

FOR SALE

1.07 ACRES, IDEAL LOCATION IN SANDY
38015 Highway 26 | Sandy, OR 97055



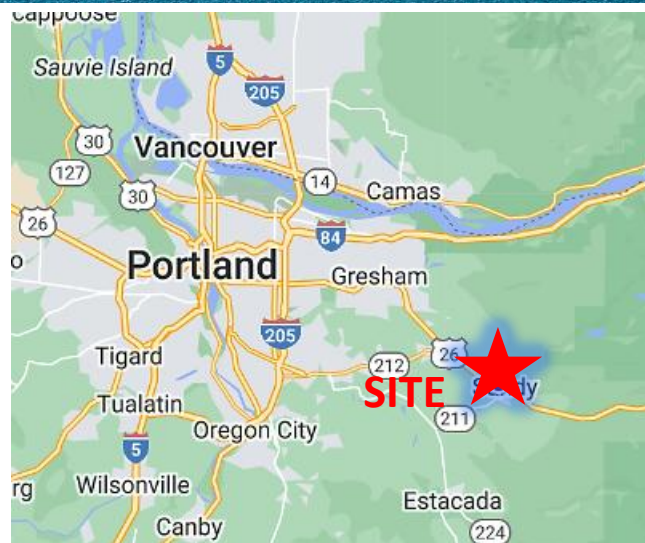
14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com

Sandy is situated 25 miles East of
Portland and 30 miles West of Mt. Hood



PROPERTY HIGHLIGHTS

- 1.07 acre lot
- High visibility and average daily traffic
- Deep lot with plenty of parking
- Potential redevelopment opportunity
- Zoned C2 Commercial
- Hotel, motel, senior living, multifamily, retail (with drive-thru), automotive, manufacturing, a wide variety of options
- Sale price: \$1,690,000



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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Paola's Pizza Barn is an iconic establishment in Sandy Oregon, the gateway to Mount Hood.



Own a piece of local history and take advantage of a prime location!

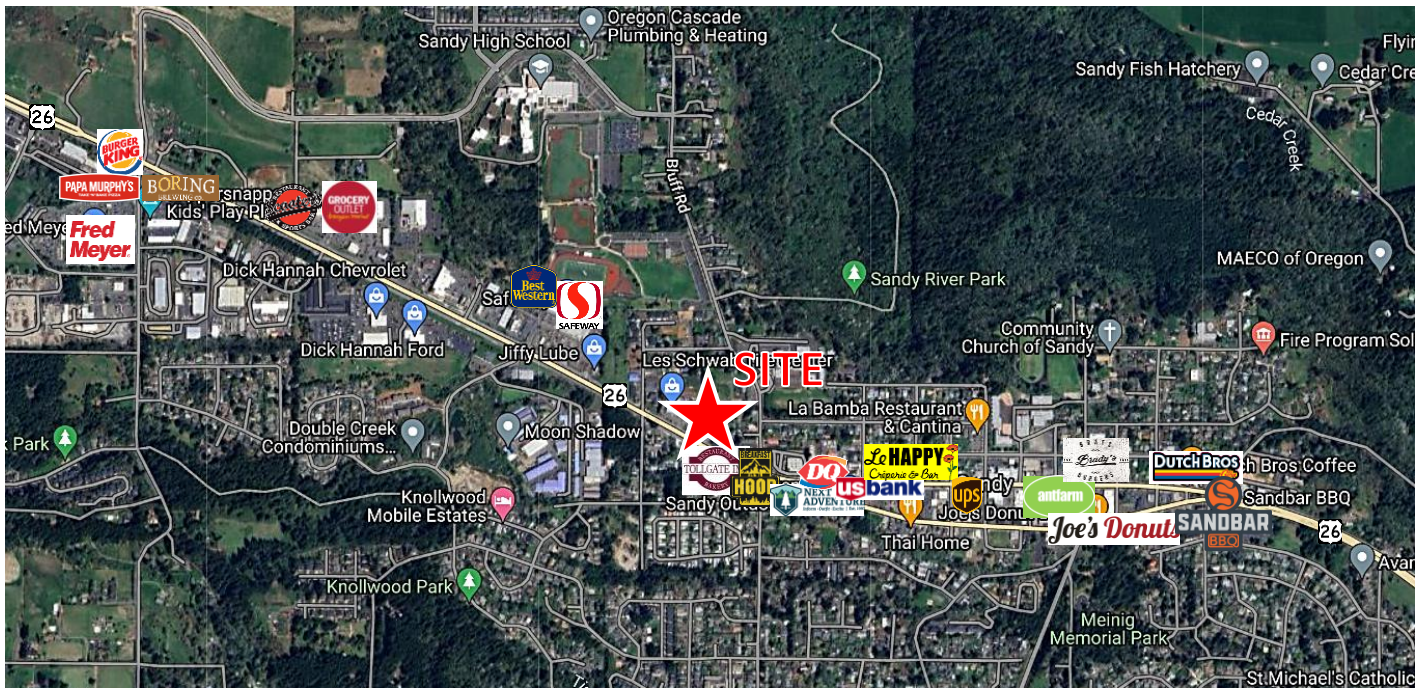


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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,976	18,190	24,830
2028 Projected Population	9,303	18,766	25,368
Est. Average Household Income	\$92,575	\$98,133	\$101,425
Est. Total Businesses	484	685	881
Est. Total Employees	3,686	5,309	7,594

Average Daily Traffic

Mt. Hood Hwy @ Bluff Road SE – 30,160

Proctor Blvd @ Beers Ave E – 15,315

Bluff Road @ Mt. Hood Hwy S – 6,002

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.