



FOR SALE



45-UNIT TOWNHOME DEVELOPMENT OPPORTUNITY

2 MDR-PV Zoned Tax Lots in Gresham

Combined Size: ± 4.72 AC (± 206,088 SF)

Sale Price: \$1,495,000 (\$7.25 / SF)

8301 SE 190th Dr Gresham, OR 97080

- Conceptual Plan for ~45 Townhome Units
- [MDR-PV Zoning](#) allowing up to 25 units per acre
- Pre-Application Meeting Completed with the City of Gresham
- Seller Indicates No Wetlands Present (buyer to verify)
- Arterial Frontage on SE 190th Drive
- Located in Pleasant Valley Growth Corridor

TIM PHOMMANY

Senior Associate Broker | Licensed in OR & WA

503-896-8861

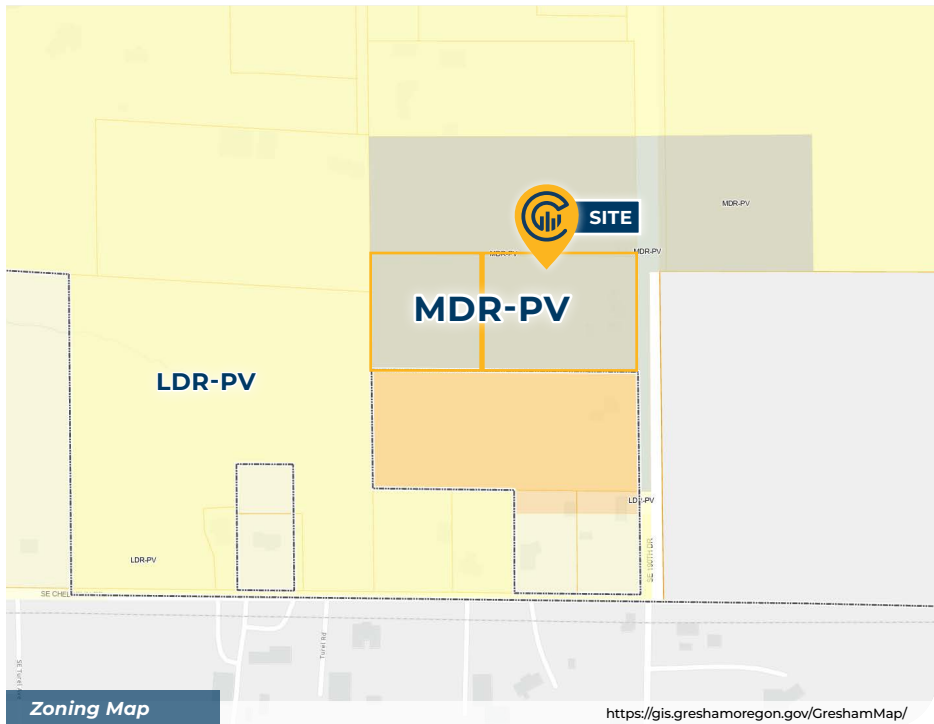
tim@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



Zoning Map

<https://gis.greshamoregon.gov/GreshamMap/>

PROPERTY DETAILS

Address	8301 SE 190th Dr Gresham, OR 97080
Size (Combined)	± 4.72 AC (± 206,088 SF)
N° of Lots Available	2 Lots
Sale Price	\$1,495,000 (\$7.25 / SF)
Zoning	MDR-PV
Usage Type	Commercial Land Development / Residential Townhome Development

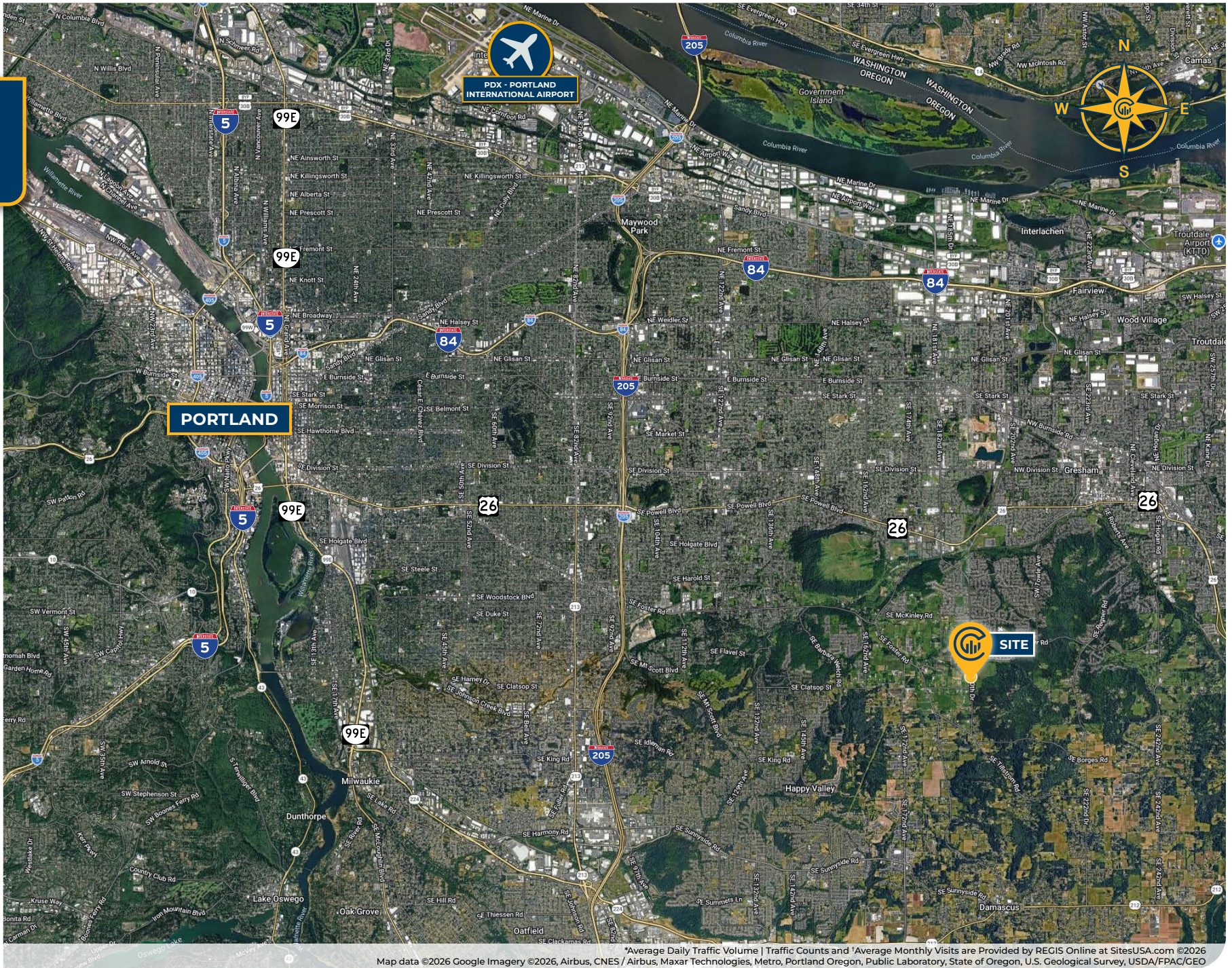
SPACE	APN	SIZE
Lot 1	R340812	± 2.8 AC (± 121,968 SF)
Lot 2	R340775	± 1.92 AC (± 87,120 SF)
Combined	-	± 4.72 AC (± 206,088 SF)

