



FOR SALE



±2.56 ACRE EAST PORTLAND DEVELOPMENT SITE

RM1 Zoned Opportunity Across 4 Tax Lots

Total Lot Size: ±2.56 Acre (±111,513 SF)

Sale Price: \$1,725,000 (\$15.47/SF)

323, 329, 403-409, 411 NE 156th Ave, Portland, OR 97230

- Significant Opportunity for large scale townhome or multifamily development.
- East Portland location at NE Glisan St & 156th Ave. Near Glendoveer Golf & Tennis Club
- The opportunity comprises 4 adjacent tax lots.
- Existing site condition includes several detached single-family homes.
- Neighboring Properties for Sale. Inquire with Brokers for Details.

NICHOLAS G. DIAMOND

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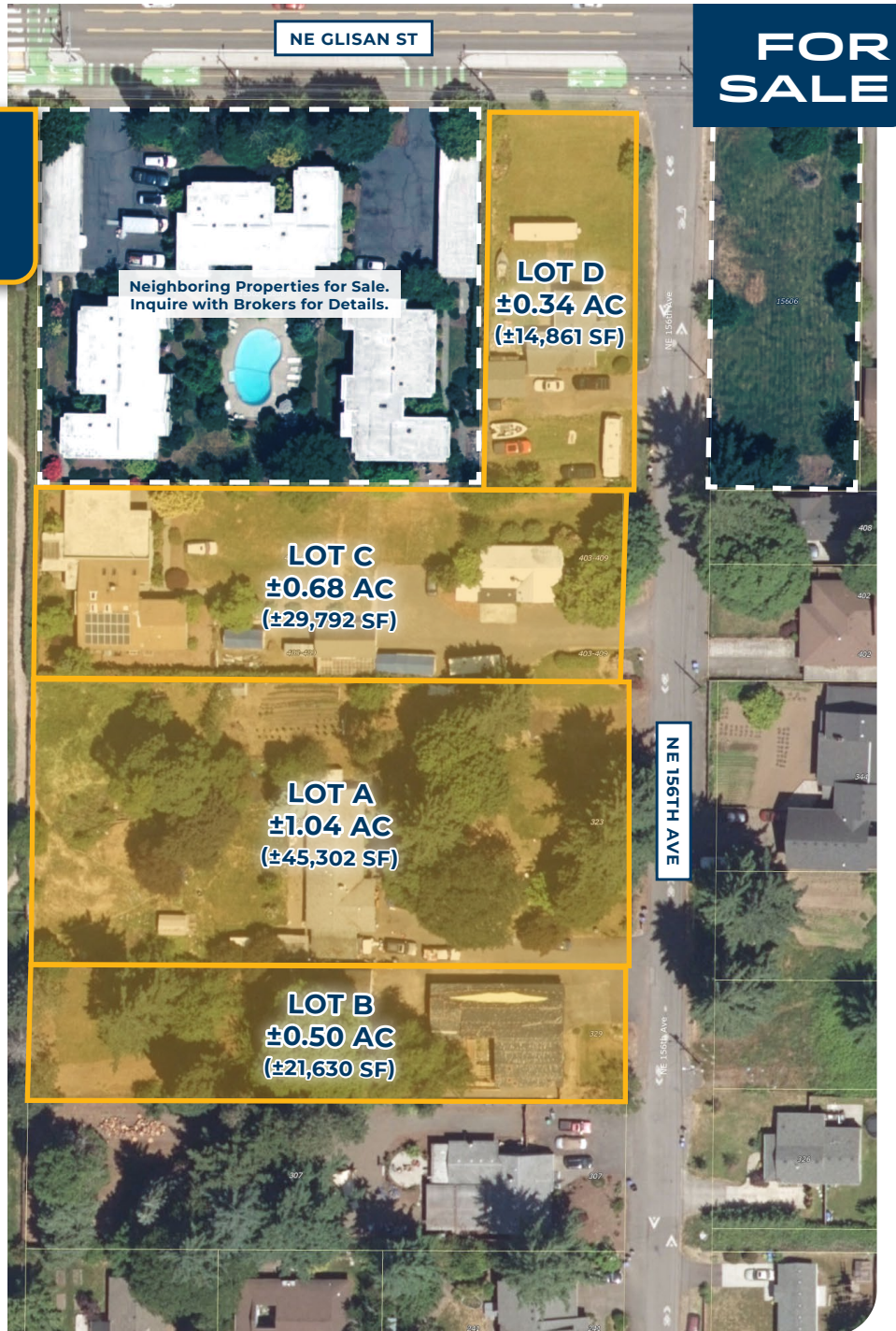
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PROPERTY SUMMARY



