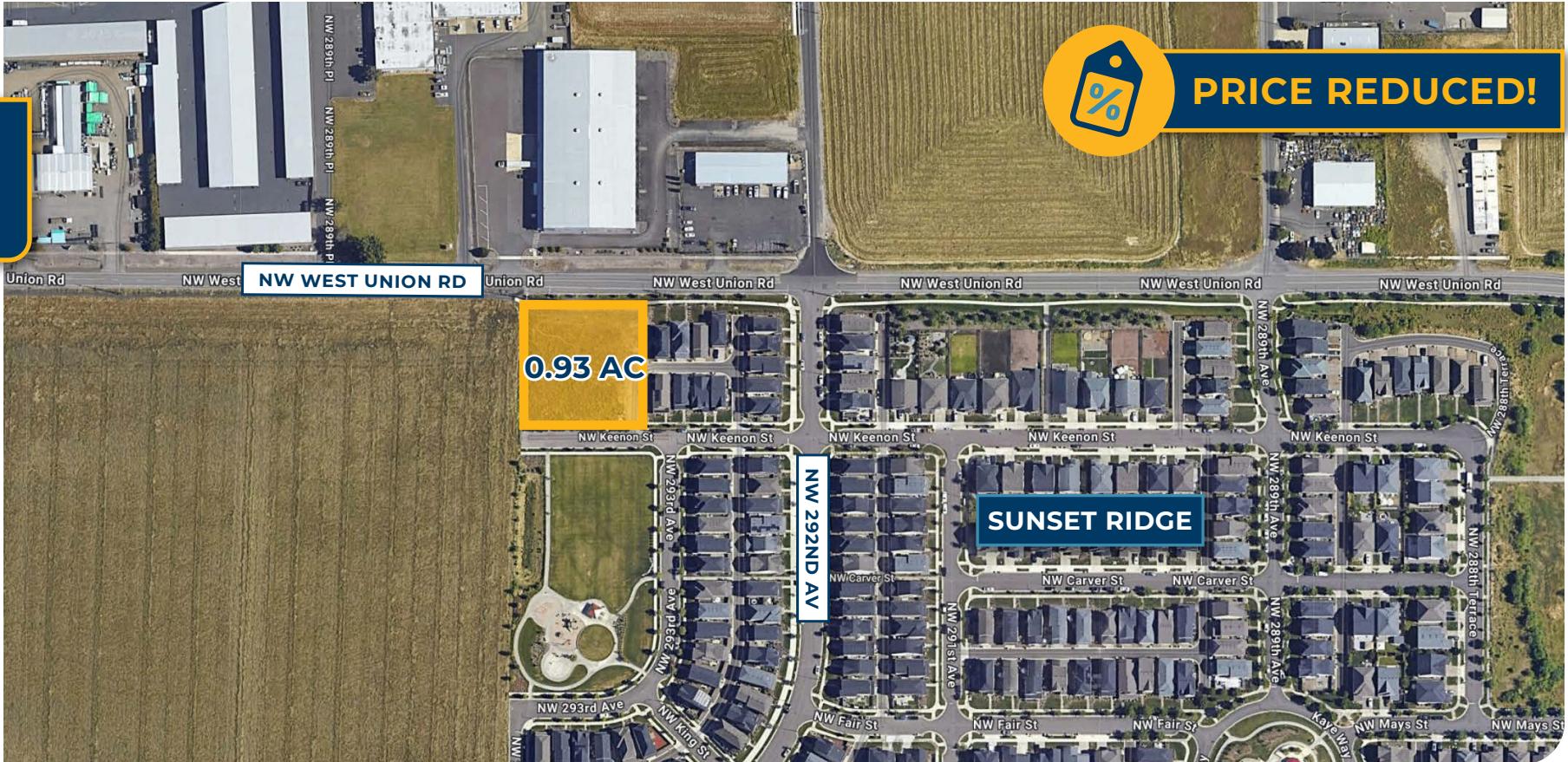




FOR SALE



## SUNSET RIDGE DEVELOPMENT PARCEL

### Commercial / Multifamily Opportunity

± 0.93 AC (40,511 SF) | Sale Price: \$405,000 (\$10 psf)

