



FOR SALE

GLADSTONE RESIDENTIAL DEVELOPMENT

17777 WEBSTER RD, GLADSTONE, OR 97027

SALE PRICE
\$2,500,000

LOT SIZE
4.75 Acres

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

New residential development opportunity in the established community of Gladstone. The property is owned by the Gladstone School District who is eager to attract new investment into the community. The property will be created through a plat process, and is estimated to total approximately 4.75 acres. The zoning is R7.2 and allows a variety of housing types and densities.

PROPERTY HIGHLIGHTS

- Residential development opportunity
- Zoned R7.2 (City of Gladstone)
- Potential for 25 lots
- Final property boundary to be created through plat process

OFFERING SUMMARY

| | |
|--------------------|-------------|
| Sale Price: | \$2,500,000 |
| Lot Size: | 4.75 Acres |

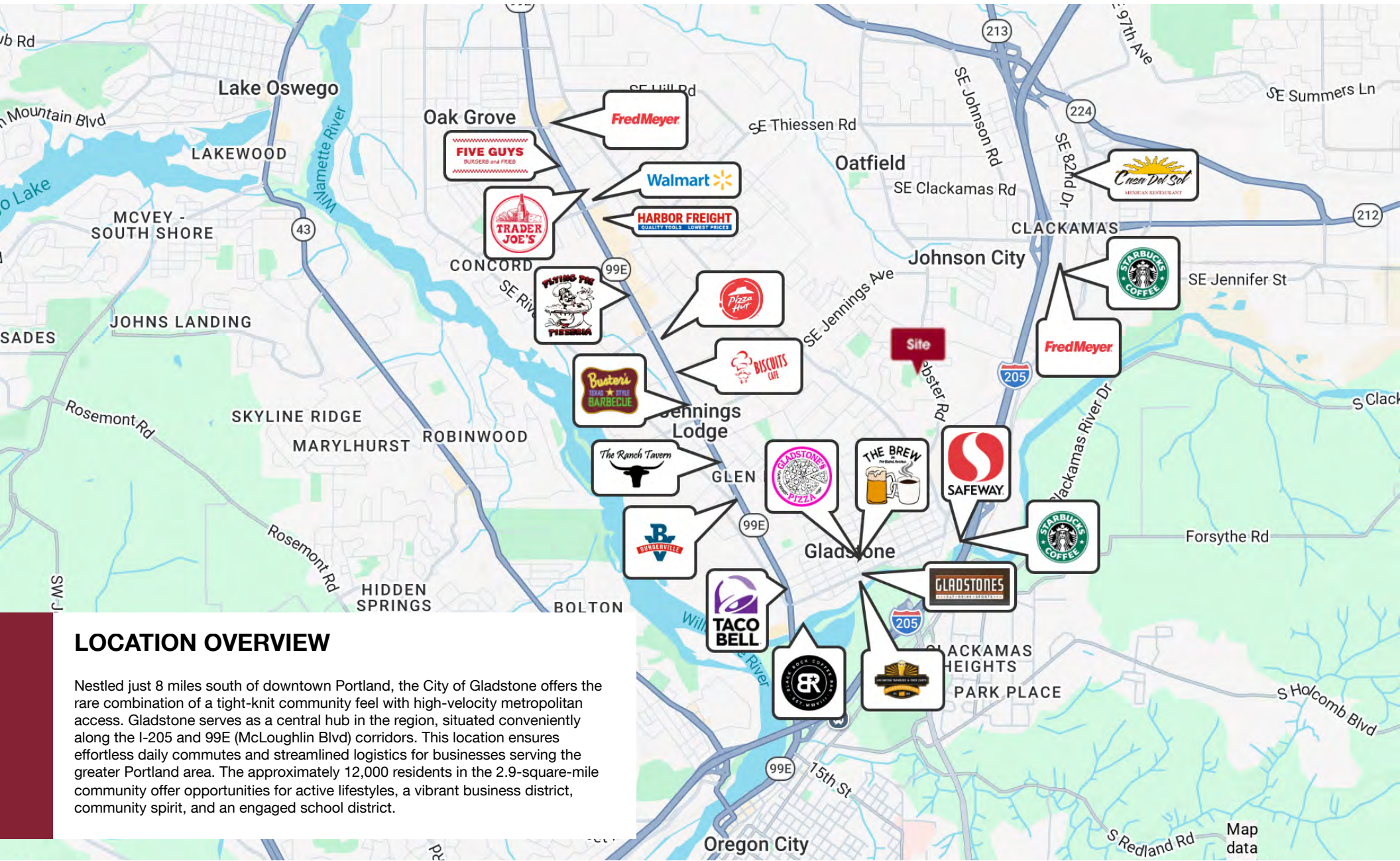
| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------|-----------|-----------|-----------|
| Total Households | 582 | 1,448 | 5,377 |
| Total Population | 1,616 | 3,969 | 13,959 |
| Average HH Income | \$149,863 | \$144,903 | \$124,636 |

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LOCATION OVERVIEW

Nestled just 8 miles south of downtown Portland, the City of Gladstone offers the rare combination of a tight-knit community feel with high-velocity metropolitan access. Gladstone serves as a central hub in the region, situated conveniently along the I-205 and 99E (McLoughlin Blvd) corridors. This location ensures effortless daily commutes and streamlined logistics for businesses serving the greater Portland area. The approximately 12,000 residents in the 2.9-square-mile community offer opportunities for active lifestyles, a vibrant business district, community spirit, and an engaged school district.

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