

# FOR SALE

Parcel: R590159 NW Germantown Rd, Portland, OR 97231

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COMMERCIAL<sup>SM</sup>

# PROPERTY HIGHLIGHTS



Parcel R590159 Portland, OR 97231

**\$507,000**

**10.13 Acres**

**EFU | Exclusive Farm Use Zoning**

The property is located just outside the Bethany neighborhood in unincorporated WA County, beyond Portland's Urban Growth Boundary.

**Zoning**

**EFU**

**Parcel**

**R590159**

**Power**

**At Road Frontage**

**Land Use**

**Vacant**

**County**

**Washington**



**KING**  
Commercial Real Estate



Parcel R590159 Germantown Rd



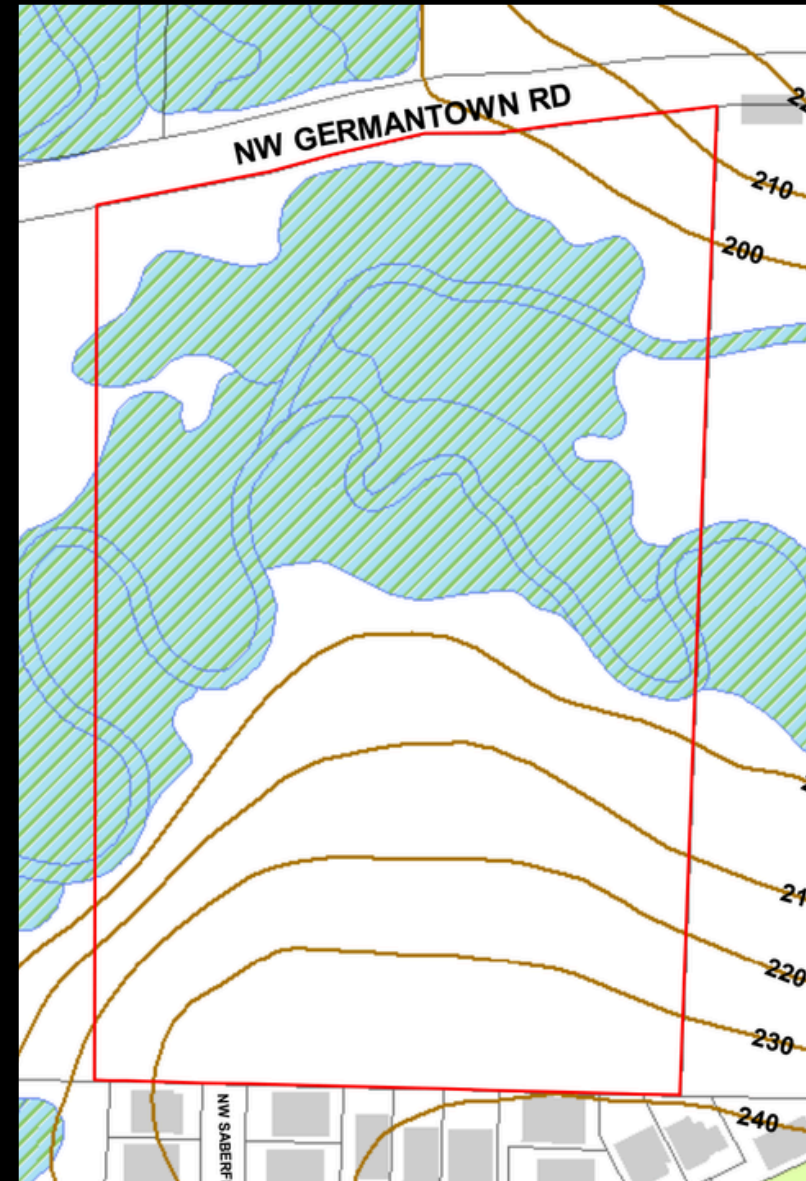
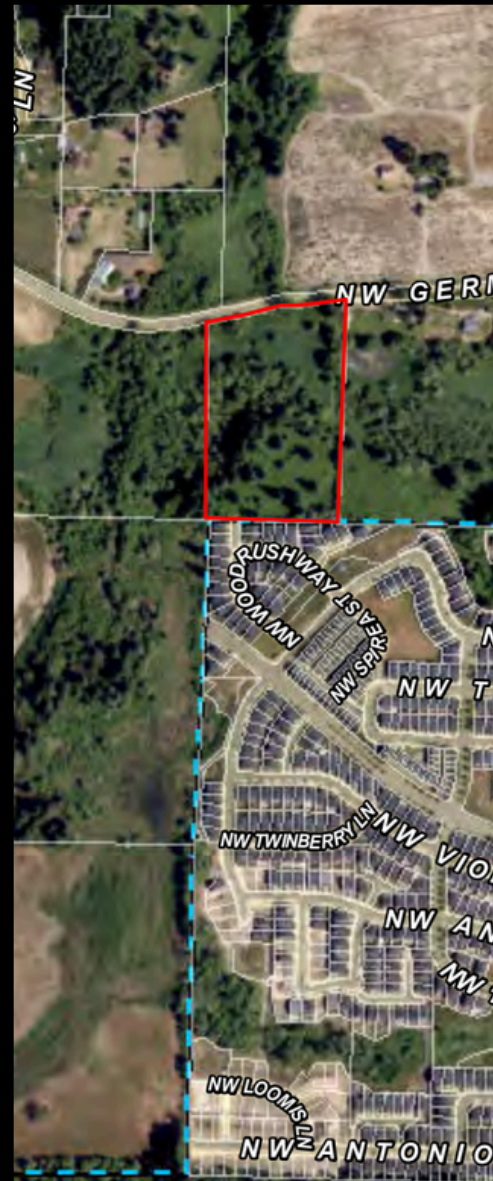
**SUBJECT  
PROPERTY**

**Portland Community  
College Rock Creek**



**Bethany**

# PROPERTY MAPS



**KING**  
Commercial Real Estate



# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	3,670	26,314	77,627
Female	3,805	27,053	78,406
Total Population	7,476	53,368	156,033

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,688	20,735	68,001
Occupied	2,563	19,706	64,477
Owner Occupied	1,888	13,098	33,026
Renter Occupied	675	6,608	31,451
Vacant	124	1,028	3,524

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,058	10,920	27,748
Ages 15 - 24	618	5,681	16,891
Ages 25 - 54	4,131	24,676	76,536
Ages 55 - 64	338	5,132	15,015
Ages 65+	330	6,959	19,841

Income	1 Mile	3 Miles	5 Miles
Median	\$182,108	\$156,284	\$119,676
Under \$15k	103	618	2,520
\$15k - \$25k	25	523	2,108
\$25k - \$35k	15	497	2,410
\$35k - \$50k	68	912	3,262
\$50k - \$75k	68	1,651	7,777
\$75k - \$100k	225	2,004	8,535
\$100k - \$150k	467	3,187	12,029
\$150k - \$200k	487	3,673	9,789
Over \$200k	1,108	6,642	16,047



# MAJOR EMPLOYERS IN THE REGION



The Portland metropolitan area features a diverse and dynamic economy, with major employers spanning healthcare, athletic apparel, financial services, education, and technology. This diversity helps provide economic resilience and a wide range of career opportunities for residents.