

Residential Land For Sale

13434 S. Lowe Road
Molalla, Oregon 97038



Property Description

This property is currently under the process of partitioning approximately 2.54 acres on the South end of the current tax lot. The property has recently been rezoned to R2-Residential and is centrally located near highways 211 & 213, between Salem and Portland. Underground electricity and water are available. The flat land has no wetland issues and offers a great investment opportunity in Clackamas County, which has lower taxes than neighboring Multnomah County.

Property Details

Price:	\$495,000
Acreage:	2.54
Zoning:	R2
Utilities Avail.:	Power & Water

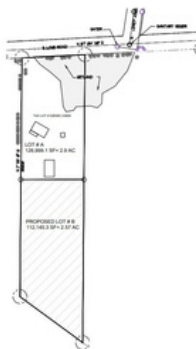
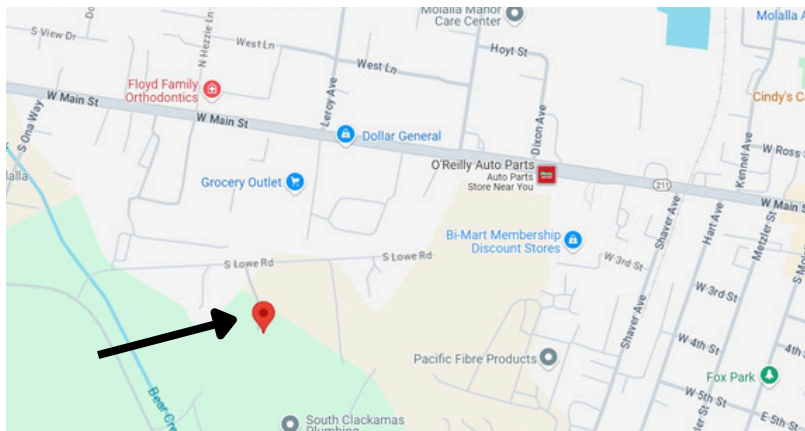


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LOCATION MAP



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ABOUT MOLALLA

In 2021, Molalla, OR had a population of 10.1k people with a median age of 34.5 and a median household income of \$74,718. Between 2020 and 2021 the population of Molalla, OR grew from 9,224 to 10,060, a 9.06% increase and its median household income grew from \$68,590 to \$74,718, a 8.93% increase.

From 2020 to 2021, employment in Molalla, OR grew at a rate of 8.36%, from 4.69k employees to 5.08k employees. The most common employment sectors for those who live in Molalla, OR, are Health Care & Social Assistance (1,111 people), Manufacturing (736 people), and Construction (700 people).

In 2021, the median property value in Molalla, OR was \$333,900, and the homeownership rate was 65.3%. Most people in Molalla, OR drove alone to work, and the average commute time was 33.7 minutes. The average car ownership in Molalla, OR was 2 cars per household.



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