

# FOR SALE

12374 W Church Rd NE, Mt. Angel, OR 97362



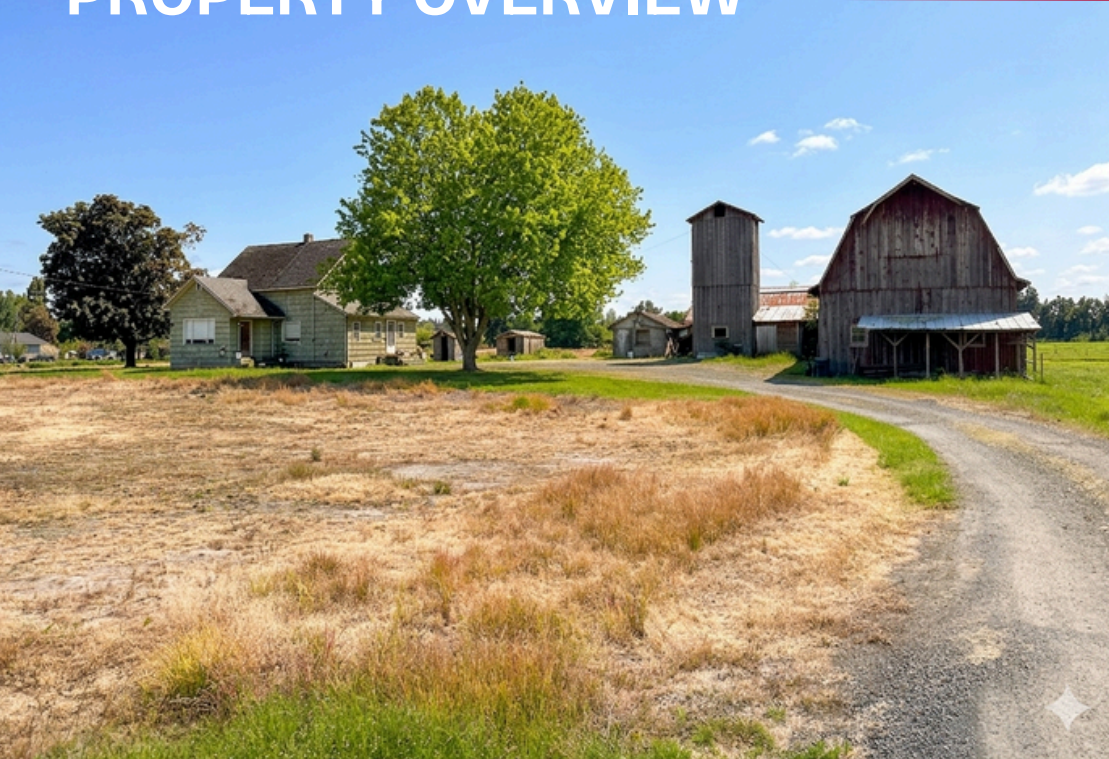
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COMMERCIAL<sup>SM</sup>

# PROPERTY OVERVIEW



12374 W Church Rd NE, Mount Angel, OR 97362

**\$1,300,000** 6 Acres

**UT-20 | Urban Transition - 20 Acre**  
**Likely to be RS - Single Family**

The parcel represents 6 acres of flat, road-accessible land on the western edge of Mount Angel, positioned for low-density residential development.

**Zoning** **UT-20**

**City** **Mt. Angel**

**\$/Acre** **\$216,667**

**Property Size** **6 Acres**

**County** **Marion**



# ANTICIPATED ZONING AT ANNEXATION

Mt. Angel, Oregon | W. Church Rd Assemblage (Parcels A + B) | 13± Acres

## PROPOSED ZONE

# RS Single-Family

Mt. Angel Development Code, Sec. 6.1  
(applied via Comp Plan FLU map at annexation)

## EST. SF LOT YIELD

# 55–75

## KEY DEVELOPMENT PARAMETERS

<b>Primary Use</b>	Single-family detached residential
<b>ADUs</b>	Permitted on every SF lot — up to 1,200 sf, 16 ft height (per ORS 197.312)
<b>Implied Density</b>	~5–7 du/ac net
<b>Typical Lot Size</b>	5,000–7,500 sf range (confirm Sec. 6.1)
<b>Setbacks (typ.)</b>	Front 15–20 ft   Side 5 ft   Rear 15–20 ft (confirm Sec. 6.1)
<b>Max Height</b>	30–35 ft typ. (confirm Sec. 6.1)
<b>Annexation Path</b>	Comp Plan FLU map drives zone applied at annexation

