

# FOR SALE

## Clackamas - Sunnyside Land

11168 SE SUNNYSIDE RD, CLACKAMAS, OR 97015



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**DOUGBEAN.COM**

*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*



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## PROPERTY DESCRIPTION

This exceptional 3.37-acre Medium High Density Residential (MR-2) zoned land in Clackamas County offers a prime development opportunity located right off SE Sunnyside Rd. The zoning allows for high density multifamily (up to 221 units), congregate housing facilities, nursing homes, places of worship, and others.

## PROPERTY HIGHLIGHTS

- 3.37 acre MR-2 zoned land in Clackamas County
- Up to 221 multifamily units allowed
- Located near Kaiser Permanente Sunnyside Campus, Clackamas Town Center, and I-205

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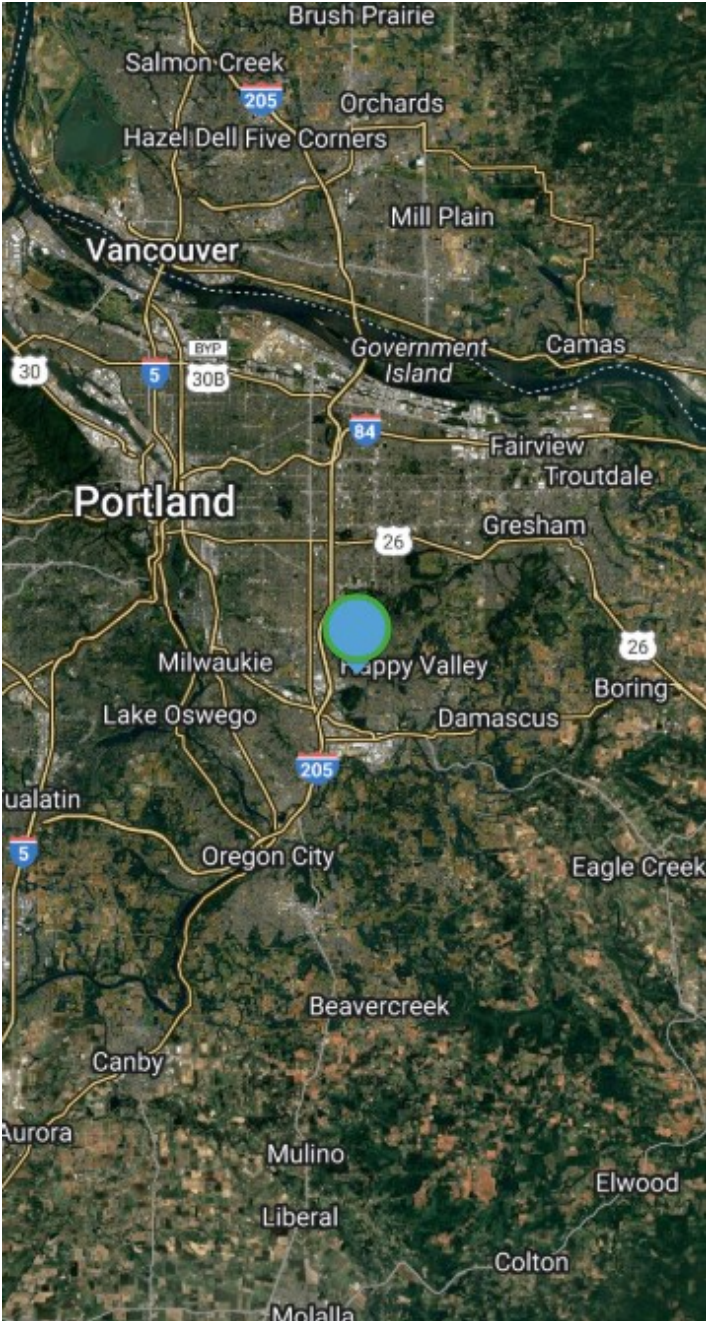
## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,200,000
<b>Lot Size:</b>	3.37 acres
<b>Zoning:</b>	Medium High Density Residential (MR-2)
<b>Jurisdiction:</b>	Clackamas County



# Location Map

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population:	13,004	93,174	247,085
Median Age:	41	40	41
Median Age (Male):	39	39	40
Median Age (Female):	42	41	42
Total Households:	4,787	34,121	93,570
Total persons per HH:	2.7	2.7	2.6
Average HH Income:	\$134,469	\$124,736	\$116,402
Average House Value:	\$649,764	\$592,455	\$591,281

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# Additional Photos

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# Retailer Map

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# Clackamas County

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## CLACKAMAS COUNTY

Clackamas County offers a dynamic mix of urban and suburban environments that make it an ideal location for new development. With a diverse economy supported by industries such as manufacturing, healthcare, and retail, the county provides ample employment opportunities and a stable economic foundation. Clackamas County has experienced a higher than average job growth rate and continues to attract businesses in high-growth sectors such as professional and business services, which expanded by 46% over the past decade, adding thousands of jobs. Its strategic location along major transportation corridors, including I-205 and Highway 212, ensures easy access to Portland, the Willamette Valley, and beyond, making it an attractive choice for businesses and residents alike.

Demographically, Clackamas County has experienced steady population growth of 12.5% from 2010 to 2023 compared to 10.5% growth overall for the State of Oregon. The county boasts a well-educated workforce, with 94.7% of residents holding a high school diploma or higher, and 40.7% possessing a bachelor's degree or higher, making it an appealing location for employers seeking skilled talent. The region's median household income of \$95,740 is higher than both the state and national averages, underscores the area's economic vitality and strong consumer spending power.

Beyond its economic strengths, Clackamas County offers a wealth of natural amenities, including the scenic Willamette River, Mount Hood National Forest, and numerous parks and trails that contribute to a high standard of living. Residents enjoy a balanced lifestyle with access to outdoor activities, cultural attractions, and modern conveniences. These factors, combined with a pro-business climate, favorable tax code, ongoing infrastructure improvements, and a low unemployment rate, position Clackamas County as an exceptional place to invest in residential and commercial development.

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