



FOR SALE

29.21 Acres Industrial Land

23320 NW West Union Rd | Hillsboro, OR 97124



Property Highlights

- Located in the North Hillsboro Enterprise Zone
- Inside the Urban Growth Boundary
- Annexed by the City of Hillsboro
- Surrounded by growth - Near Intel, Amazon, PacTrust, Dupont Data Center, and UPS Development
- E-Commerce Zone
- Near the newly renovated Helvetia/Brookwood full Interchange on I-26

29.21 acres gross

Approximately
23 acres usable



Helvetia Special
Industrial District

Price: \$6,490,000
\$6.45/SF on usable

Aaron Watt
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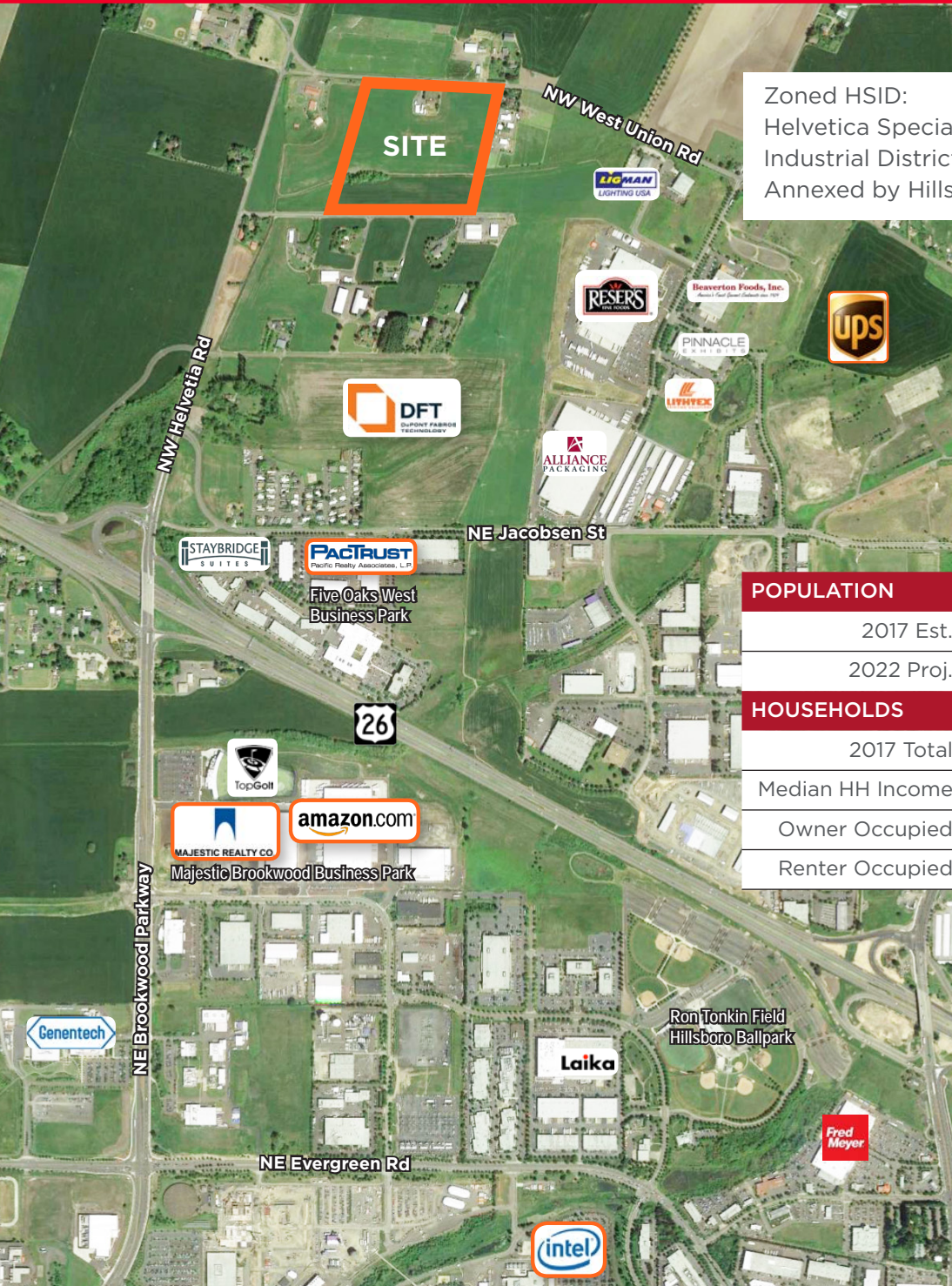
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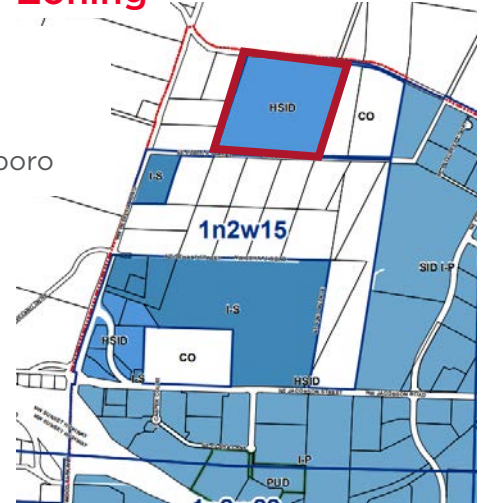
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Zoning

Zoned HSID:
 Helvetica Special
 Industrial District
 Annexed by Hillsboro



Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2017 Est.	391	19,346	154,660
2022 Proj.	414	20,887	166,375
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2017 Total	148	8,624	57,788
Median HH Income	\$113,378	\$97,098	\$96,676
Owner Occupied	122	4,099	34,078
Renter Occupied	25	4,525	23,711

Distance to

Hwy 26	1 Mile
Portland CBD	14.4 Miles
Interstate 5	15 Miles

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