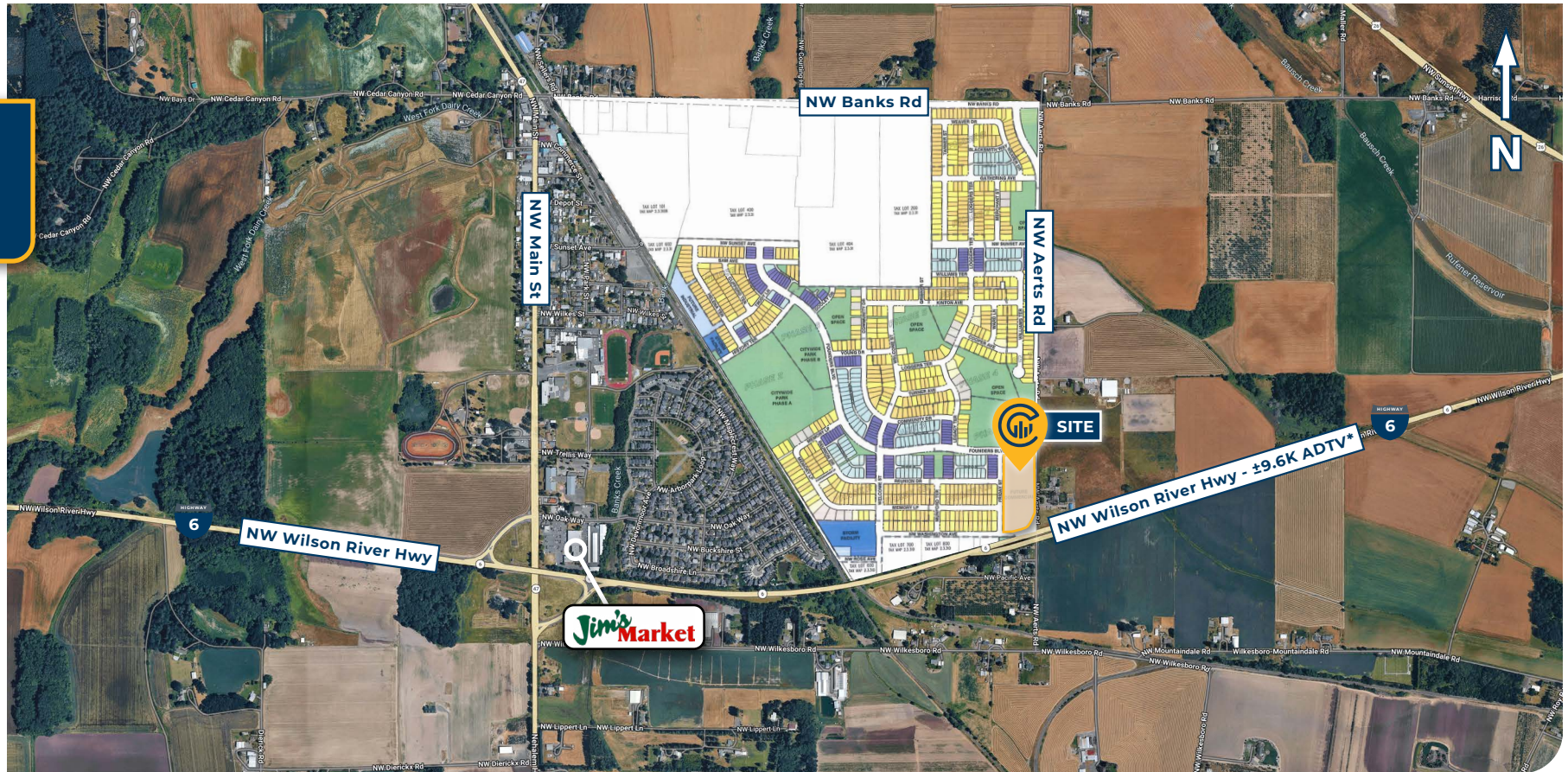




FOR SALE



QUAIL VALLEY PAD SITE

Retail / Restaurant Pad Space

± 4.87 AC (± 203,425 SF) | Price: \$12.00 /SF

Individual Pad Pricing: Inquire with Broker

Lot 24 Quail Valley, Banks, OR

- Individual Pads Available
- Entrance to Banks & Quail Valley Master Plan
- Quail Valley Master Plan Scheduled for 900+ Homes
- New Roundabout
- **Zoning:** General Commercial
- Multifamily Housing Allowed

