



FOR SALE



30735 SE RIVER MILL ROAD

Development Opportunity

5.82 Acres | Call for Pricing

30735 SE River Mill Rd, Estacada, OR 97023

- 680' Frontage on Hwy-224
- Zoning: Highway Commercial (HC)
- Water and Sewer Stubbed at Street

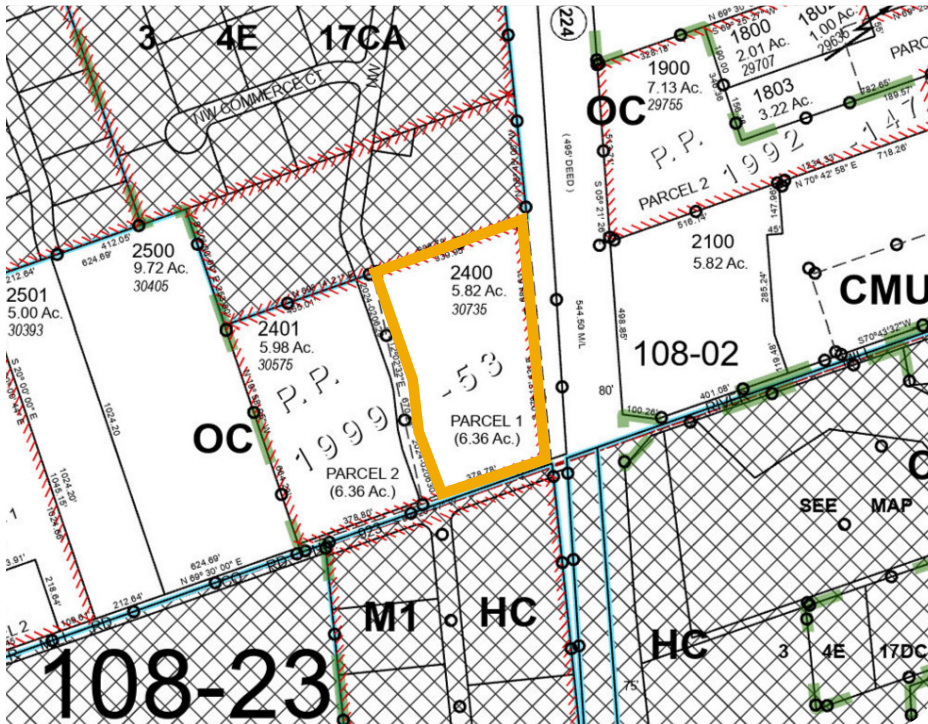
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PROPERTY SUMMARY



FOR SALE

PROPERTY DETAILS

Address	30735 SE River Mill Rd, Estacada, OR 97023
Lot Size	5.82 Acres
Building Size	Existing Have No Value
Parcel Number	00932147
Zoning	Highway Commercial (HC) - View Online
Sale Price	Call for Pricing

Location

Discover the unmatched potential of the Estacada, OR area. Estacada has a 2025 population of 6,029. Estacada is currently growing at a rate of 5.31% annually and its population has increased by 33.74% since the most recent census, which recorded a population of 4,508 in 2020. As the population in this area continues to surge, the demand for retail and land investment opportunities is at an all-time high.

With easy access to key transportation routes and a rich local economy, the area is ripe for growth. Nearby attractions such as the Clackamas River, Milo Mciver State Park, and the scenic Mount Hood National Forest make this location an ideal choice. Don't miss the chance to become part of this dynamic and rapidly expanding market.