**NW West Union Rd & NW 293rd Ave, North Plains, OR 97133**

- Excellent Visibility and Great Frontage
- Located in the East Expansion Area in North Plains, OR
- Conceptual Plans Include 6,000 SF Commercial Building & 26 Parking Spaces
- Multifamily and Mixed-Use Development also Permitted in the Neighborhood Community (NC) Zone
- Part of the Sunset Ridge Residential Subdivision

**NICHOLAS G. DIAMOND**

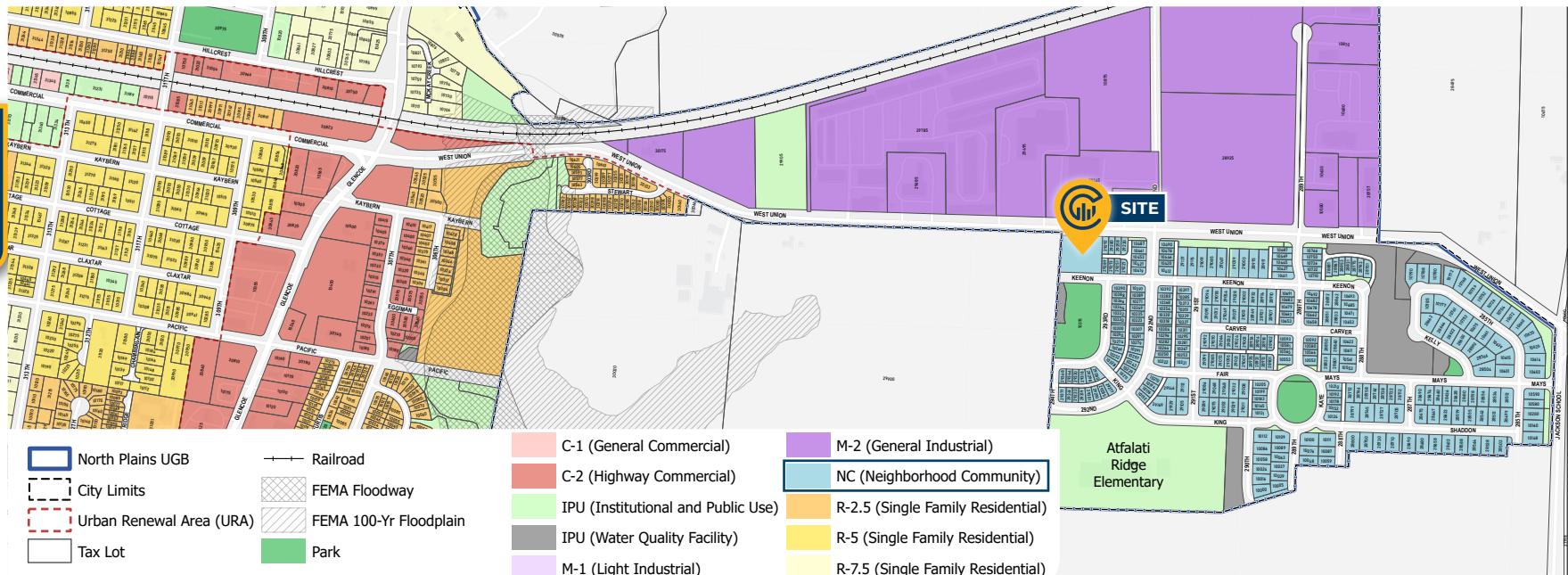
Principal Broker | Licensed in OR & WA  
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# ZONING



## 155.255 PURPOSE

The Neighborhood Community Zone (NC) incorporates a number of design, development and infrastructure features indicative of a self-reliant neighborhood, including, but not limited to: quality and craftsmanship in the built environment; an appropriate mix of architectural styles, residential types and densities and neighborhood commercial opportunities to serve the surrounding neighborhood; advantageous and sensitive use of natural resource features and open space; and innovative and imaginative site planning in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or a combination of zones. The NC Zone shall be used to implement the Neighborhood Community Comprehensive Plan designation. Master planning of the non-exception expansion areas is necessary to achieve a cohesive vision for the build out of these areas.