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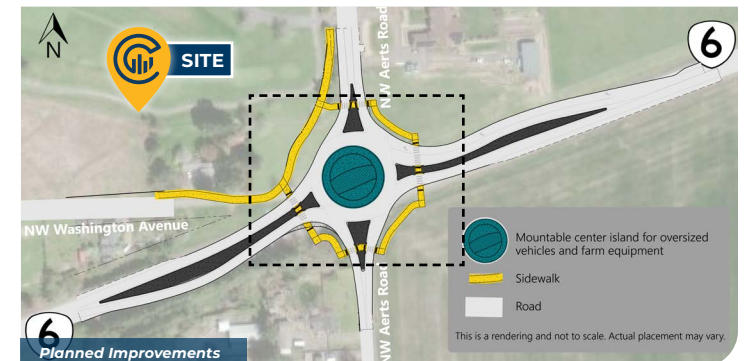
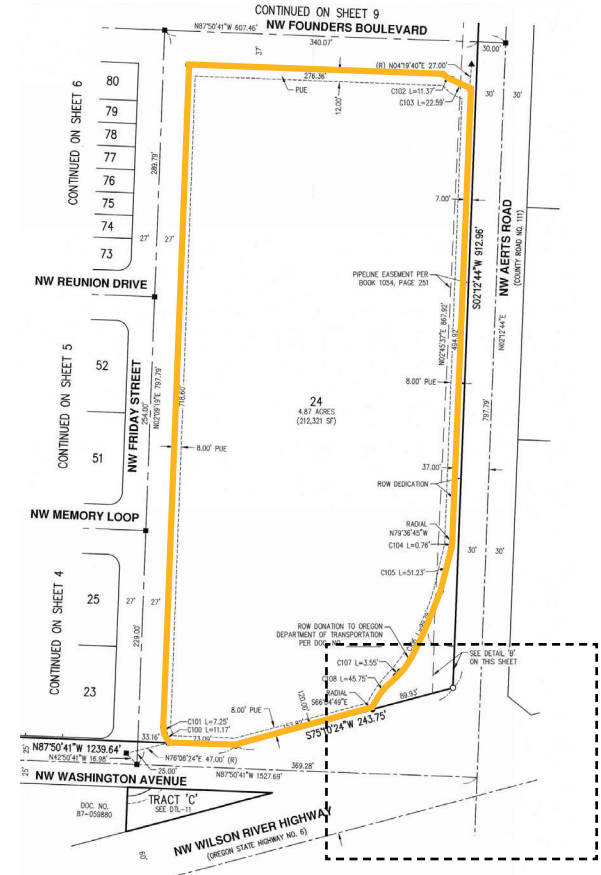
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ZONING

ZONING

§ 151.052 COMMERCIAL ZONES; PERMITTED LAND USES.