Location Features

- 4.82 Acre Development Site
- Adjacent to Active Residential Development
- Projected Basis: ~\$33,000 per Unit
- Strong Builder Demand in the Area
- Infrastructure Expansion Supporting New Housing
- Builder Community Delivering in 2027 Nearby

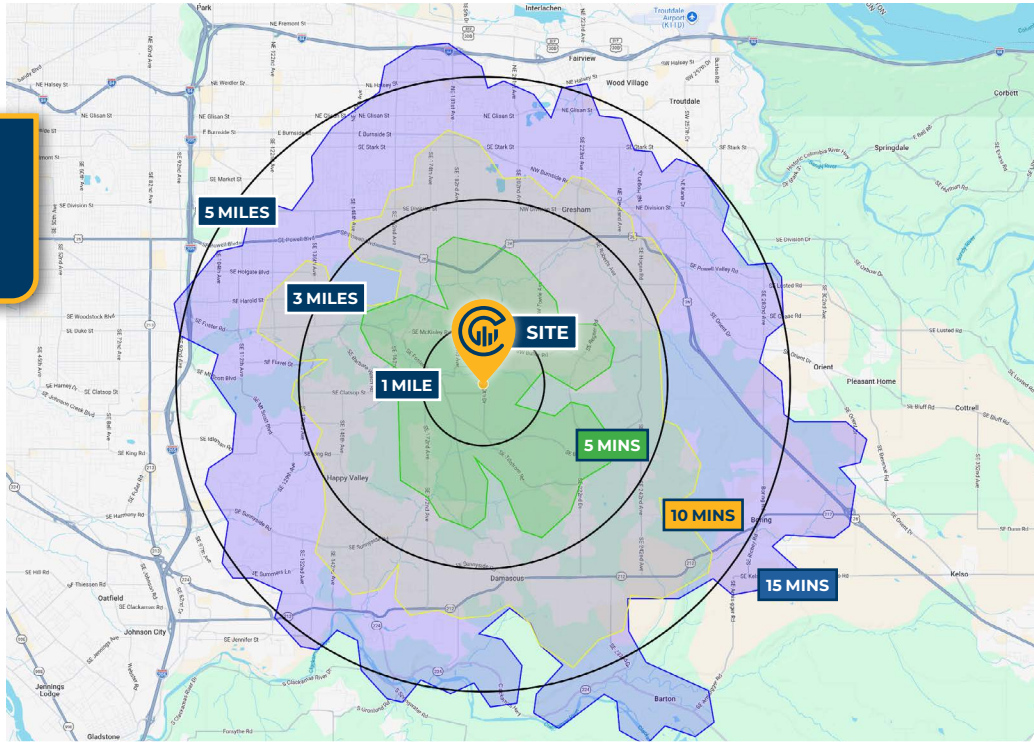


AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,031	59,752	255,005
2030 Projected Population	5,315	60,651	250,542
2020 Census Population	4,058	58,460	262,904
2010 Census Population	3,017	52,217	237,205
Projected Annual Growth 2025 to 2030	1.1%	0.3%	-0.4%
Historical Annual Growth 2010 to 2025	4.4%	1.0%	0.5%
Households & Income			
2025 Estimated Households	1,657	21,234	92,303
2025 Est. Average HH Income	\$162,035	\$136,447	\$112,353
2025 Est. Median HH Income	\$132,475	\$109,160	\$88,893
2025 Est. Per Capita Income	\$53,370	\$48,576	\$40,857
Businesses			
2025 Est. Total Businesses	141	1,956	9,849
2025 Est. Total Employees	543	9,642	59,240

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 - R51

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