## 155.257 PERMITTED USES.

The following uses are permitted outright within the NC Zone when associated with an approved Master Plan:

- Single-family detached housing;
- Single-family attached housing;

- Duplexes or triplexes;
- Rowhouses/townhomes;
- Multi-family dwellings;
- Accessory dwellings and accessory structures, subject to §§ 155.500 through 155.502 of this chapter;
- Mixed-use (including residential, commercial and/or institutional uses with no residential uses on ground floor street-facing building elevation);
- Parks and permanent open space;
- Neighborhood commercial uses;
- Certified family child care home;
- Residential homes;
- Residential facility; and
- Short-term rentals subject to § 155.056(F); and
- Manufactured homes on individual lots, subject to §§ 155.515 through 155.518 of this chapter.

## 155.258 CONDITIONAL USES

The following uses and their accessory structures may be permitted in the NC Zone when authorized by the Planning Commission pursuant to this chapter:

- Church/religious institution;
- Governmental structure or use, including a fire station, library or museum;
- School: nursery, elementary, junior high, senior high, college or university;
- Geriatric care or assisted living facility;
- Community service facility;
- Uses permitted outright in the Light industrial (M-1) Zoning District, as identified in § 155.276 of this chapter; and
- Mixed-use (including residential, commercial and/or institutional uses with residential uses on ground floor street-facing building elevation).

[Click Here to View the Full NC Neighborhood Community Zoning Code](#)