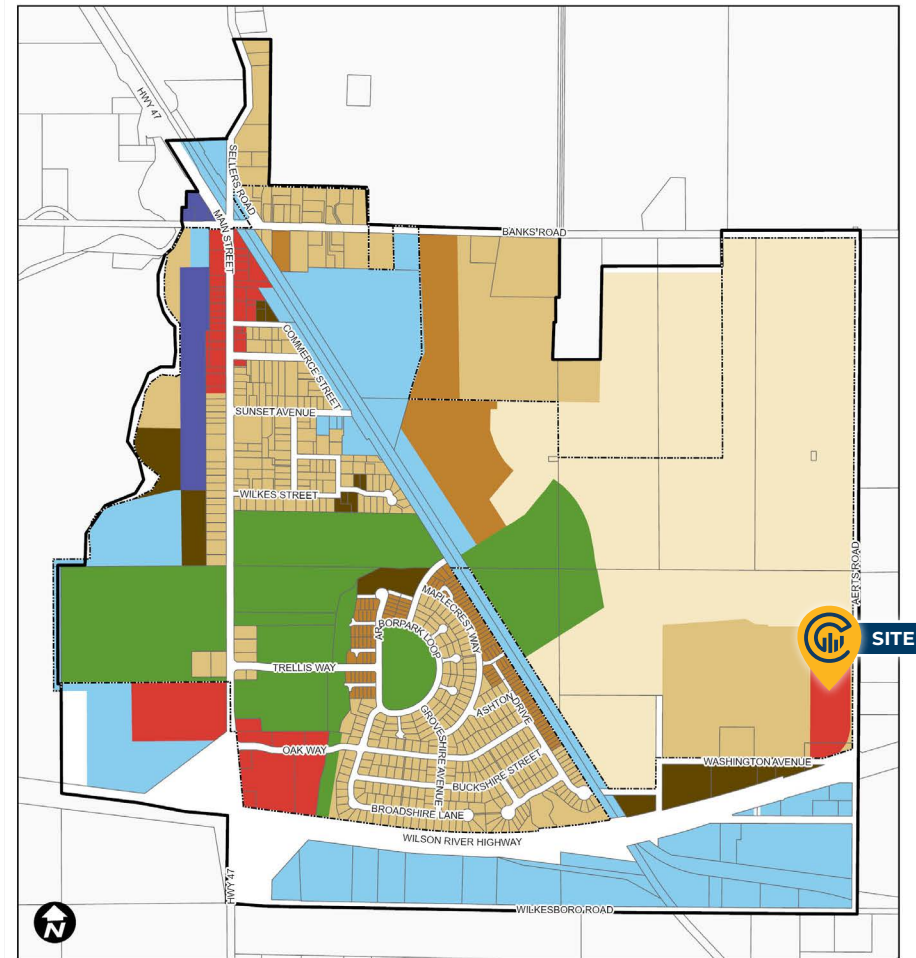
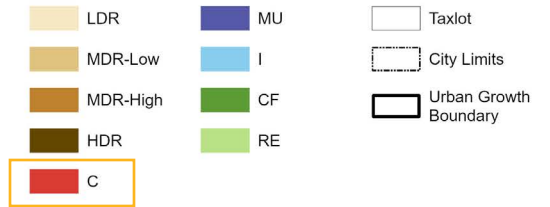
The land uses listed in Table 2.3-A as "P" are permitted in the nonresidential zones as shown, subject to the provisions of this chapter. Uses listed as "S" are permitted subject to the Use-Specific standards in §§ 151.075 through 151.085. Land uses designated with a "CU" require conditional use approval prior to development or a change in use, accordance with §§ 151.270 through 151.273. Only land uses which are specifically listed as "P", "S", or "CU" in Table 2.3-A and land uses which are approved as "similar" to those listed in this table may be permitted.

TABLE 2.3-A: LAND USES PERMITTED IN COMMERCIAL ZONES		
Land Use	C Zone	DC Zone
TABLE 2.3-A: LAND USES PERMITTED IN COMMERCIAL ZONES		
Land Use	C Zone	DC Zone
Residential Uses		
Dwelling units on second or upper story	P	P
Dwelling units on ground floor	P ¹	P ¹
Family day care home	P	P
Accessory Uses		
Commercial Uses		
Automotive repair and service (includes fueling stations, car wash, tire sales and service, farm equipment, painting and other similar uses)	CU	N
Automotive sales and rental (includes motorcycles, boats, RVs and trucks)	P	N
Commercial retail sales and service	P	P
Personal services	P	P
Eating and drinking establishments (see also "drive-through facility")	P	P
Hotel or motel	P	P
Amusement, entertainment, commercial recreation	P	P
- Fully enclosed in building	CU	CU
- Not fully enclosed in a building		
Office uses (professional, medical clinic)	P	P
Drive-through facility (subject to § 151.082)	CU/S	N
Recreational vehicle park or campground	CU	N
Lumber yard	CU	N
Day care facility	P	P
Wholesale and distribution business	CU	N
Public or commercial off-street parking lot or structure	CU	CU
Institutional Uses		
Community service, governmental institution	P	P
Public utilities	CU	CU
Medical institutions offering overnight care and treatment	CU	N
Radio and TV stations and transmitters	CU	N
Schools	P	P
Religious institutions	P	P
Medical, recreational marijuana (subject to § 151.080)	S	N
Similar use per § 151.006(A)	P/CU	P/CU
Notes:		
1. In the C and DC Zones, ground floor dwelling units must be located behind a street-facing commercial use.		
Key:		
P = Permitted, subject to site/development review		
S = Permitted, subject to special use standards in §§ 151.075 - 151.085		
CU = Conditional use permit required		
N = Not permitted		

