

# Commercial / Multifamily Development Land

20925 NE Halsey St, Fairview, OR 97024



## OFFERING SUMMARY

<b>SALE PRICE</b>	\$2,000,000
<b>PRICE / SQ FT</b>	\$18.22
<b>PROPERTY TYPE</b>	Land
<b>SUBTYPE</b>	Commercial/Multifamily
<b>TRAFFIC COUNT</b>	32,000 Vehicles/Day
<b>LOT SIZE</b>	2.52 Acres
<b>ZONING</b>	Town Center Commercial

## PROPERTY OVERVIEW

- 2.52 AC of raw development land in Fairview, OR.
- Flexible zoning with numerous permitted uses, including hotel, mixed-use, multifamily with pedestrian oriented commercial.
- Site and easements includes ingress/egress on Halsey and a connection to Fairview Pkwy.
- Conveniently located close to schools, shopping, public transportation, I-84 Freeway, and 20 minutes to downtown Portland.
- County has approved a large Round-About project and transit hub at the nearby intersection to enhance the community.
- Utilities to site.
- The 1.64 AC neighboring property is also for sale. Call broker for details.
- **100 ft from a busy lighted intersection with 30,000+ cars.**

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# USE TABLE

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## Land Uses and Building Types Permitted in the Town Center Commercial District

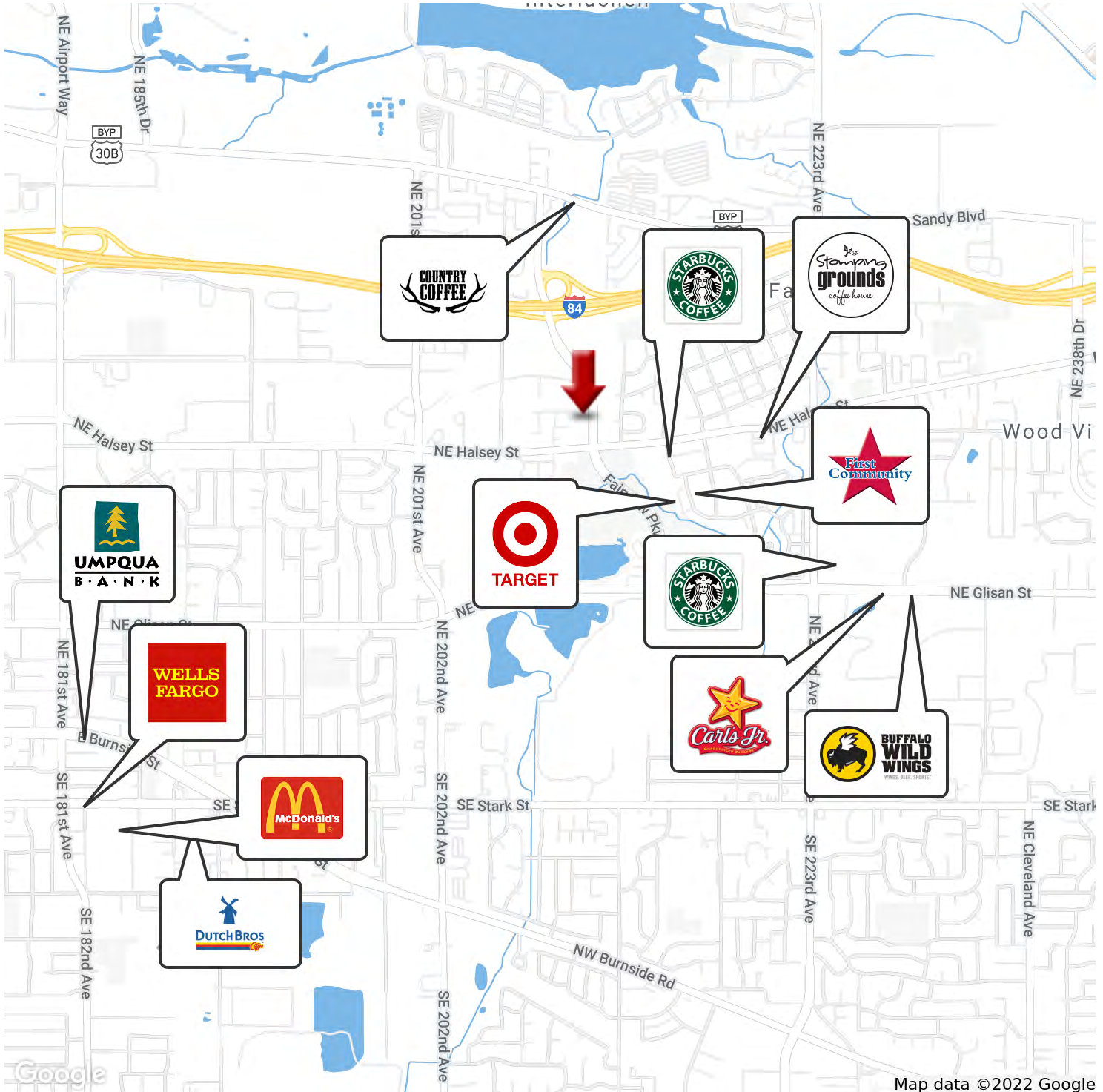
<p>1. Residential* Single-Family a. Existing single-family detached housing b. Zero-lot line housing (existing only) c. Accessory dwellings d. Existing manufactured homes – individual lots e. Single-family attached townhomes (L) Two-Family f. Two-family housing (duplex) (L) Multifamily and Three-Family g. Multifamily housing and triplexes (L) Residential Care h. Residential care homes and facilities (CU) i. Family day care (12 or fewer children) 2. Home Occupations 3. Bed and Breakfast Inns and Vacation Rentals (CU)</p>	<p>4. Public and Institutional* a. Churches and places of worship b. Clubs, lodges, similar use c. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses) d. Libraries, museums, community centers, concert halls and similar uses e. Public parking lots and garages f. Private utilities g. Public parks and recreational facilities h. Schools (public and private) i. Special district facilities j. Telecommunications equipment – antennas pursuant to additional standards k. Telecommunications equipment – monopoles (CU) pursuant to additional standards l. Uses similar to those listed above subject to applicable CU requirements 5. Accessory Uses and Structures* 6. Commercial a. Auto-oriented uses and facilities (CU)*</p>	<p>b. Entertainment (e.g., theaters, clubs, amusement uses) c. Hotels/motels d. Medical and dental offices, clinics and laboratories e. Mixed use development (housing and other permitted use)* f. Office uses (i.e., those not otherwise listed) g. Personal and professional services (e.g., child care center, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses) h. Repair services (must be enclosed within building) i. Retail trade and services, except auto-oriented uses j. Food cart pods (subject to additional standards) k. Uses similar to those listed above (subject to CU requirements, as applicable) 7. Industrial* Light manufacture (e.g., small-scale crafts, electronic equipment, furniture, similar goods when in conjunction with retail) (CU)</p>
<p>Uses marked with an asterisk (*) are subject to the standards in FMC 19.65.090, Special standards for certain uses. Land uses marked with a CU shall require a conditional use permit. Land uses marked with an L are permitted, except they are subject to special limitations in storefront districts. See FMC 19.65.030.</p>		