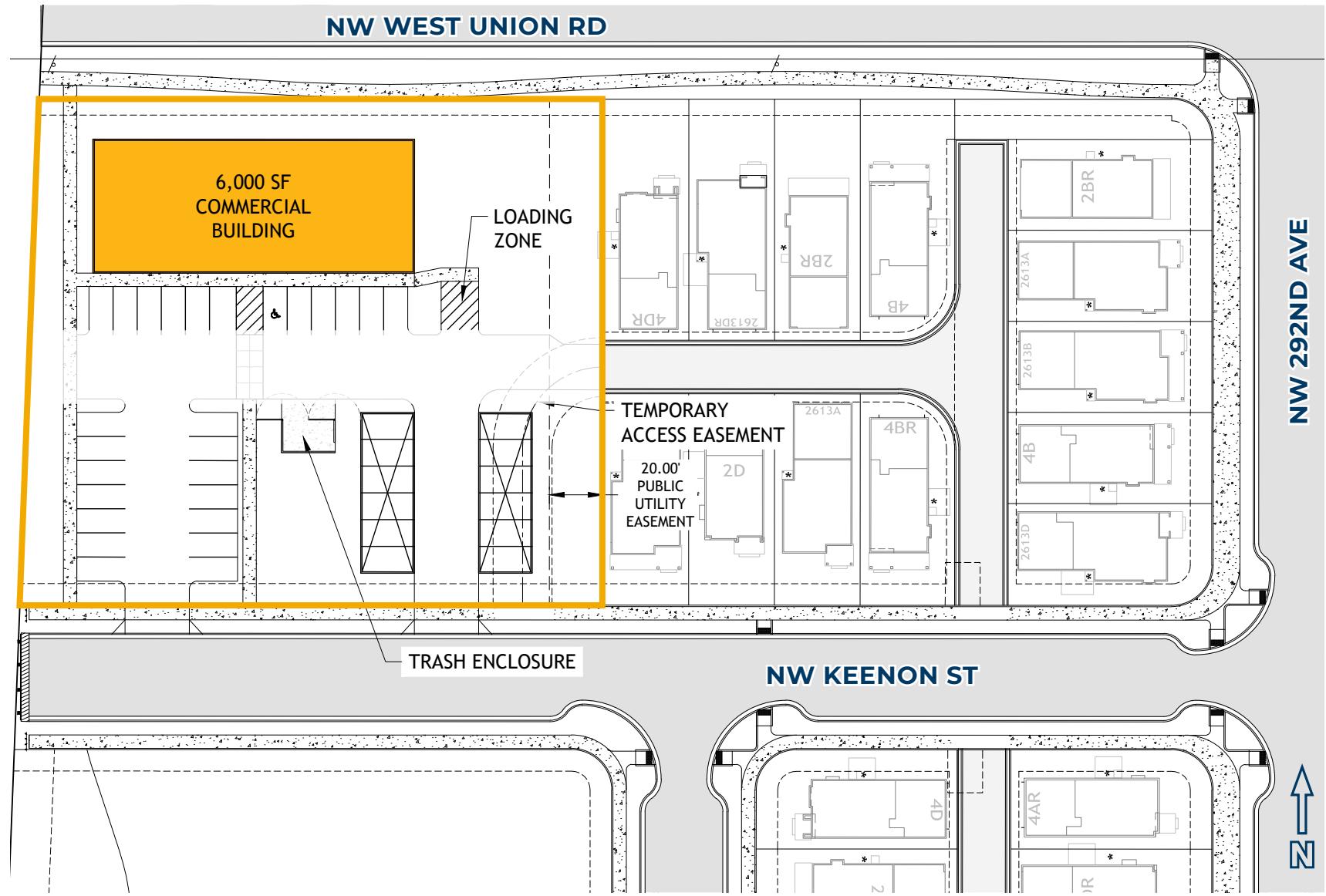
# SUBDIVISION SITE PLAN

## SUNSET RIDGE SUBDIVISION SITE PLAN



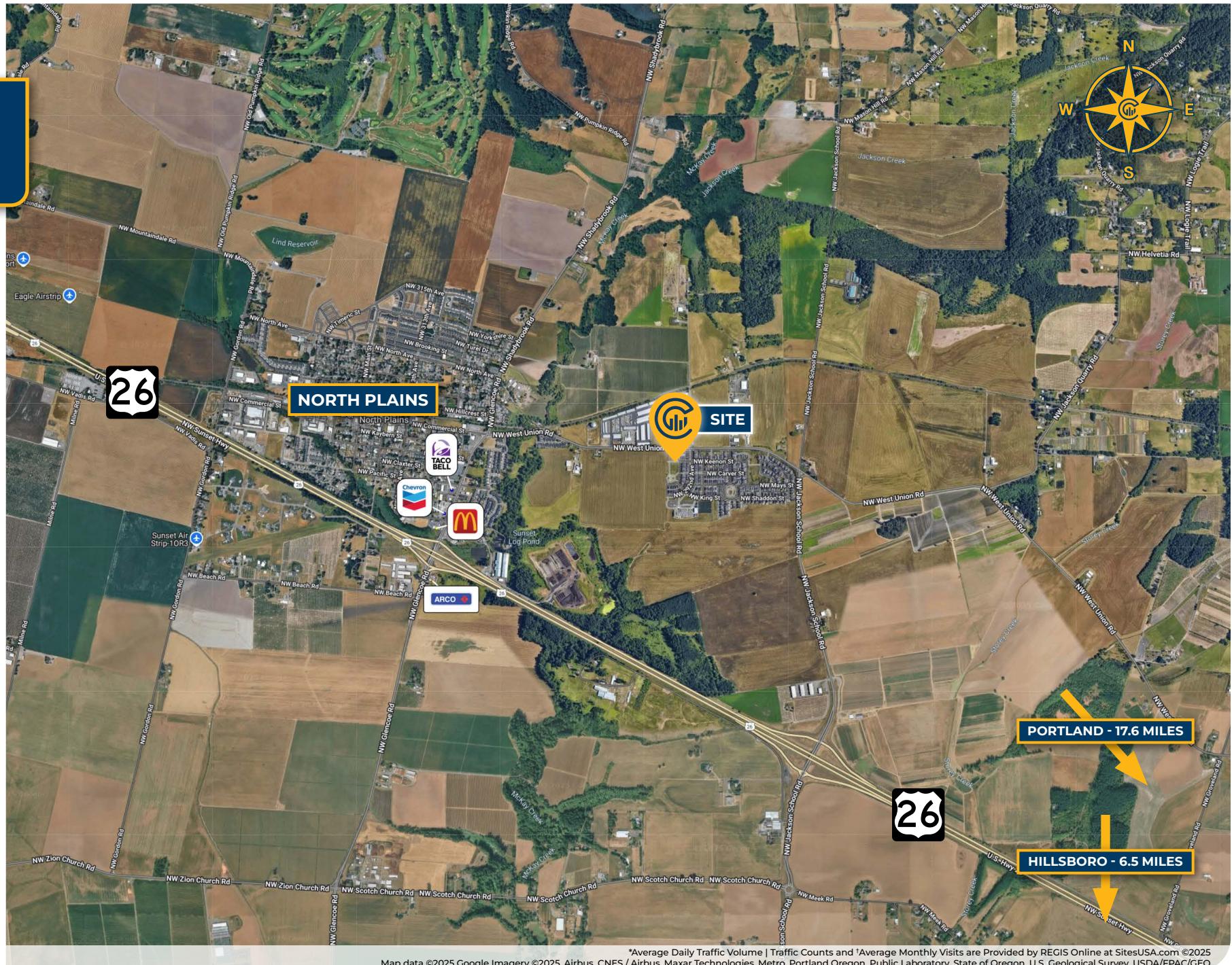


## CONCEPTUAL SITE PLAN





LOCAL AERIAL MAP



<sup>1</sup>Average Daily Traffic Volume | Traffic Counts and <sup>2</sup>Average Monthly Visits are Provided by REGIS Online at [SitesUSA.com](https://SitesUSA.com) ©2025 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