CLICK TO VIEW
ZONING ONLINE

City of Banks Comprehensive Plan Map

0 500 1,000 2,000
Feet

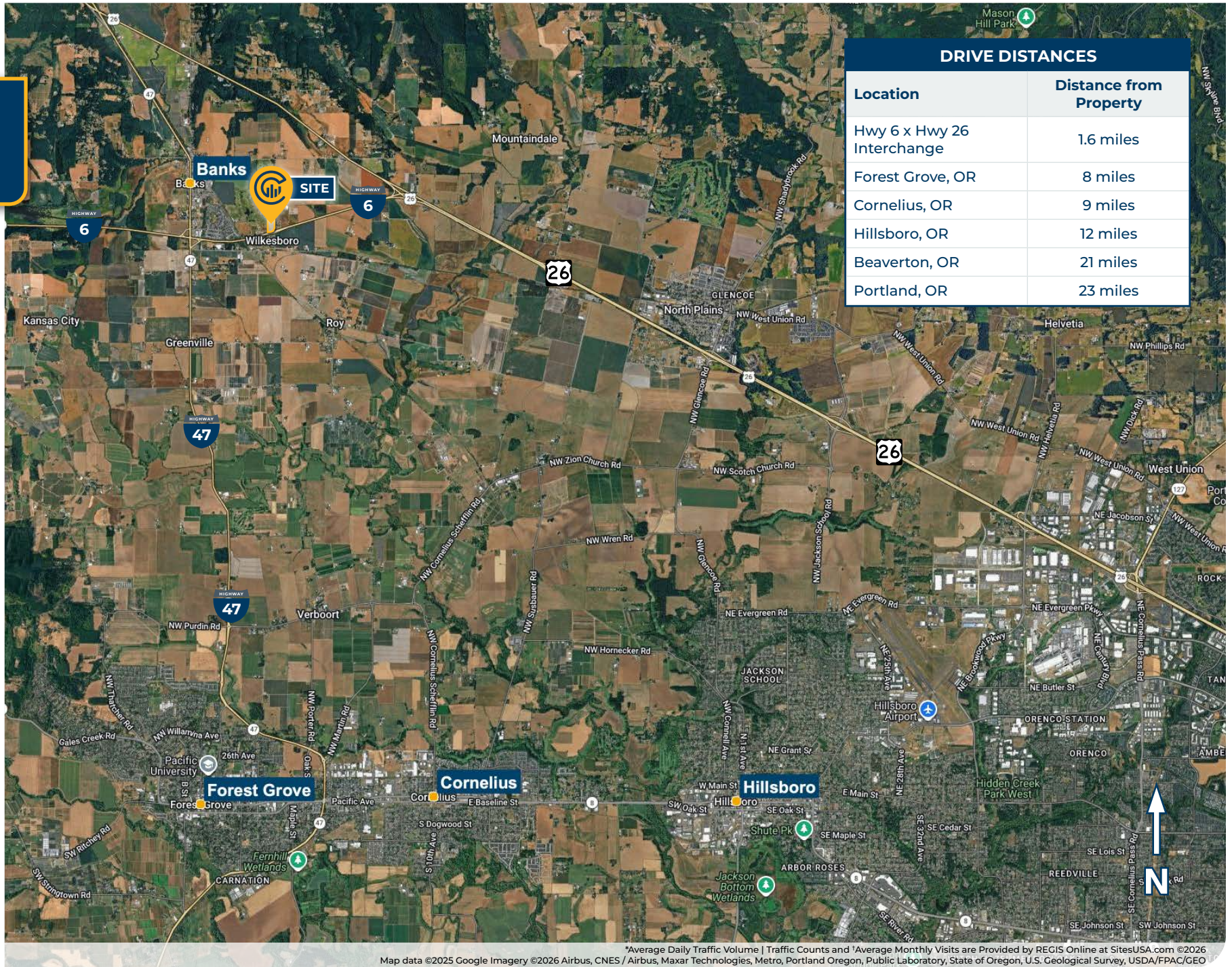


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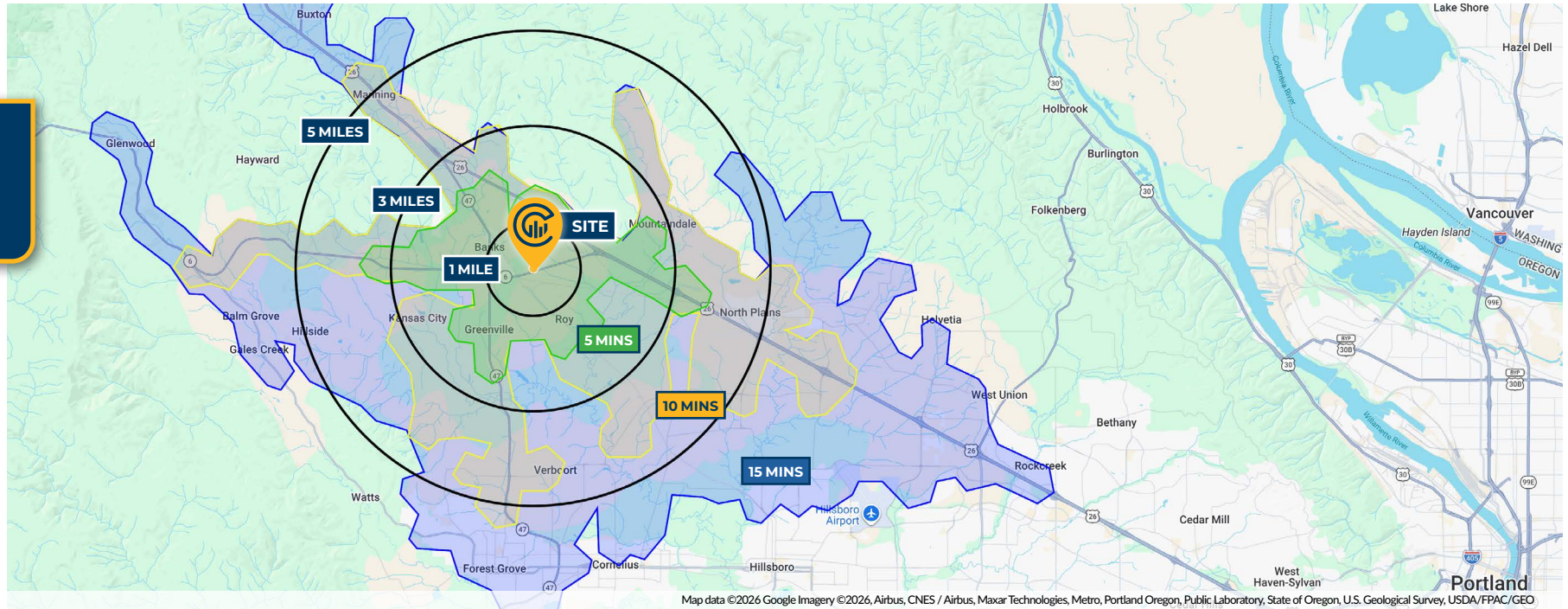
AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2026
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Metric	Radius Trade Areas			Drive Time Trade Areas		
Population	1 Mile	3 Mile	5 Mile	5 Mins	10 Mins	15 Mins
2026 Estimated Population	1,952	3,491	10,532	2,637	9,738	57,589
2031 Projected Population	1,948	3,480	10,859	2,631	10,083	57,845
2020 Census Population	1,956	3,539	9,036	2,653	7,954	54,908
2010 Census Population	1,879	3,345	7,516	2,515	6,071	47,492
Projected Annual Growth (2026 to 2031)	-	-	0.6%	-	0.7%	-
Historical Annual Growth (2010 to 2026)	0.2%	0.3%	2.5%	0.3%	3.8%	1.3%
Households & Income						
2026 Estimated Households	671	1,250	3,759	928	3,473	20,714
2026 Est. Average HH Income	\$119,937	\$142,966	\$153,272	\$127,816	\$143,824	\$132,524
2026 Est. Median HH Income	\$98,930	\$114,030	\$125,478	\$105,020	\$122,463	\$110,668
2026 Est. Per Capita Income	\$41,224	\$51,207	\$54,736	\$45,011	\$51,322	\$47,947
Businesses						
2026 Est. Total Businesses	76	175	410	130	342	2,213
2026 Est. Total Employees	566	1,038	2,431	847	2,378	23,600

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QUAIL VALLEY PAD SITE