PROPERTY DETAILS

Address	323, 329, 403-409, 411 NE 156th Ave, Portland, OR 97230
Total Lot Size	±2.56 Acre (±111,513 SF)
Qualified Census Tract (QCT)	Yes
Sale Price	\$1,725,000 (\$15.47/SF)
Parcel #s	R320184, R320175, R320176, R320157
Zoning	Residential Multi-Dwelling 1 (RM1) View Online

Lot A - R320184

Address	323 NE 156th Ave, Portland, OR 97230
Lot Size	±1.04 Acre (±45,302 SF)
Improvements Size	1,416 SF

Lot B - R320175

Address	329 NE 156th Ave, Portland, OR 97230
Lot Size	±0.50 Acre (±21,630 SF)
Improvements Size	2,083 SF

Lot C - R320176

Address	403-409 NE 156th Ave, Portland, OR 97230
Lot Size	±0.68 Acre (±29,792 SF)
Improvements Size	1,828 SF

Lot D - R320157

Address	411 NE 156th Ave, Portland, OR 97230
Lot Size	±0.34 Acre (±14,861 SF)
Improvements Size	844 SF

Capacity Commercial Group is pleased to exclusively offer for sale a ±2.56 acre development opportunity in East Portland. The scale of the property allows for a developer to build a variety of product types. Minimum density is 1 unit per 2,500 SF

Some homes are occupied, **Do Not Disturb Tenants.**



Residential Multi-Dwelling 1 (RM1)

The RM1 zone is a low-scale multi-dwelling zone applied around centers and corridors in locations near single-dwelling residential areas. Housing is generally characterized by 1-3 story buildings with front setbacks that relate to the patterns of residential neighborhoods. The types of new development include duplexes, rowhouses, courtyard housing and small apartment buildings.

Use Categories	RM1	RM2	RM3	RM4	RX	RMP
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	N
Commercial Categories						
Retail Sales And Service	L [1]	L [1]	L [1]	L [1]	L [1]	L [10]
Office	L [1]	L [1]	L [1]	L [1]	L [1]	N
Quick Vehicle Servicing	N	N	N	N	N	N
Vehicle Repair	N	N	N	N	N	N
Commercial Parking	N	N	N	N	CU [2]	N
Self-Service Storage	N	N	N	N	N	N
Commercial Outdoor Recreation	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	N
Industrial Categories						
Manufacturing And Production	N	N	N	N	N	N
Warehouse And Freight Movement	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
Industrial Service	N	N	N	N	N	N
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]
Community Service	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [3]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	Y	Y	Y	L/CU [5]
Schools	CU	CU	CU	CU	L/CU [3]	CU
Colleges	CU	CU	CU	CU	CU	CU
Medical Centers	CU	CU	CU	CU	CU	CU
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	Y	L/CU [6]
Other Categories						
Agriculture	L [9]	L [9]	L [9]	L [9]	L [9]	L [9]
Aviation And Surface Passenger Terminals	N	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed
CU = Conditional Use Review Required
Notes:

L = Allowed, But Special Limitations
N = No, Prohibited

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.120.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

R5h

RM1dh

Neighboring Properties for Sale.
Inquire with Brokers for Details.

Source: https://www.portlandmaps.com/detail/zoning/15606-NE-GLISAN-ST/R320158_did/#

Housing Type	RM1	RM2	RM3	RM4	RX	RMP
House	Yes	Yes	Yes	Yes	Yes	No
Attached House (See 33.120.270 C.)	Yes	Yes	Yes	Yes	Yes	No
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	No
Duplex	Yes	Yes	Yes	Yes	Yes	No
Attached Duplex (See 33.120.270.F)	Yes	Yes	Yes	Yes	Yes	No
Triplex	Yes	Yes	Yes	Yes	Yes	No
Fourplex	Yes	Yes	Yes	Yes	Yes	No
Multi-Dwelling Structure	Yes	Yes	Yes	Yes	Yes	No
Cottage Cluster	Yes	No	No	No	No	No
Multi-Dwelling Development	Yes	Yes	Yes	Yes	Yes	Yes [1]
Manufactured Dwelling (See Chapter 33.251)	Yes	Yes	Yes	Yes	Yes	Yes [2]
Manufactured Dwelling Park (See Chapter 33.251)	Yes	No	No	No	No	Yes
Houseboat (See Chapter 33.236)	Yes	Yes	Yes	Yes	Yes	No
Congregate Housing Facility	Yes	Yes	Yes	Yes	Yes	No

Yes = allowed; No = prohibited.

