



FOR SALE



DAMASCUS DEVELOPMENT LAND

Development Land Opportunity

Price: \$2,375,000 (\$17.31 / SF)

Industrial Zoned Land: ± 2.09 Acres (± 91,040 SF)

Commercial Zoned Land: ± 1.06 Acres (± 46,174 SF)

19770-19780 SE Sunnyside Rd, & 19701 SE Hwy 212, Damascus, OR 97089

- Three Parcels
- Properties offer Prime Frontage Along SE Sunnyside and Hwy 212
- Opportunity to purchase 2.96 acres of RA1 zoned land for full portfolio assembly (inquire with broker)

NICHOLAS G. DIAMOND

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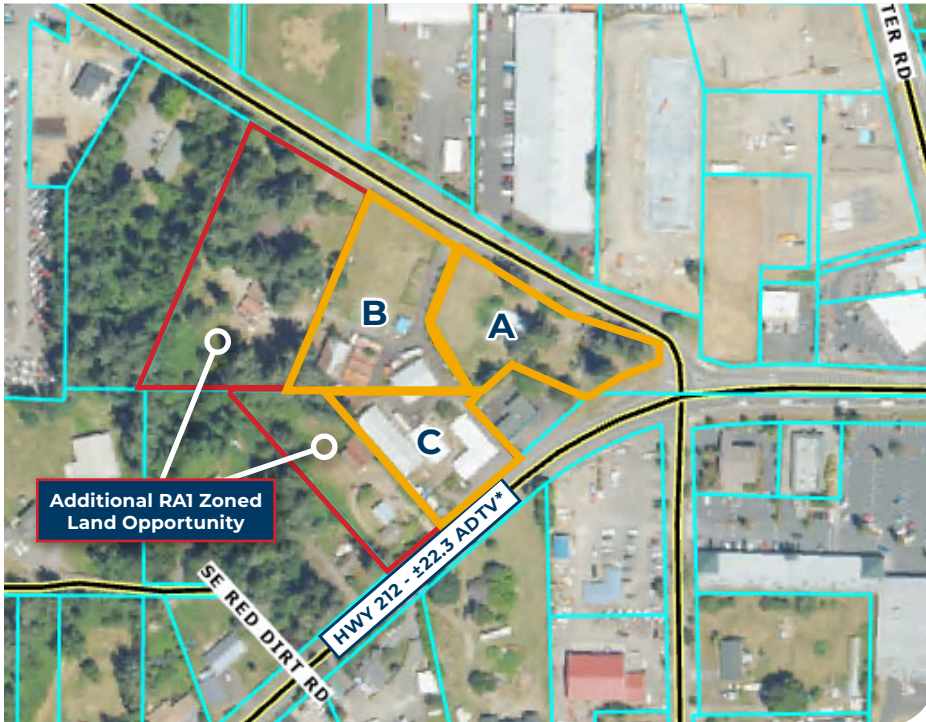
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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS: Lot A

Address	19770 SE Sunnyside Rd, Damascus, OR 97089
Parcel Size	± 1.06 Acres (± 46,174 SF)
Sale Price	\$925,000 (\$20 / SF)
Zoning	Rural Commercial (RC)
Parcel Number	00610388

PROPERTY DETAILS: Lot B

Address	19780 SE Sunnyside Rd, Damascus, OR 97089
Parcel Size	± 1.27 Acres (± 55,321 SF)
Sale Price	\$885,000 (\$16 / SF)
Zoning	Rural Industrial (RI)
Parcel Number	00610397

PROPERTY DETAILS: Lot C

Address	19701 SE Hwy 212, Damascus, OR 97089
Parcel Size	± 0.82 Acres (± 35,719 SF)
Sale Price	\$565,000 (\$15.82 / SF)
Zoning	Rural Industrial (RI)
Parcel Number	00616319