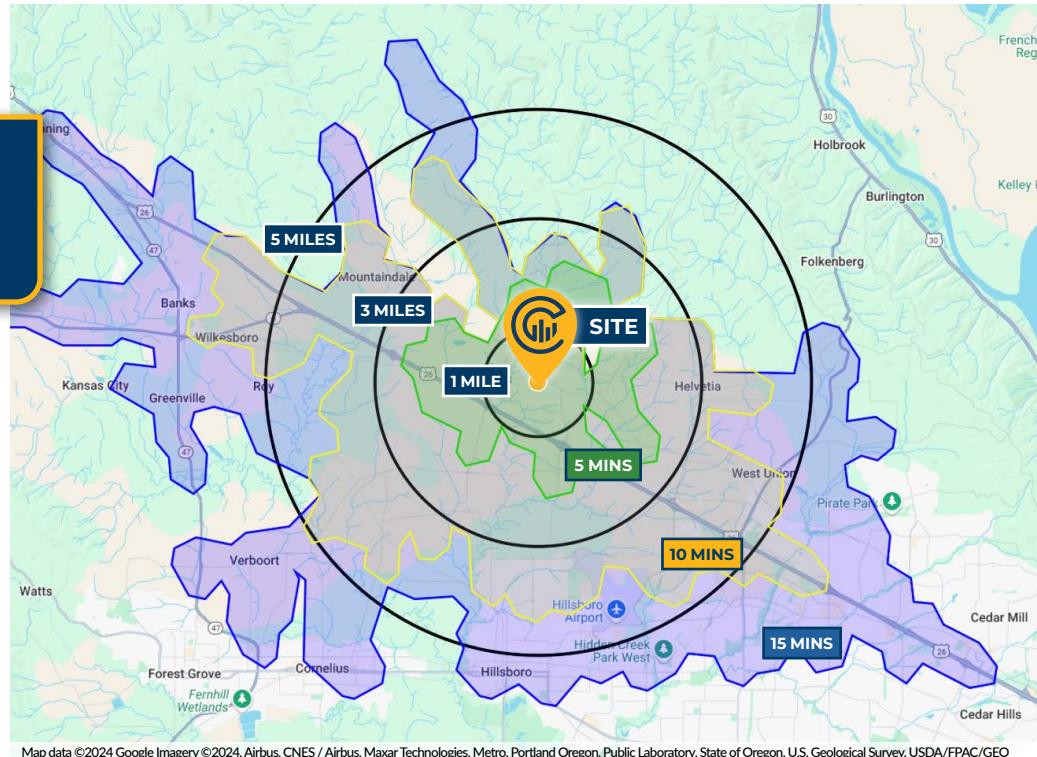
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## LOCAL AERIAL MAP

**NW West Union Rd & NW 293rd Ave, North Plains, OR**



# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	2,105	5,659	32,978
2030 Projected Population	2,246	5,963	32,161
2020 Census Population	1,885	4,915	32,961
2010 Census Population	1,109	3,397	30,506
Projected Annual Growth 2025 to 2030	1.3%	1.1%	-0.5%
Historical Annual Growth 2010 to 2025	6.0%	4.4%	0.5%
Households & Income			
2025 Estimated Households	756	2,038	12,192
2025 Est. Average HH Income	\$131,552	\$158,086	\$153,086
2025 Est. Median HH Income	\$115,700	\$123,968	\$119,266
2025 Est. Per Capita Income	\$47,235	\$56,943	\$56,655
Businesses			
2025 Est. Total Businesses	73	284	1,629
2025 Est. Total Employees	564	1,851	15,266

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://SitesUSA.com)  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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### SUNSET RIDGE DEVELOPMENT PARCEL