

LAND FOR SALE

NWC 202ND & NE GLISAN ST, GRESHAM, OR 97230



PROPERTY DESCRIPTION

This 0.55 acre site is ideally located on the northwest corner of NE 202nd Ave and NE Glisan St in the North Gresham neighborhood of Gresham. Zoned Neighborhood Commercial (NC - City of Gresham), allowed uses include but are not limited to: gas stations, office, affordable housing, eating and drinking establishments (including drive-throughs), and personal service retail uses ensuring maximum potential for development. Additionally, its location within an Opportunity Zone presents compelling fiscal incentives.

PROPERTY HIGHLIGHTS

- Zoned Neighborhood Commercial (NC)
- High visibility and accessibility
- Proximity to major transportation routes
- Located within an Opportunity Zone

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	23,957 SF

ADAM BEAN

Director, SIOR
Licensed in Oregon
C: 503.887.5100
O: 503.222.5100
adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Zoning

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Table 4.0220: Permitted Uses in the Commercial Land Use Districts

USES	NC
RESIDENTIAL¹	
Single Detached Dwelling	NP
Duplex	NP
Triplex	NP
Quadplex	NP
Townhouse	NP
Cottage Cluster	NP
Multifamily	NP
Elderly Housing	NP
Manufactured Dwelling Park	NP
Residential Facility	NP
Residential Home	NP
Affordable Housing	P ²
COMMERCIAL	
Auto-Dependent Use	L ³
Business and Retail Service and Trade	L ⁴
Clinics	NP
Commercial Parking	SUR
Daycare Facilities	SUR
Live-Work	NP
Major Event Entertainment	SUR
Mini-Storage Facilities	NP
Outdoor Commercial	NP
INDUSTRIAL	
Construction	NP
Exclusive Heavy Industrial Uses	NP
Industrial Office	NP

USES	NC
Information Services	NP
Manufacturing	NP
Miscellaneous Industrial	NP
Trade Schools	NP
Transportation/Distribution	NP
Warehousing/Storage	NP
Waste Management	NP
Wholesale Trade	NP
INSTITUTIONAL USES	
Civic Use	SUR
Community Services	SUR
Medical	SUR
Parks, Open Spaces and Trails	SUR
Religious Institutions	SUR
Schools	SUR
RENEWABLE ENERGY⁶	
Solar Energy Systems	L/SUR ⁷
Wind Energy Systems	L ⁸
Biomass Energy Systems	L ⁹
Geothermal Energy Systems	L/SUR ¹⁰
Micro-Hydro Energy Systems	L ¹¹
OTHER	
Basic Utilities	
Minor basic utilities	P
Major basic utilities	SUR
Heliports ⁵	NP
Wireless Communication Facilities	SUR
Temporary, Intermittent & Interim Uses	P
Marijuana Businesses	L ¹²

Table 4.0220 Notes

- Home occupations may be permitted with a pre-existing dwelling in the NC district. Temporary health hardship dwellings may be permitted with a pre-existing single detached dwelling home in the NC district.
- Affordable Housing Development is permitted. See Section 10.1700.
- Limited to gas stations and similar retail uses with a maximum gross floor area of 10,000 square feet.
- Business and Retail Service and Trade are limited to the following:
 - Eating and drinking establishments with a maximum gross floor area of 3,500 square feet
 - Insurance, real estate, and other similar offices with a maximum gross floor area of 5,000 square feet
 - Laundries, dry cleaners, barber salons, and other similar personal services with a maximum gross floor area of 5,000 square feet
 - Clothing, drug stores, and similar retail trade uses with a maximum gross floor area of 10,000 square feet
 - Grocery store with a maximum gross floor area of 35,000 square feet
- Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

