

# Central Point Multifamily Development Site

HAMRICK ROAD AT E PINE STREET | CENTRAL POINT, OR 97502



29,023

12,325



## FOR SALE



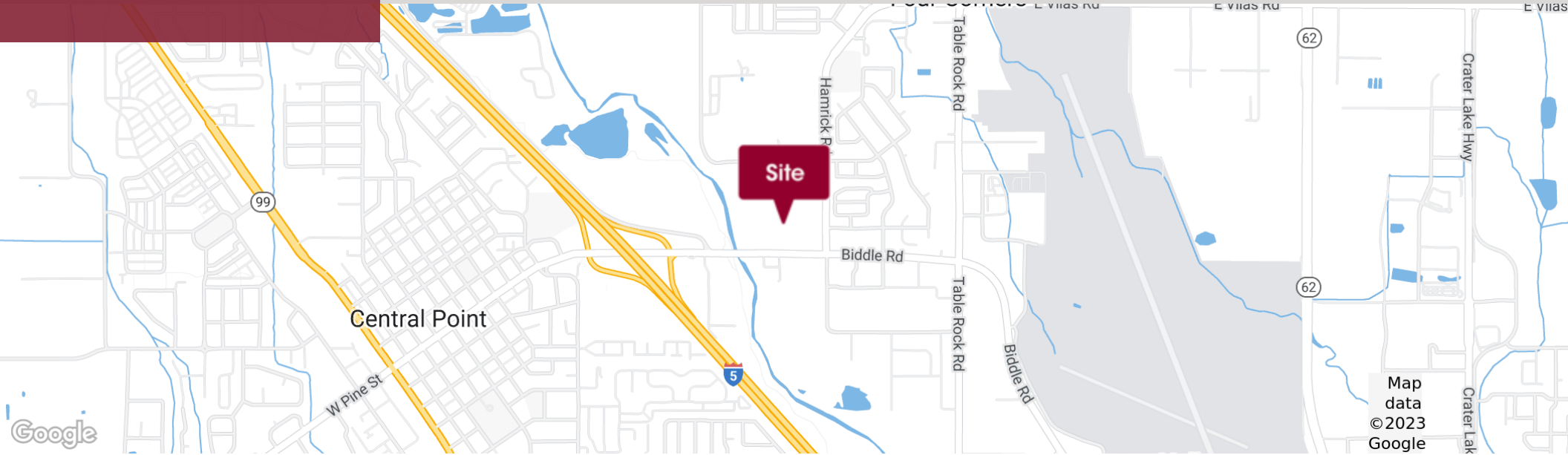
Skip Rotticci, CCIM  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

# FOR SALE

## Hamrick Road at E Pine St., Central Point, OR 97502



### PROPERTY DESCRIPTION

Flat 7.47 acre development site zoned ETOD HMR. Eastside Transit Oriented Development High Density. Zoning allows for Row houses, Townhouses, apartments, and senior living. 25 units per acre minimum, no maximum. Maximum building height is 60 feet.

### LOCATION DESCRIPTION

East Pine St. and Hamrick Rd. in Central Point, OR is an area filled with lush green tree-lined streets and beautiful mountain views. The intersection of East Pine St. and Hamrick Rd. is the perfect spot for a peaceful stroll, with plenty of parks and trails nearby for a leisurely afternoon. The area is also known for its excellent schools and thriving local businesses, making it an ideal spot to call home. Whether you're looking for a quiet suburb to raise a family or a vibrant neighborhood to explore, East Pine St. and Hamrick Rd. in Central Point, OR is the perfect place for all your needs. This is a fantastic multifamily development site just east of Interstate 5 and in close proximity to retail, commercial services, restaurants, etc.

### OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	7.47 Acres

### DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	373	1,876	4,873
Total Population	950	4,211	11,664
Average HH Income	\$91,207	\$68,145	\$72,246



**Skip Rotticci, CCIM**  
503.972.7284  
skip@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500