



# 800 N Harbour Dr

PORTLAND, OR 97217

## DEVELOPMENT OPPORTUNITY IN NORTH PORTLAND

### CONTACT

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**NAI Elliott**

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# Property snapshot

800 N Harbour is a rare 0.23-acre (10,019 SF) shovel-ready infill parcel in North Portland's high-demand Airport Way submarket, fully utilities-served and zoned CM2 for flexible multifamily and mixed-use development. Positioned on a quiet cul-de-sac near the Columbia River within an established residential community, the partition-platted lot offers a clean entitlement path and private building envelope in a proven pocket surrounded by townhomes and apartments. The location combines de-risked market demand, convenient regional connectivity, and steady infill-land appreciation in one of the Pacific Northwest's most active development corridors.

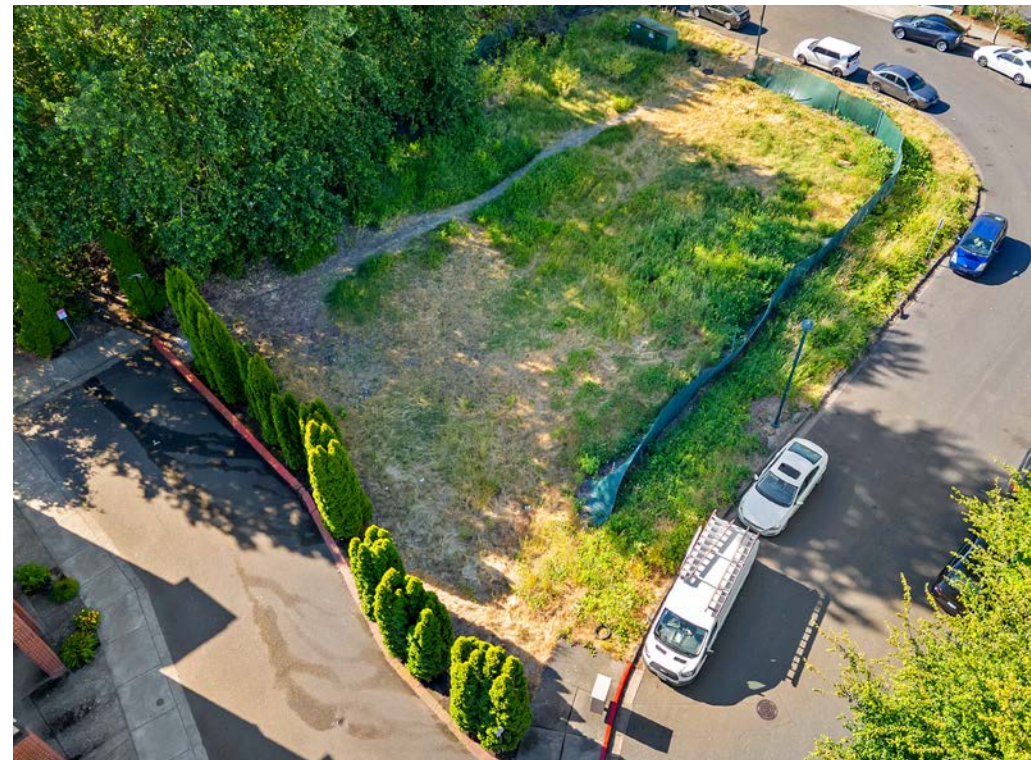
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## FOR SALE

- **800 N Harbour Dr, Portland OR 97217**  
**10,019 SF Parcel**  
**Rate: \$695,000**