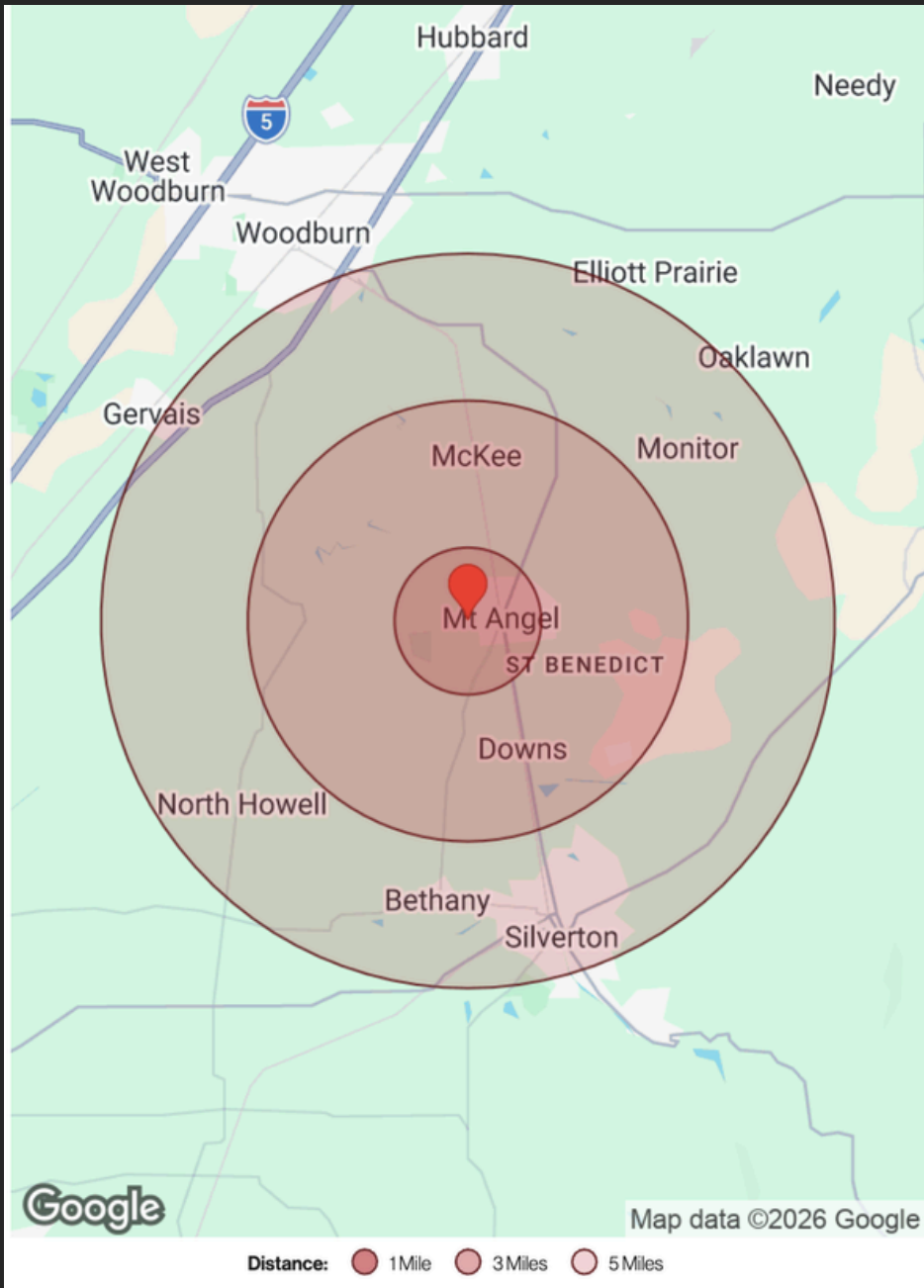
*\*Yield estimates are pre-deduction (streets, stormwater, open space). Subject to confirmation by City of Mt. Angel.  
Source: Mt. Angel Development Code; ORS 197.312. Buyers to independently verify all zoning and entitlement assumptions.*



We estimate 3.5 finished lots per acre, with average lot sizes of 7,000 - 9,000 SQFT.



# DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	1,697	2,681	9,700
	Female	1,576	2,360	9,410
	Total Population	3,273	5,041	19,110
<b>Housing</b>	Total Units	1,210	1,817	7,114
	Occupied	1,104	1,668	6,613
	Owner Occupied	630	1,007	4,328
	Renter Occupied	474	661	2,285
	Vacant	105	149	502
<b>Age</b>	Ages 0 - 14	568	859	3,516
	Ages 15 - 24	447	706	2,609
	Ages 25 - 54	1,181	1,817	7,216
	Ages 55 - 64	345	538	2,109
	Ages 65+	732	1,122	3,663
<b>Income</b>	Median	\$74,733	\$76,437	\$85,422
	Under \$15k	171	223	495
	\$15k - \$25k	53	84	404
	\$25k - \$35k	71	121	426
	\$35k - \$50k	73	114	618
	\$50k - \$75k	185	278	977
	\$75k - \$100k	161	247	927
	\$100k - \$150k	154	234	1,170
	\$150k - \$200k	154	254	920
	Over \$200k	81	113	676