



2762 Willamina Avenue | Forest Grove OR 97116

FOR SALE

Lot Size: 1.26 Acres

Zoned: RML

(Residential Multifam Low Density- 12 Du/Ac)

Positioned on a rare 1.26-acre parcel within the Forest Grove city limits, this property presents an exceptional opportunity for development or investment. Ideally located just minutes from OR-47 and OR-8 (TV Highway), with convenient access to US-26, Hillsboro, Portland, and Oregon's Silicon Forest, the site offers outstanding connectivity for potential residential, mixed-use, or commercial development. Existing city water, an irrigation well, and a detached shop provide immediate utility while planning your vision. Situated in the heart of Oregon's renowned Willamette Valley Wine Country, the property is surrounded by award-winning wineries, vineyards, and scenic countryside, while benefiting from the charm and continued growth of one of western Washington County's most desirable communities. Enjoy the convenience of nearby parks, outdoor recreation, Pacific University, shopping, dining, and essential services in one of western Washington County's growing communities. Buyers are to verify permitted uses, zoning, and development potential with the City of Forest Grove.

LOCATION FEATURES

- Within the Forest Grove city limits, offering access to city services and utilities.
- Approximately 0.8 Miles to Highway 47 providing a direct north-south transportation corridor.
- Approximately 10 miles to Downtown Hillsboro
- Approximately 3 miles to OR-8 (TV Highway) 15 Miles to US 26
- Approximately 27 miles to Downtown Portland.
- Convenient access to the Silicon Forest, including major employers in Hillsboro such as Intel and other technology companies.



Pacific University

Downtown Forest Grove



David Hill Winery

McMenamins Grand Lodge

"The Forest Grove / Cornelius Chamber promotes a diverse, inclusive, and thriving business community working together to ensure an equitable and sustainable future where businesses succeed and people prosper"

Forest Grove/Cornelius Chamber of Commerce

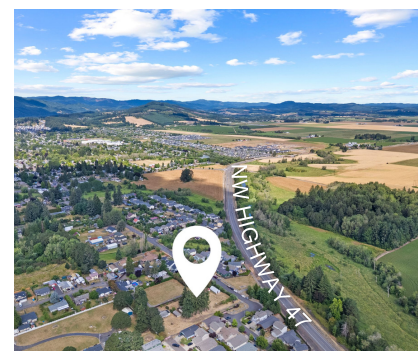
Economic Development:

Forest Grove's amenities have made the city a prime area for business relocation. Adjacent to Beaverton and Hillsboro, home to Oregon's Silicon Valley, and only 37 miles from Portland International Airport just 8 miles from Hillsboro Airport, the city offers convenient urban access with significantly lower costs. Affordable industrial and commercial land, paired with low power costs, and complemented by cutting edge technology services and infrastructure make Forest Grove a best bet for your business' bottom line. An experienced and entrepreneurial City staff is ready to advocate for businesses to make the site selection and permitting processes a piece of cake. If you're still not convinced, keep in mind the low state and local taxes. Add to that unprecedented access to a highly skilled regional workforce and Forest Grove becomes as close to a sure thing as you'll find anywhere in the country.

Forest Grove Economic Development Council

The council is made up of community members, business owners and government officials who work to build a strong, sustainable, local economy that fosters opportunity and prosperity for the whole community. The Council fosters a vibrant economic climate that encourages and attracts sustainable and equitable business development through strategically focused policies and programs, collaboration and partnerships. Their goals include:

- SUPPORT INDUSTRIAL AND COMMERCIAL
- BUSINESS GROWTH AND RETENTION
- EXPAND OPPORTUNITIES FOR ENTREPRENEURSHIP AND INNOVATION
- SUPPORT SMALL BUSINESS DEVELOPMENT AND RETENTION
- ASSIST IN THE DEVELOPMENT OF A PROSPEROUS DOWNTOWN
- EXPAND THE ECONOMIC IMPACT OF TOURISM
- FOSTER A COMPETITIVE BUSINESS CLIMATE THAT SUPPORTS ECONOMIC GROWTH
- EXPAND PARTNERSHIP, OUTREACH, AND EQUITY EFFORTS