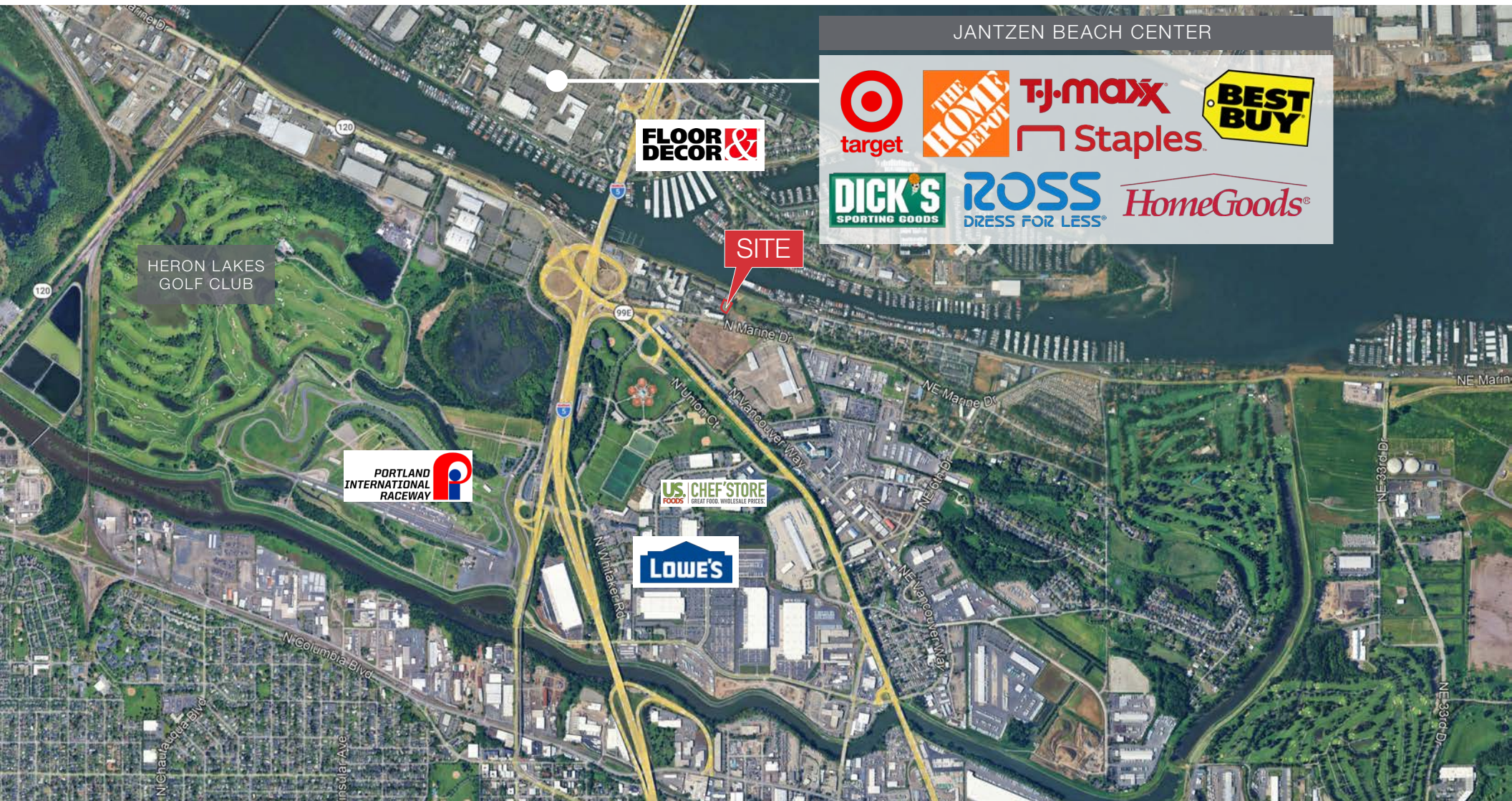
## HIGHLIGHTS

- **Shovel-Ready Infrastructure** - Fully served with all utilities to site (water, sewer, storm, gas, electric, telephone, cable) plus existing curb, gutter, and sidewalk
- **Clean Zoning & Entitlements** - CM2 zoning permits multifamily and mixed-use with flexible density; partition-platted lot ready for direct design phase
- **De-Risked Market Demand** - Surrounded by established multifamily and townhome communities validating immediate absorption demand
- **Prime Submarket Location** - Airport Way corridor is one of the PNW's most active infill development zones with consistent land appreciation
- **Well-Defined Building Envelope** - Quiet cul-de-sac position with approximately 125-foot depth offers private, controllable development site



