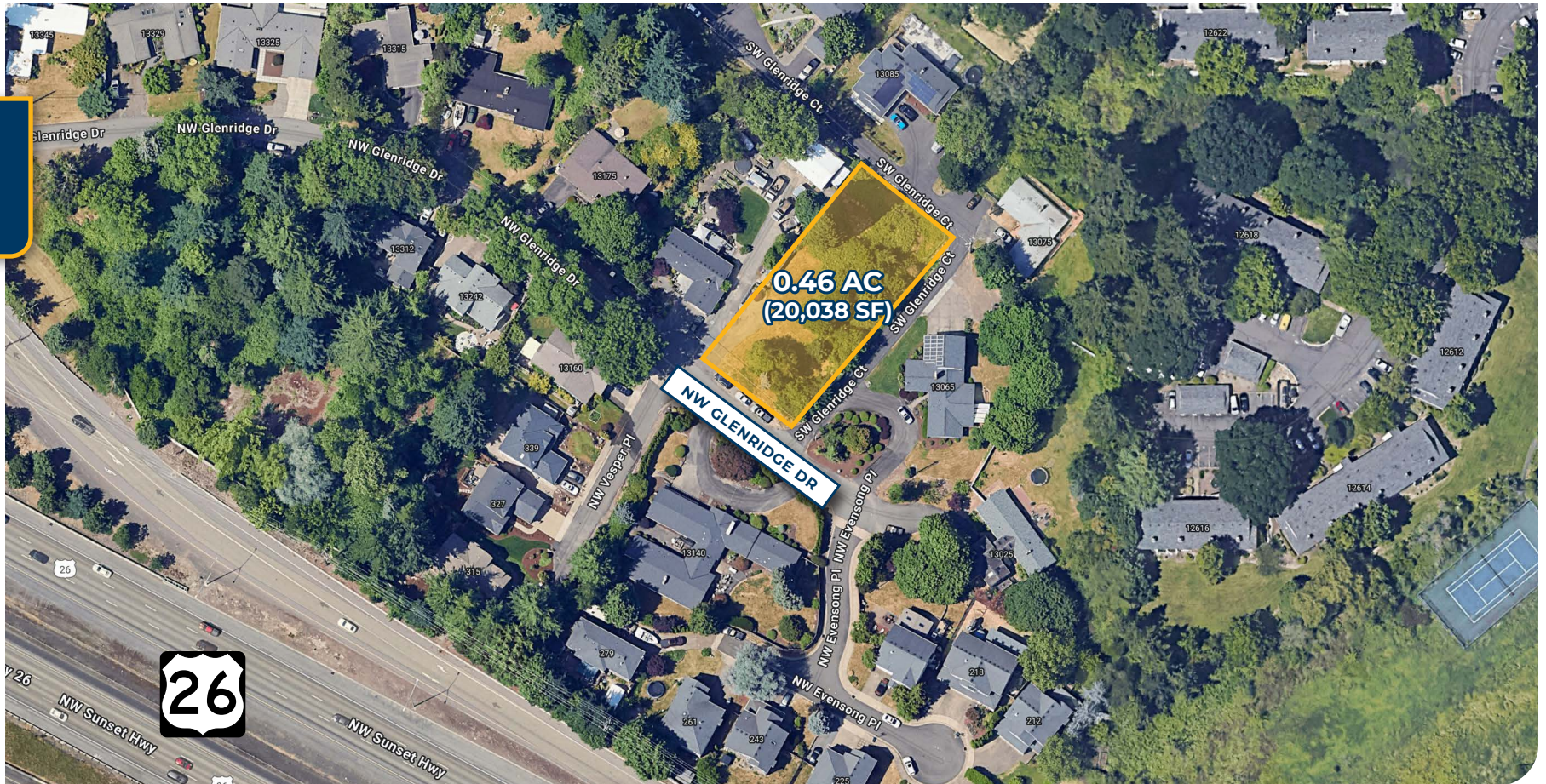




FOR SALE



## DEVELOPMENT LAND

### Washington County Residential Development Land

±0.46 AC (±20,038 SF) | Price: \$550,000

13115 NW Glenridge Dr, Portland, OR 97229

- One Tax Lot
- Zoning: [R9-12 \(Transit Oriented Residential District\)](#)
- Close to Major Employers including Columbia Sportswear and Nike
- Easy Access to Hwy 26

**NICHOLAS G. DIAMOND**  
Principal Broker | Licensed in OR & WA  
503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

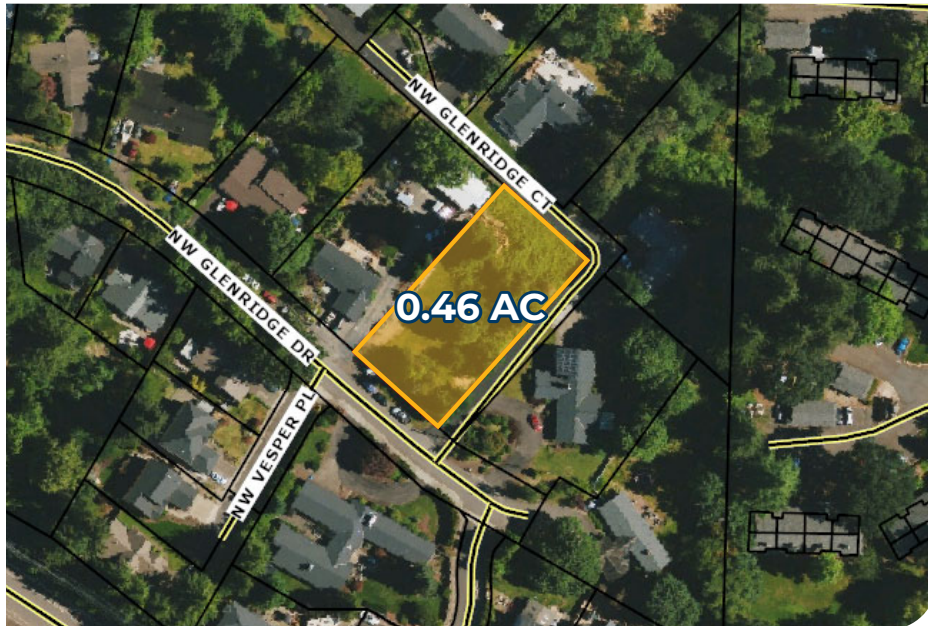
**RILEY M. HENDERSON**  
Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | [riley@capacitycommercial.com](mailto:riley@capacitycommercial.com)