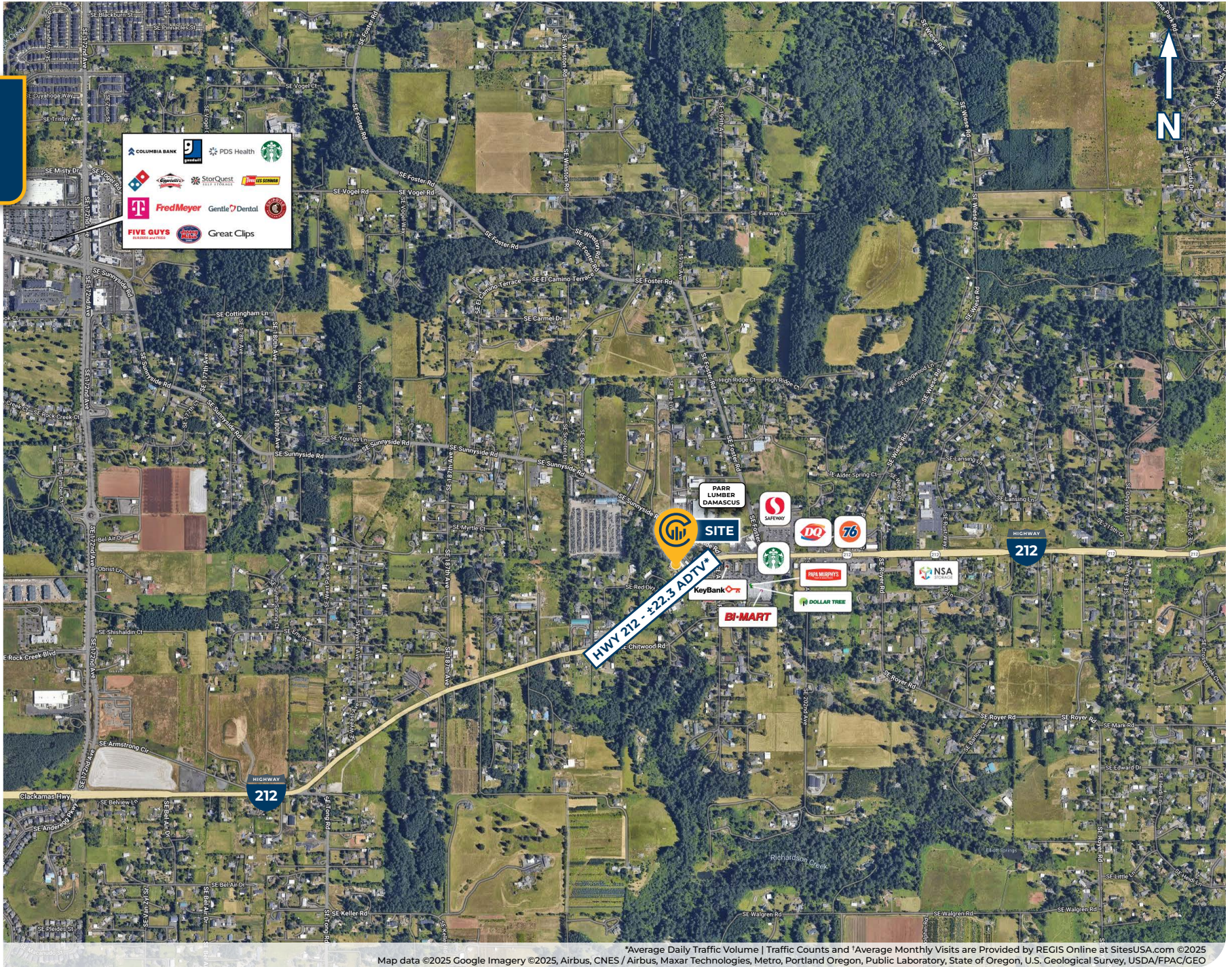
OFFERING SUMMARY

Capacity Commercial Group is pleased to exclusively present for sale a rare multi-parcel development opportunity in Damascus, Oregon. The offering consists of three parcels totaling ± 3.15 acres with dual zoning (± 2.09 acres of Rural Industrial (RI) and ± 1.06 acres of Rural Commercial (RC)) providing a buyer with significant flexibility across a range of permitted uses. The properties can be acquired individually or as an assembly.