# Location Map

800 N HARBOUR DR • LAND FOR SALE



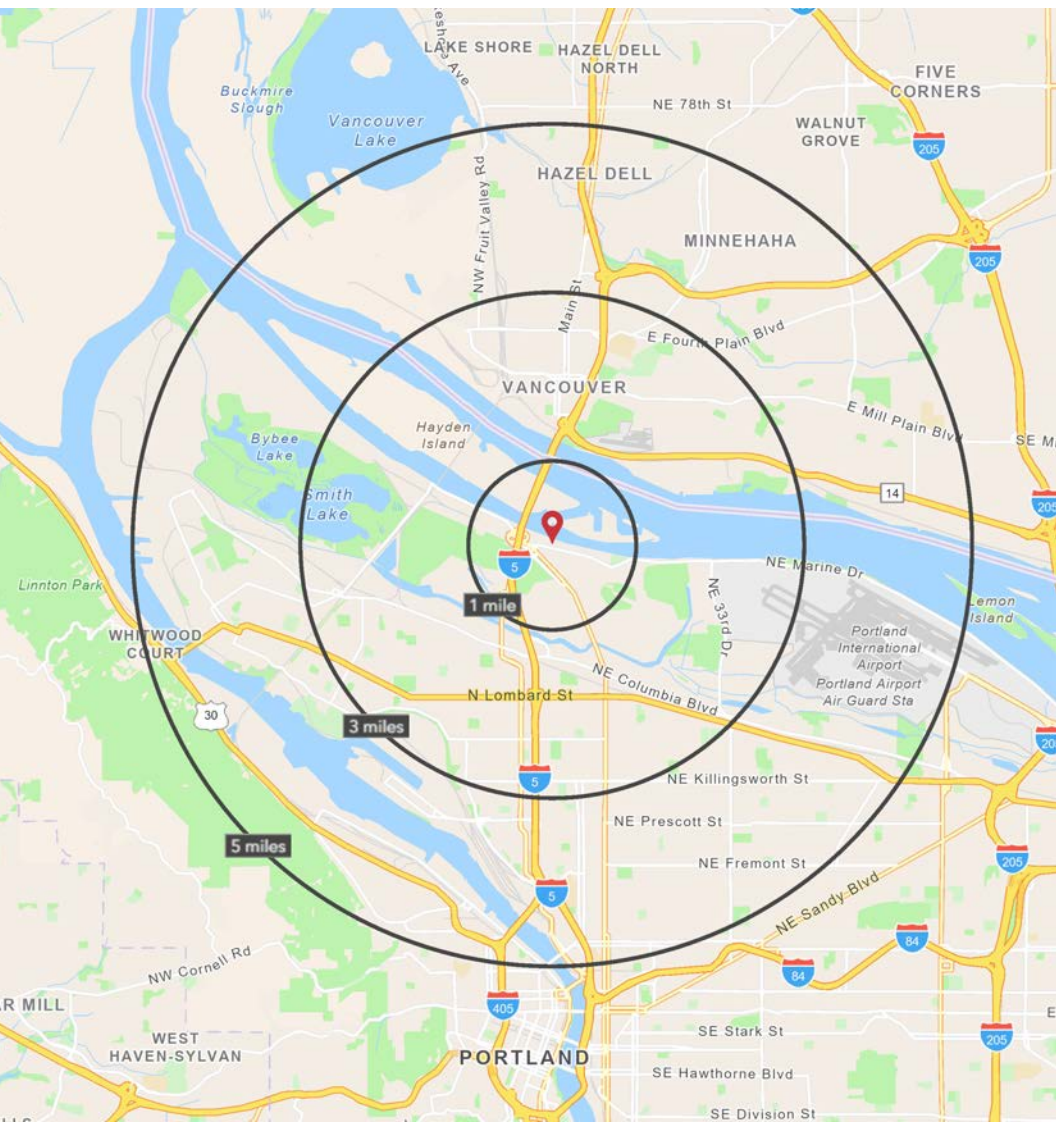
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|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| 2026 TOTAL DAYTIME POPULATION | 4,503     | 87,767    | 258,012   |
| 2031 EST. TOTAL POPULATION    | 4,832     | 91,022    | 266,031   |
| 2026 AVG HOUSEHOLD INCOME     | \$130,458 | \$123,687 | \$133,130 |
| 2026 MEDIAN HOME VALUE        | \$608,382 | \$598,334 | \$630,605 |
| 2026 TOTAL HOUSEHOLDS         | 2,464     | 39,017    | 111,401   |
| 2026 DAYTIME POPULATION       | 5,532     | 65,142    | 180,875   |
| 2026 SOME COLLEGE OR HIGHER   | 82%       | 76%       | 77%       |

Source: ©2026 Esri

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