**MICHAEL HORTER**  
Associate Broker | Licensed in OR  
503-936-8332 | [michaelhorter@capacitycommercial.com](mailto:michaelhorter@capacitycommercial.com)

**GEORGE N. DIAMOND**  
Principal Broker | Licensed in OR & WA  
503-222-2178 | [gdiamond@capacitycommercial.com](mailto:gdiamond@capacitycommercial.com)



PROPERTY SUMMARY



Property Overview	
Address	13115 NW Glenridge Dr, Portland, OR 97229
Asset Type	Residential Land
Sale Price	\$550,000
Property Zoning	R9-12 (Transit Oriented Residential District)
Tax Lot Size	Approx. 0.46 Acres / 20,038 SF
Approx. Dimensions	100' x 200'
Parcel ID	R0636495
Tax Lot ID	1N133DC 00300

Capacity Commercial Group is pleased to exclusively present for sale a premier residential parcel in Washington County (Portland), OR.

Zoning: Transit Oriented Residential (R9-12)



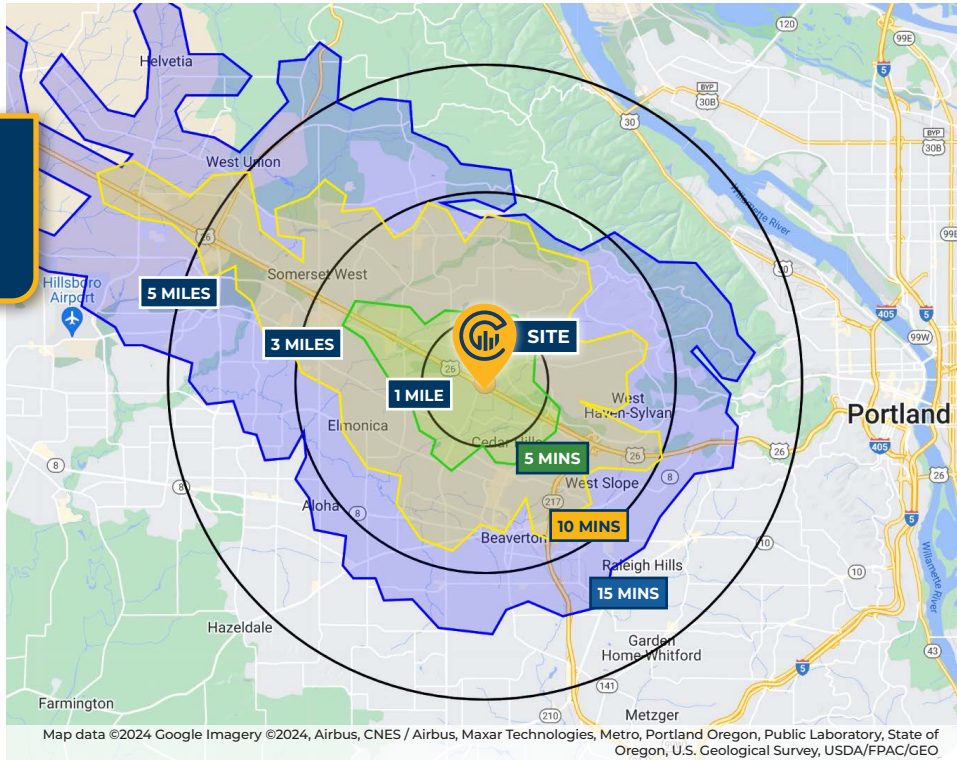


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	16,713	139,730	313,747
2029 Projected Population	16,618	137,771	308,422
2020 Census Population	15,910	140,156	315,224
2010 Census Population	13,975	122,933	275,340
Projected Annual Growth 2024 to 2029	-0.1%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	1.4%	1.0%	1.0%
Households & Income			
2024 Estimated Households	7,432	56,966	127,391
2024 Est. Average HH Income	\$144,380	\$161,451	\$156,299
2024 Est. Median HH Income	\$104,694	\$124,674	\$117,760
2024 Est. Per Capita Income	\$64,242	\$65,904	\$63,549
Businesses			
2024 Est. Total Businesses	696	7,218	14,835
2024 Est. Total Employees	4,247	53,558	109,470

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

**NICHOLAS G. DIAMOND**  
Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com

**RILEY M. HENDERSON**  
Senior Associate Broker | Licensed in OR & WA  
503-975-9301 | riley@capacitycommercial.com

**MICHAEL HORTER**  
Associate Broker | Licensed in OR  
503-936-8332 | michaelhorter@capacitycommercial.com

**GEORGE N. DIAMOND**  
Principal Broker | Licensed in OR & WA  
503-222-2178 | gdiamond@capacitycommercial.com

**PORTLAND DEVELOPMENT LAND**