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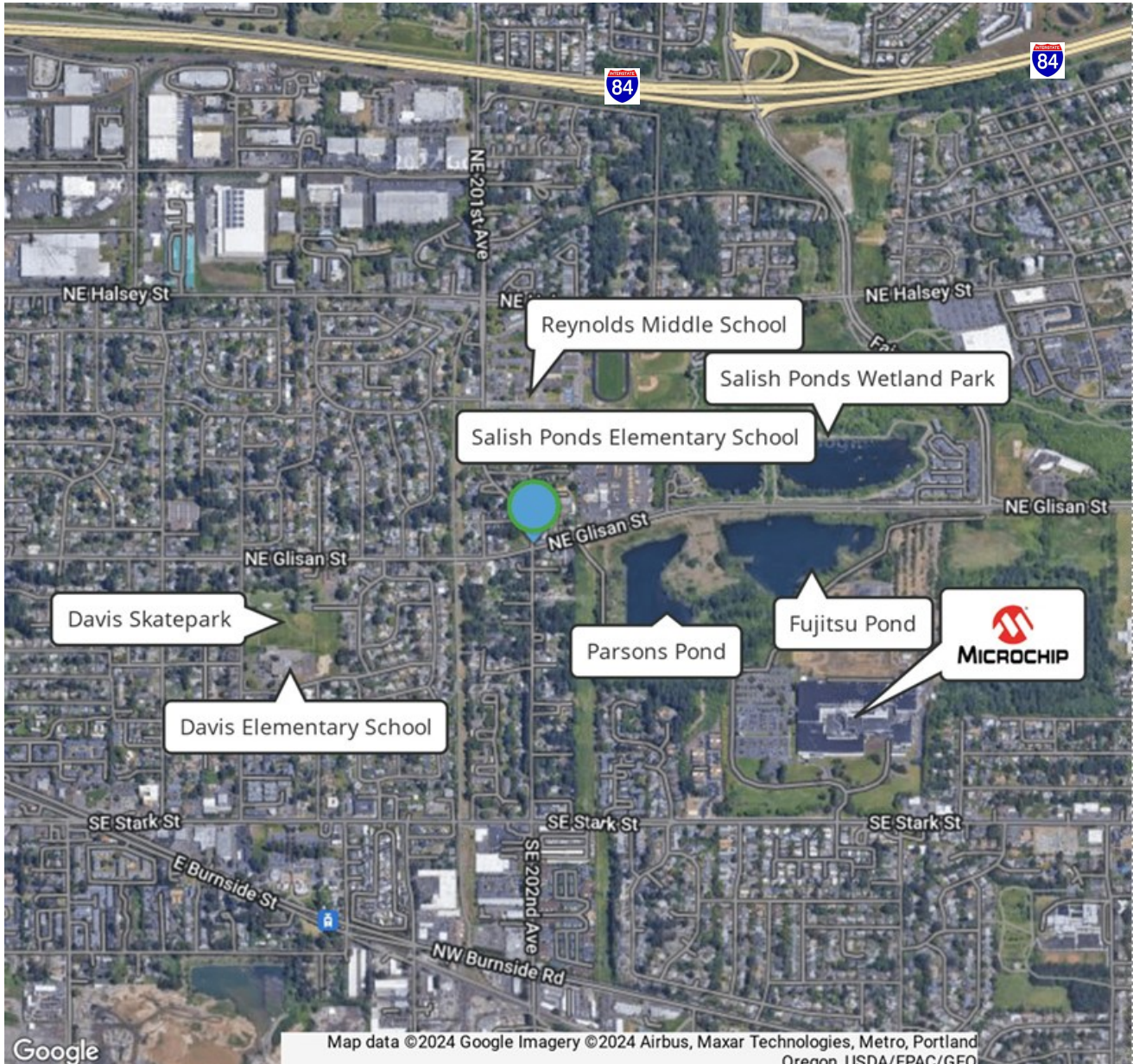
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Landmarks Map