[Link to City Code](#)



# LOCAL RETAIL MAP

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Map data ©2022 Google

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**LAND FOR SALE**

# FUTURE ROADWAY IMPROVEMENT

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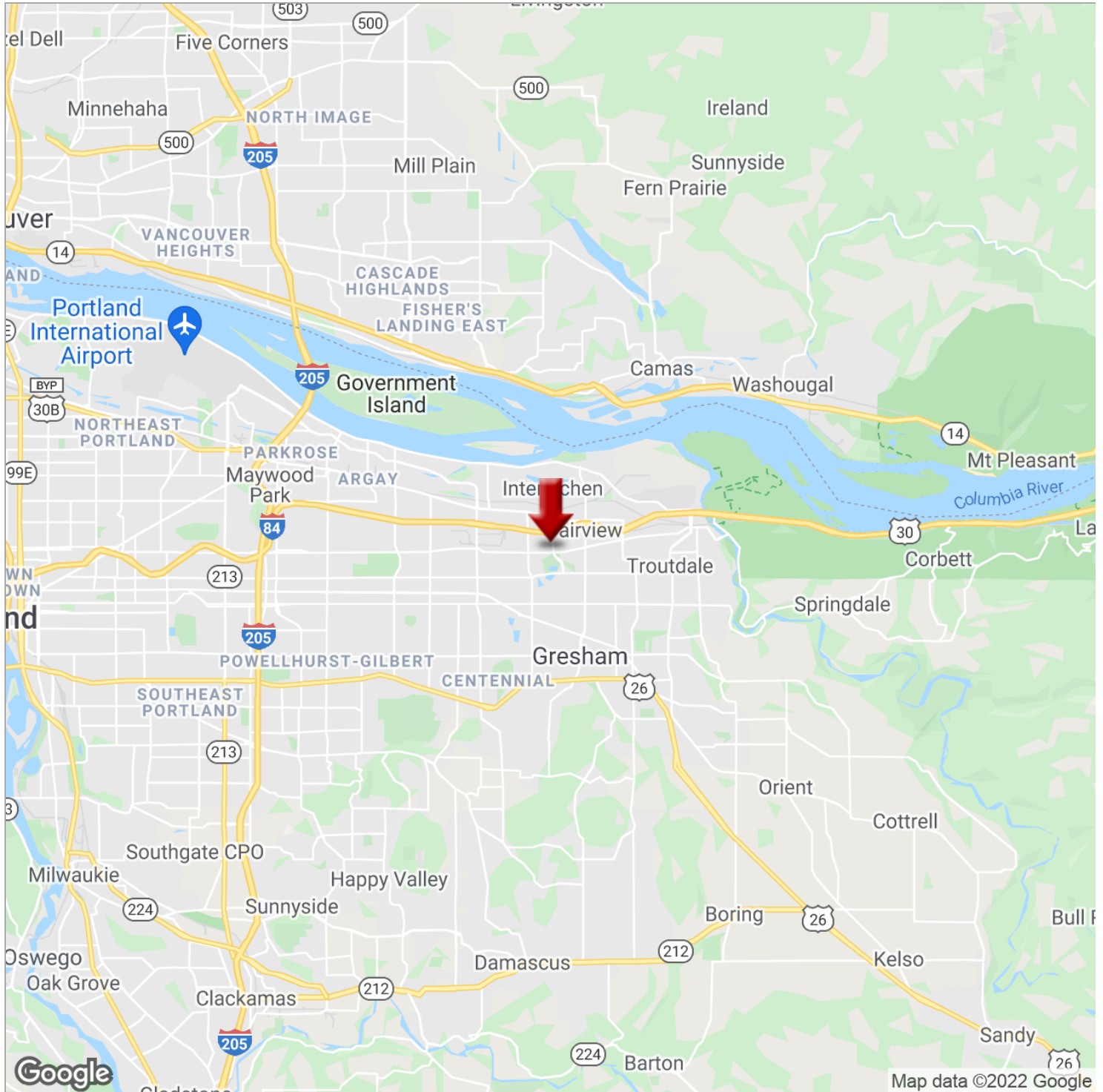
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# SITE LOCATION