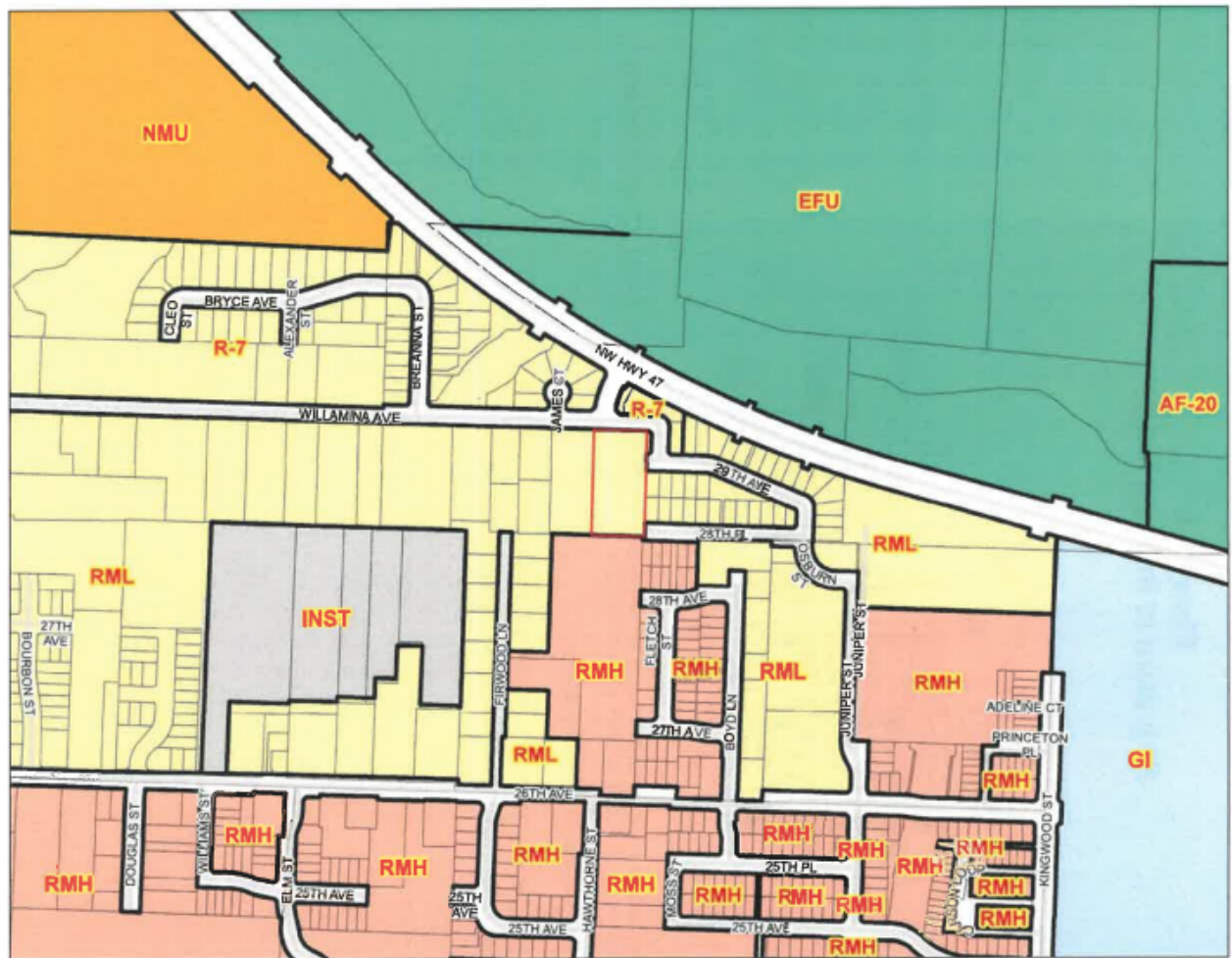
Zoning

- Subject Property
- Tax Lots
- Industrial
- Multi Family
- Mixed Use Residential
- PF
- Rural
- Single Family



Customer Service Department
12909 SW 68th Parkway, Suite 350
Portland, OR 97223
(503) 603-1700
cs@wfgnationaltitle.com

0 95 190 380 Feet



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RML zoning in the City of Forest Grove stands for Residential Multifamily Low Density. This zoning district allows a mix of housing types, such as duplexes, townhouses, and small apartment buildings, up to a maximum density of 12 units per acre.

Key Facts About RML Zoning in Forest Grove:

Allowed Housing: Single-family homes, townhouses, duplexes, triplexes, and quadplexes are permitted.

Density Limits: Development is restricted to a maximum of 12.0 dwelling units per acre.

Allowed Non-Residential Uses: Parks, schools, and small bed and breakfast inns (up to 5 guest rooms) are typically allowed.

Buyers are advised to perform their own due diligence with the City of Forest Grove regarding all aspects of the property, including but not limited to zoning, permitted uses, development potential, utility availability, and any applicable regulations.



FOR ADDITIONAL INFO
CLICK LINKS BELOW:

[Additional Property
Information & Photos](#)



[Developer Packet](#)

DEVELOPER
PACKET

2762 WILLAMINA AVE
FOREST GROVE, OR 97116



Tyla Young

REAL ESTATE BROKER

 **John L. Scott** | MARKET CENTER 

ty

TYLA YOUNG

REAL ESTATE

Let's Connect



503.318.4914



tylayoung@johnlscott.com

FOR MORE ZONING AND CITY CONTACT INFO CLICK LINK BELOW:

[CITY OF FOREST GROVE PLANNING DEPT](#)

Contact Matt Johnson, AICP

Senior Planner, Development Review

EMAIL: mjohnson@forestgrove-or.gov

PHONE: 503-992-3233

(Willing to schedule a preliminary submittal meeting at no charge)