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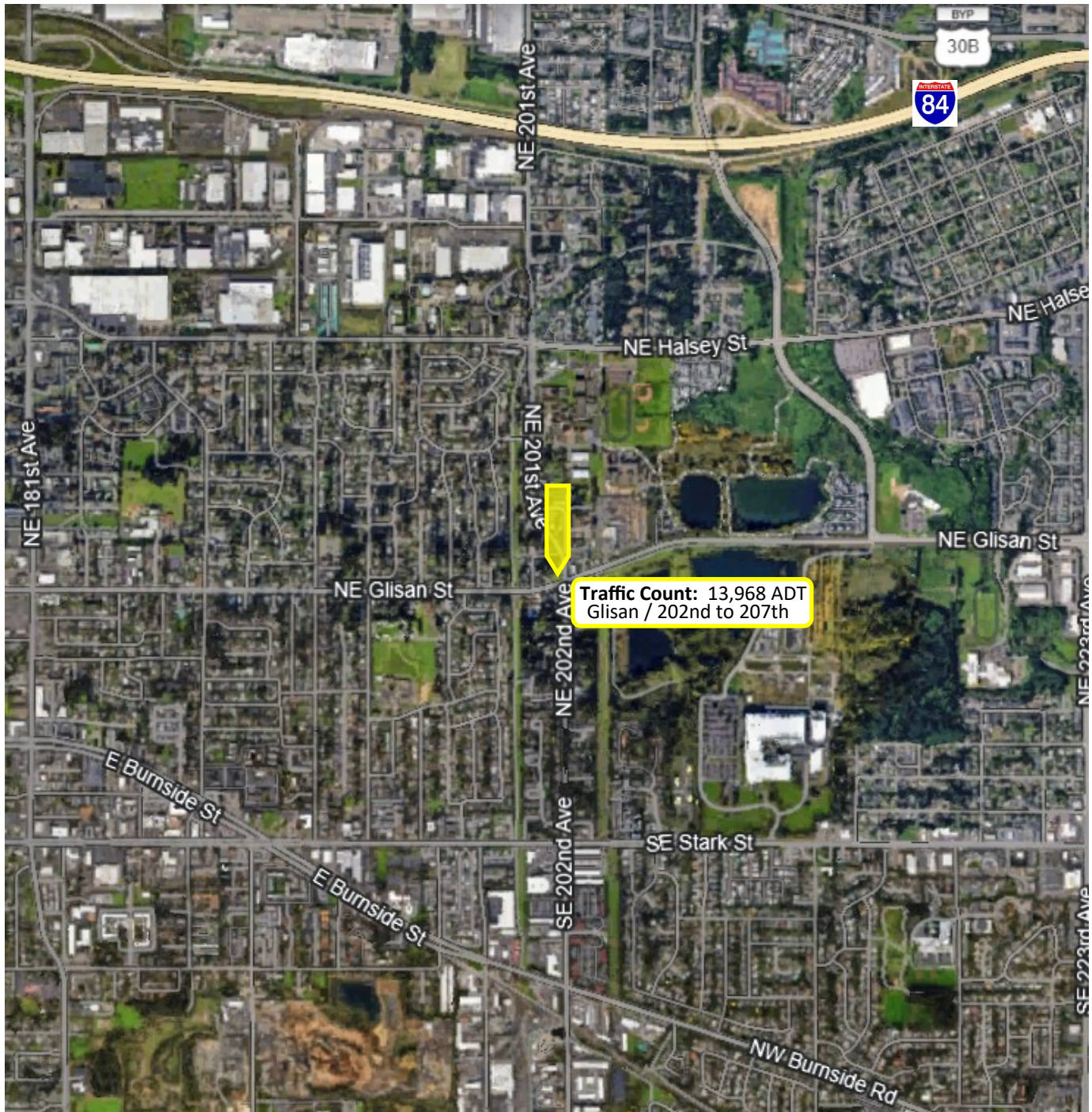
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Aerial / Traffic Count Map

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Demographics



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,903	61,668	127,025
Average Age	36.8	37.9	38.6
Total Households	6,112	21,805	46,303
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$72,292	\$75,955	\$76,170
Average House Value	\$316,997	\$358,709	\$362,492

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