Positioned at the intersection of SE Sunnyside Road and Hwy 212, one of Damascus's primary commercial corridors, the properties benefit from strong visibility and excellent access. The site is well-suited for an owner/operator or investor looking to capitalize on Damascus's ongoing growth and the region's limited supply of available industrial and commercial land.



LOCAL AERIAL MAP

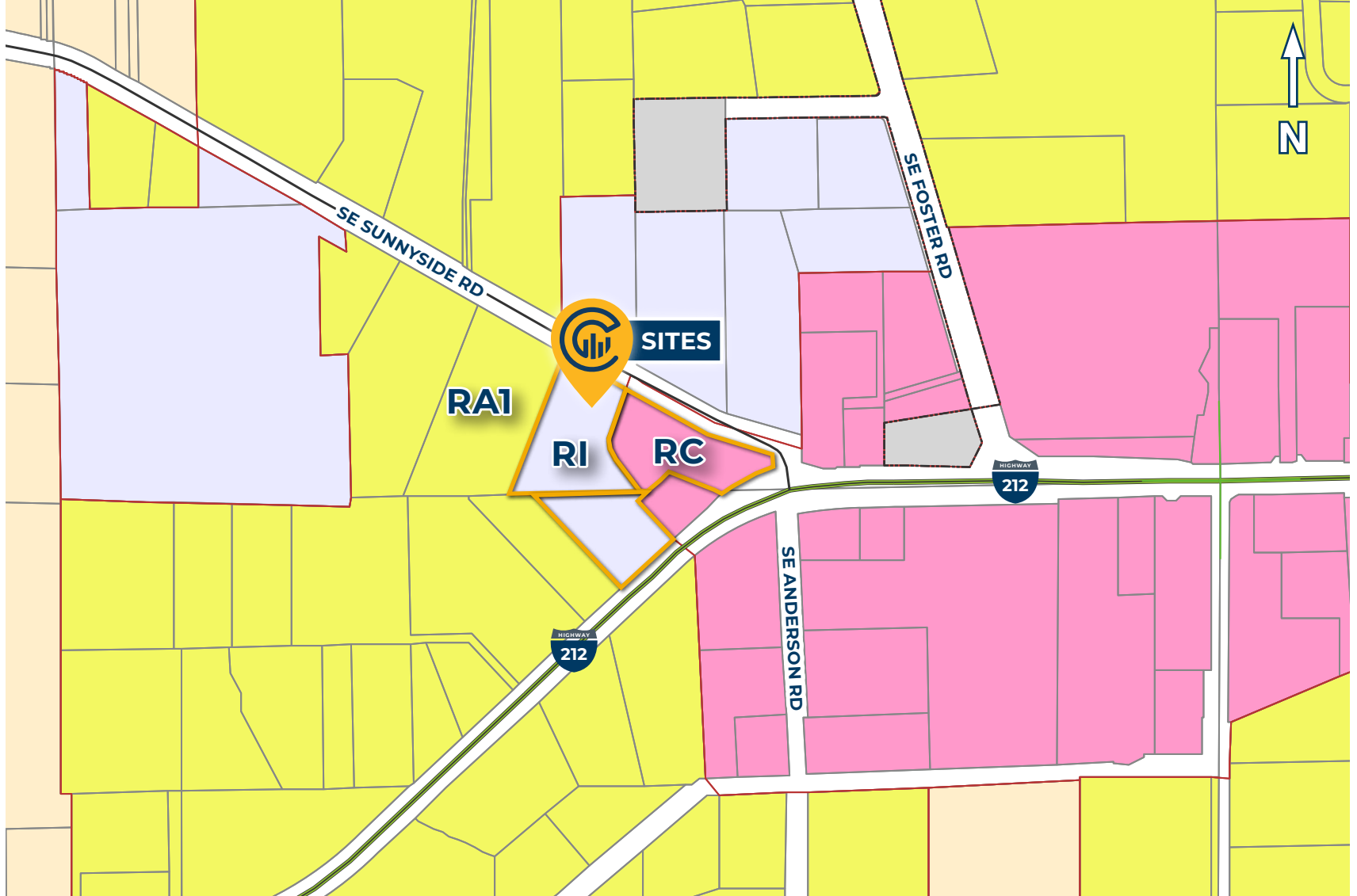


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ZONING MAP

ZONING MAP

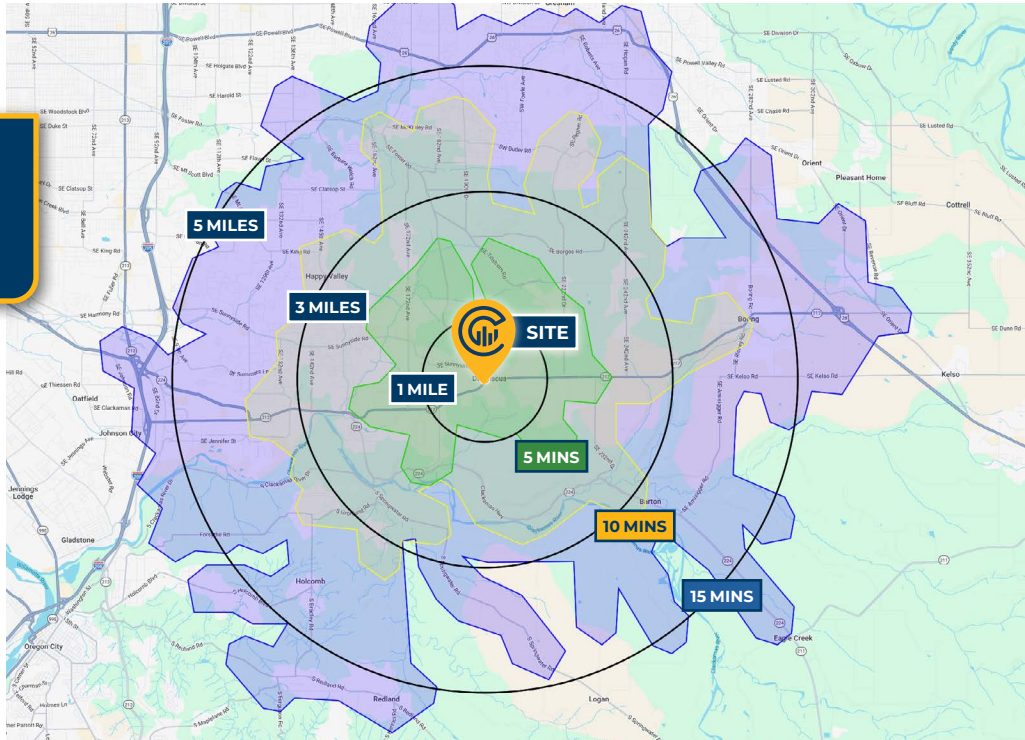


RURAL INDUSTRIAL DISTRICT (RI)

RURAL COMMERCIAL (RC) DISTRICTS



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	2,413	30,419	86,871
2030 Projected Population	2,541	32,628	89,506
2020 Census Population	2,527	26,305	83,250
2010 Census Population	2,185	19,828	69,834
Projected Annual Growth 2025 to 2030	1.1%	1.5%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	3.6%	1.6%
Households & Income			
2025 Estimated Households	837	10,481	30,740
2025 Est. Average HH Income	\$133,030	\$143,846	\$151,509
2025 Est. Median HH Income	\$109,326	\$115,796	\$120,372
2025 Est. Per Capita Income	\$46,142	\$49,590	\$53,664
Businesses			
2025 Est. Total Businesses	187	1,140	3,913
2025 Est. Total Employees	819	5,226	23,452

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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