



FOR SALE



7.18 ACRE PARCEL ON HWY 18

Zoned "Commercial District" (C) Opportunity

7.18 Acres | \$319,000

Hwy 18, Sheridan, OR

- Highway frontage
- Surrounded by residential and industrial developments
- Inside Sheridan city limits
- Commercial zone provides a myriad of approved uses

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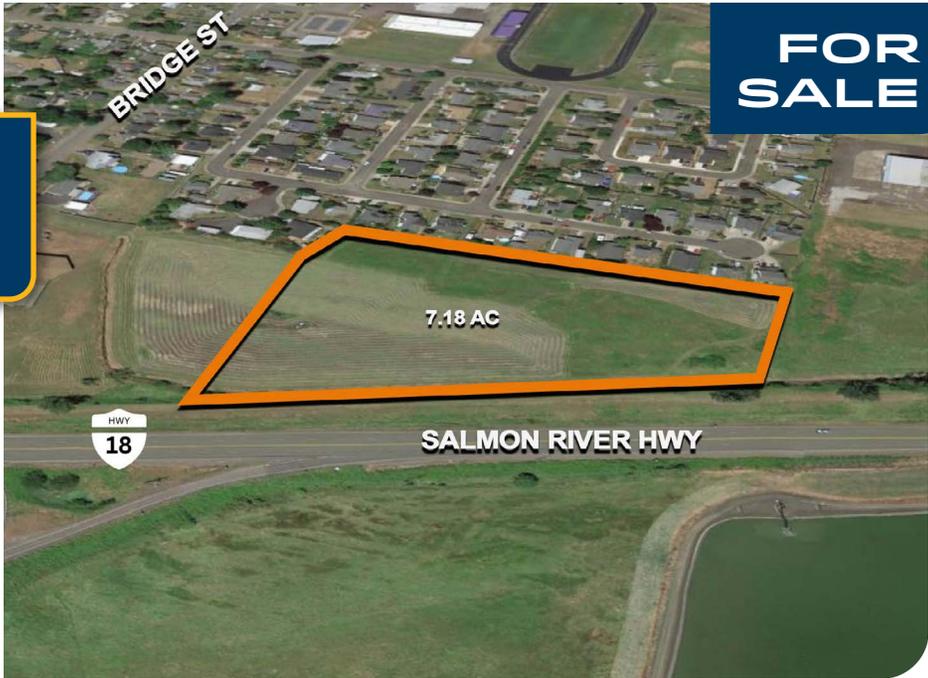
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PROPERTY SUMMARY



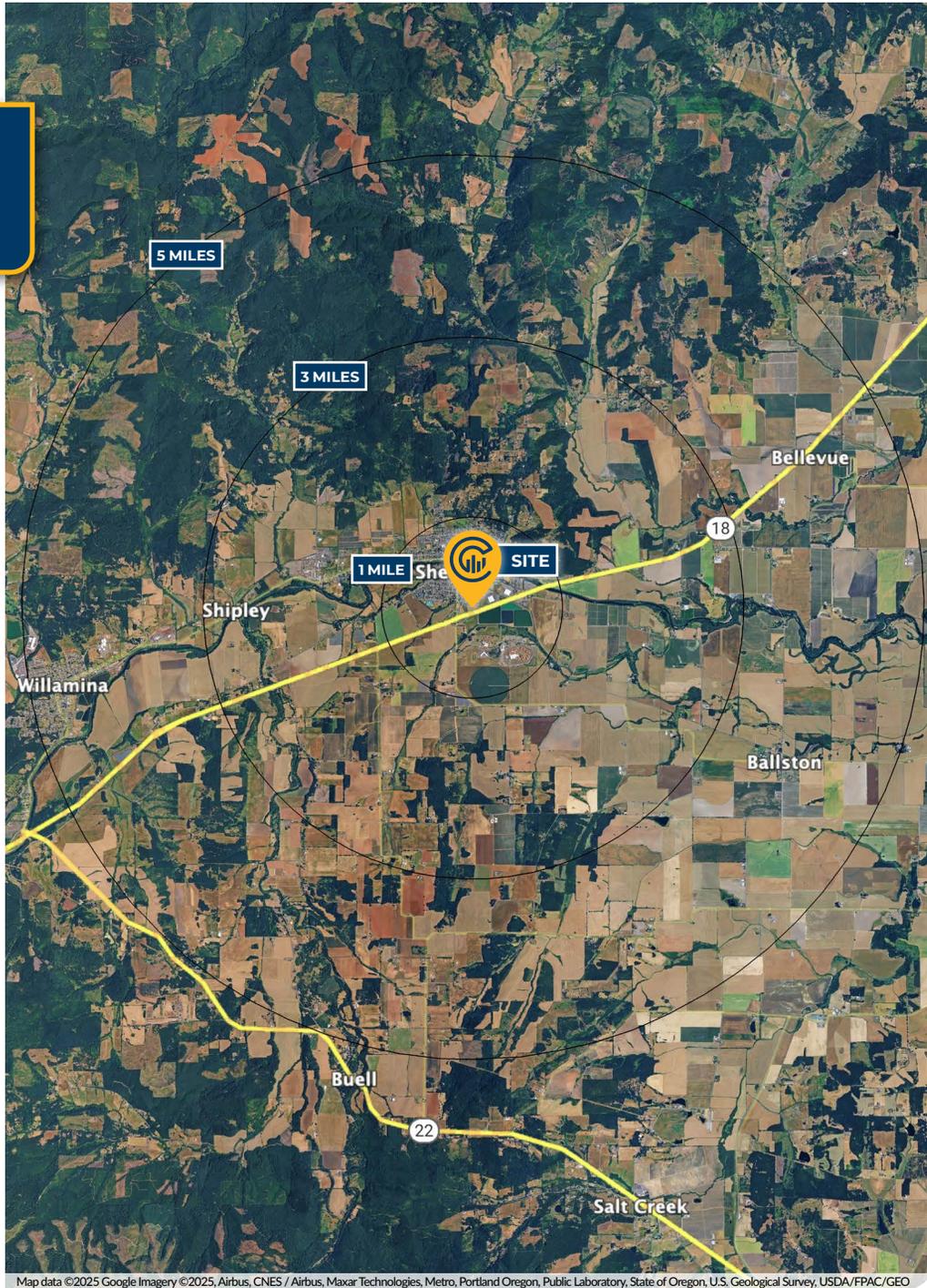
OFFERING SUMMARY	
Address	Hwy 18 Sheridan, OR 97378
Sale Price	\$319,000
Lot Size	7.18 Acres
Price / Acre	\$44,429
Zoning	C - Commercial
APN	237906

Property Overview

Zoned "Commercial District" (C) with the City of Sheridan, this broad zoning includes uses including retail service, office, wholesale trade/distribution, some manufacturing, and more (buyer to execute due diligence on their own behalf). The property is bordered by residential housing to the north, light manufacturing to the east, Hwy 18 on the south, and a church to the west. Access is provided by easement along the northwest portion of the property.



DEMOGRAPHICS MAP & REPORT



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

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Total Population	1,900	8,205	12,235
Average Age	34.6	37.2	38.4
Average Age (Male)	36.5	37.9	38.5
Average Age (Female)	33.2	35.4	36.1
Households & Income			
Total Households	651	2,656	4,025
# of Persons Per HH	2.9	3.1	3.0
Average HH Income	\$71,908	\$70,271	\$68,583
Average House Value	\$214,029	\$226,813	\$243,002

2020 American Community Survey (ACS)

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