Notes:

- [1] The only type of multi-dwelling development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.
[2] Except on individual lots created under the provisions of 33.642, Land Divisions of Manufactured Dwelling Parks, manufactured dwellings are only allowed in manufactured dwelling parks.

[View Zoning Code Online](#)



Qualified Census Tracts & Difficult Development Areas

Qualified Census Tracts (QCT) and Difficult Development Area's (DDA) are designations from Housing and Urban Development (HUD) as areas of higher needs for affordable housing. The designations are evaluated each year by HUD and subject to change.

QCT's are areas that have at least 50% of households with an income below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more.

DDA's are areas with high land cost, high construction costs, and high utility costs relative to the area median income.

The map of QCT and DDA areas is provided by HUD and is updated annually. Buyer to do their own due diligence to confirm that the property qualifies for QCT and DDA programs.



SITE

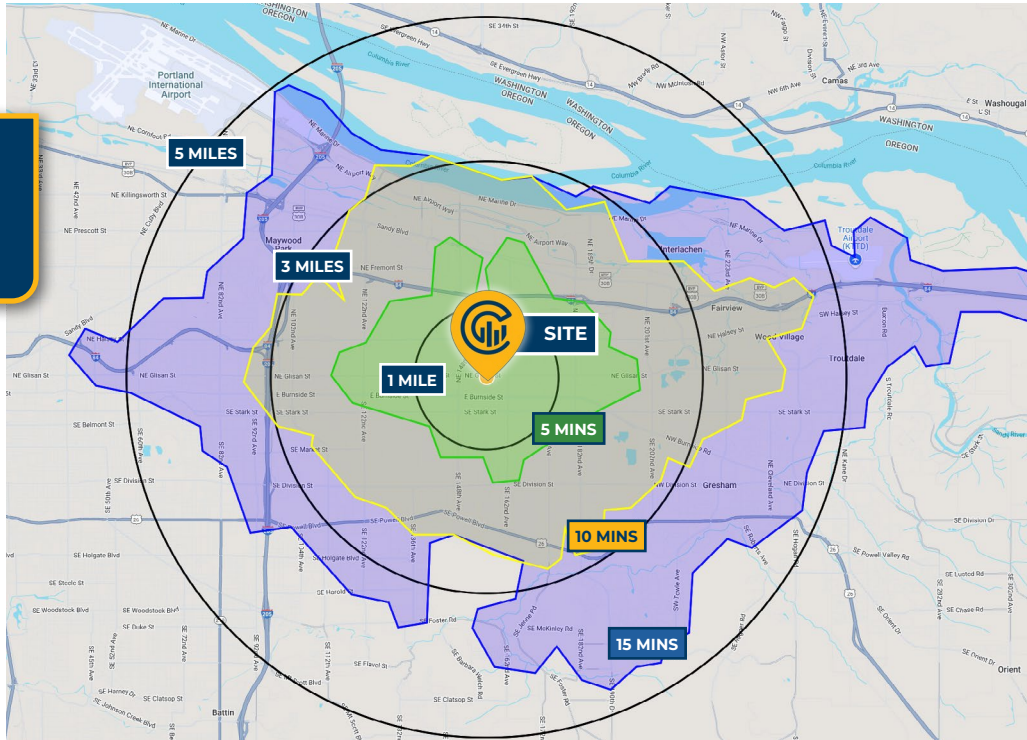
Difficult Development Areas

Qualified QCT Tracts

https://www.huduser.gov/portal/sadda/sadda_qct.html



DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



64

Walk Score®
"Somewhat Walkable"



73

Bike Score®
"Very Bikeable"



52

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	24,683	148,519	313,311
2029 Projected Population	24,131	140,687	299,249
2020 Census Population	24,993	155,417	328,170
2010 Census Population	23,076	146,293	306,933
Projected Annual Growth 2024 to 2029	-0.4%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2024	0.5%	0.1%	0.1%
Households & Income			
2024 Estimated Households	9,319	55,197	119,610
2024 Est. Average HH Income	\$78,944	\$89,022	\$101,648
2024 Est. Median HH Income	\$63,259	\$66,979	\$78,188
2024 Est. Per Capita Income	\$30,026	\$33,418	\$39,094
Businesses			
2024 Est. Total Businesses	627	6,141	14,802
2024 Est. Total Employees	3,357	54,616	117,030

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography-RS1

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NE 156TH DEVELOPMENT LAND