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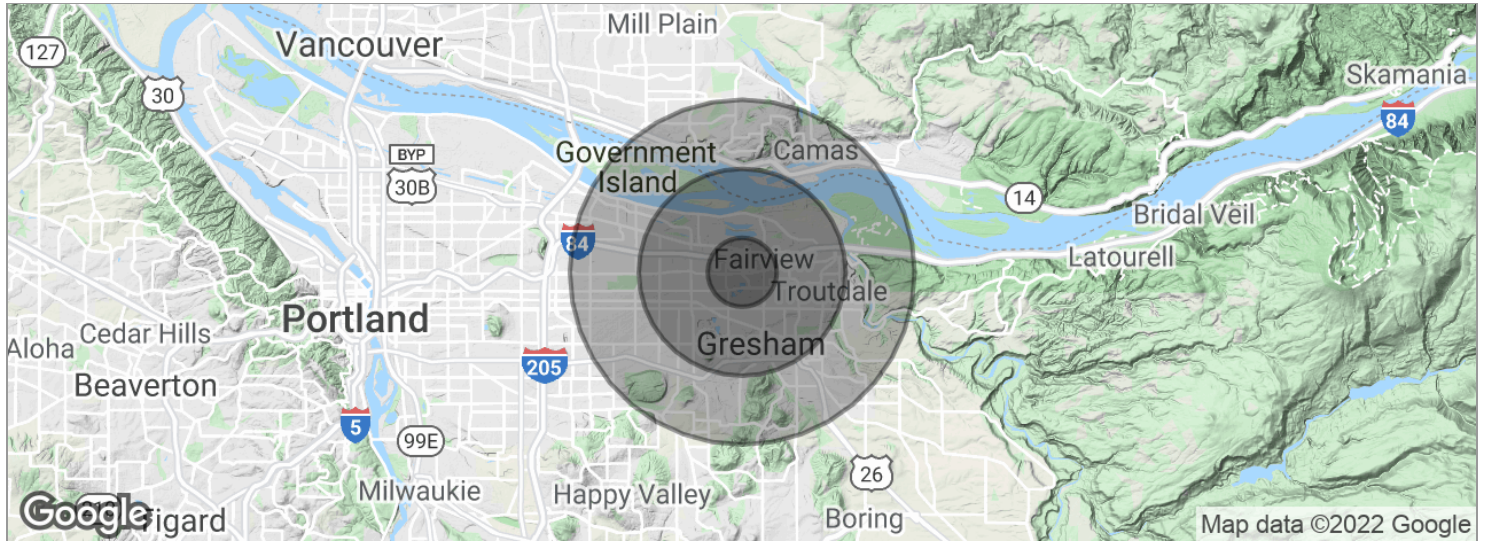
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# SITE DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,015	109,366	252,721
Median Age	36.9	36.2	36.9
Annual Growth (2010-2022)	0.5%	0.4%	0.5%
Household Growth (2010-2022)	0.8%	0.7%	0.8%

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,852	40,883	91,881
Average Household Size	2.7	2.7	2.7
Average HH Income	\$71,135	\$70,320	\$81,929
Median Home Value	\$289,143	\$312,547	\$339,561

2022 Estimates



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# DISCLAIMER

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