Zoning

Highway Commercial: Permitted Outright

- Retail stores and shops
- Automobile services stations including fueling stations, oil-change services, and similar establishments
- Hotels, motels, and resorts
- Retail or wholesale nurseries
- Childcare Facilities (defined by EMC 16.08)

Conditional Uses:

- Drive-thru commercial uses
- A single building occupied by more than two businesses
- Self-storage, mini-storage, and similar facilities

[Click for full and complete allowed uses and limitations](#)



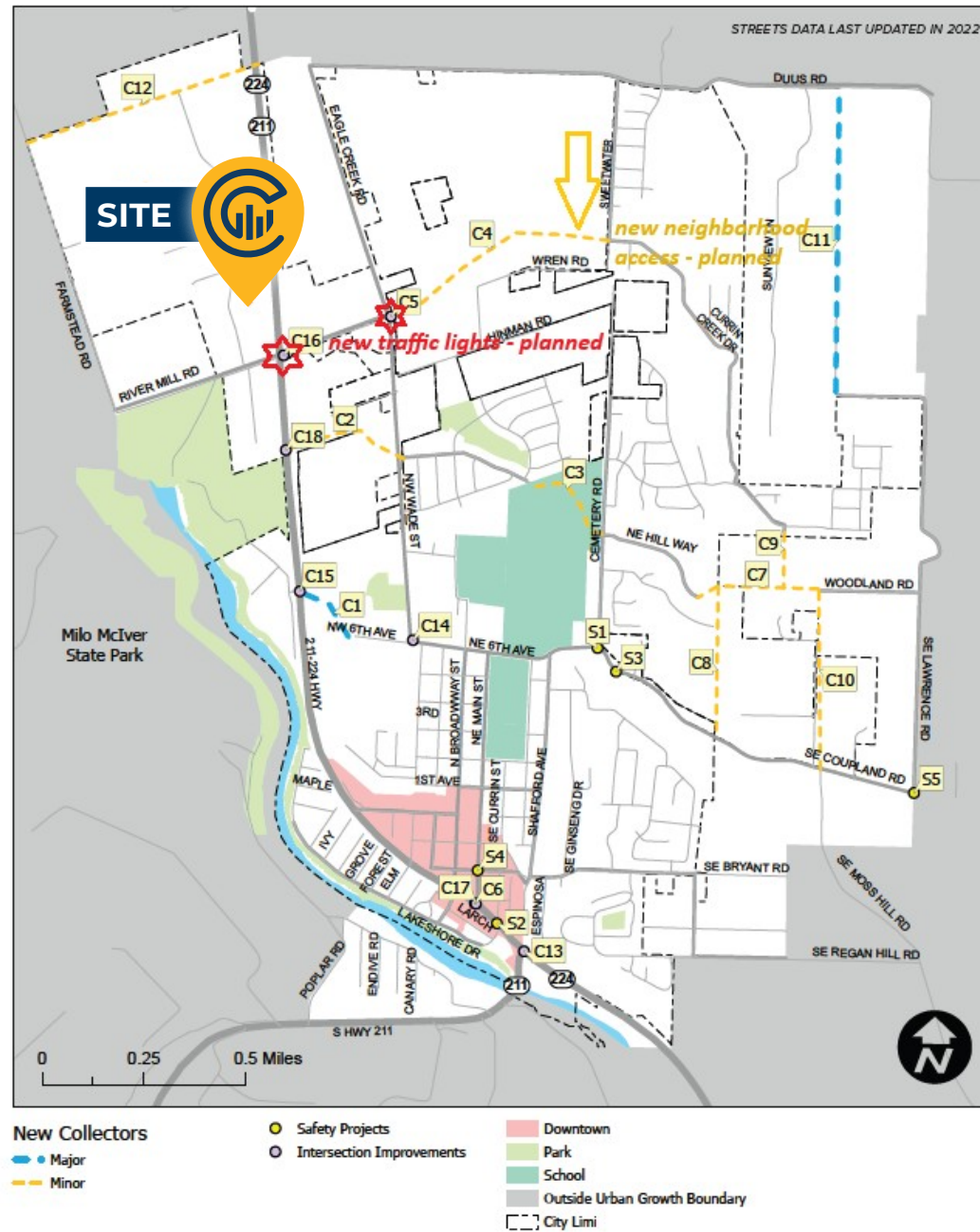
PHOTOS





ROAD IMPROVEMENTS

Figure 49. System Connectivity and Congestion Improvement Projects



ESTACADA TRANSPORTATION SYSTEM PLAN



LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Oregon City, OR	19 miles	≈ 29 min
Portland, OR	27 miles	≈ 44 min
PDX International Airport	31 miles	≈ 46 min

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at 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



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