

LAND DEVELOPMENT OPPORTUNITY

17444 SE Vogel Rd, Happy Valley, OR 97089



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	5 Acres
ZONING:	MUR-M2
MARKET:	Clackamas County
SUBMARKET:	Happy Valley
PRICE / SF:	\$11.48

PROPERTY OVERVIEW

Located in close proximity to the new Happy Valley Fred Meyer retail complex and the Happy Valley Town Center on Sunnyside Rd. Each includes a multitude of restaurants, pubs, grocery stores, gas stations, banks and other smaller retail stores. The area is seeing a boom in retail projects along adjoining 172nd, with ground breaking on 10+ acres of new development in 2019, immediately adjacent to this site. Additionally, a brand new elementary school just opened September 2019 on Vogel Rd.

This is an ideal development opportunity of an approximately 5 acre flag lot of picturesque pastureland. Utilities that include power, phone & water are already on site. The property is zoned for medium density, multi-story, mixed use residential with supporting retail establishments up to 170 total units & 65 feet high.

PROPERTY HIGHLIGHTS

- Close proximity to new Fred Meyer retail complex and Happy Valley Town Center with many restaurants and retail stores
- Mixed-use, multi-story, apartment development options
- Potential for urban renewal improvement funding of adjacent future roadways
- Direct access to I-205 corridor
- 100's of homes being built within approx 1/2 mile radius of this site

LAND FOR SALE

PROPERTY PHOTOS

17444 SE Vogel Rd, Happy Valley, OR 97089



View of land



View of hillside



View of hillside



Satellite view with property line

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

MIKE KAUFFMAN
Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com

LAND FOR SALE

EXTERIOR BUILDING PHOTOS

17444 SE Vogel Rd, Happy Valley, OR 97089



Manufactured home



Barn

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

MIKE KAUFFMAN
Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com

LAND FOR SALE

BARN INTERIOR PHOTOS

17444 SE Vogel Rd, Happy Valley, OR 97089



Barn kitchen and shower space



Work area



Barn door

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

MIKE KAUFFMAN
Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

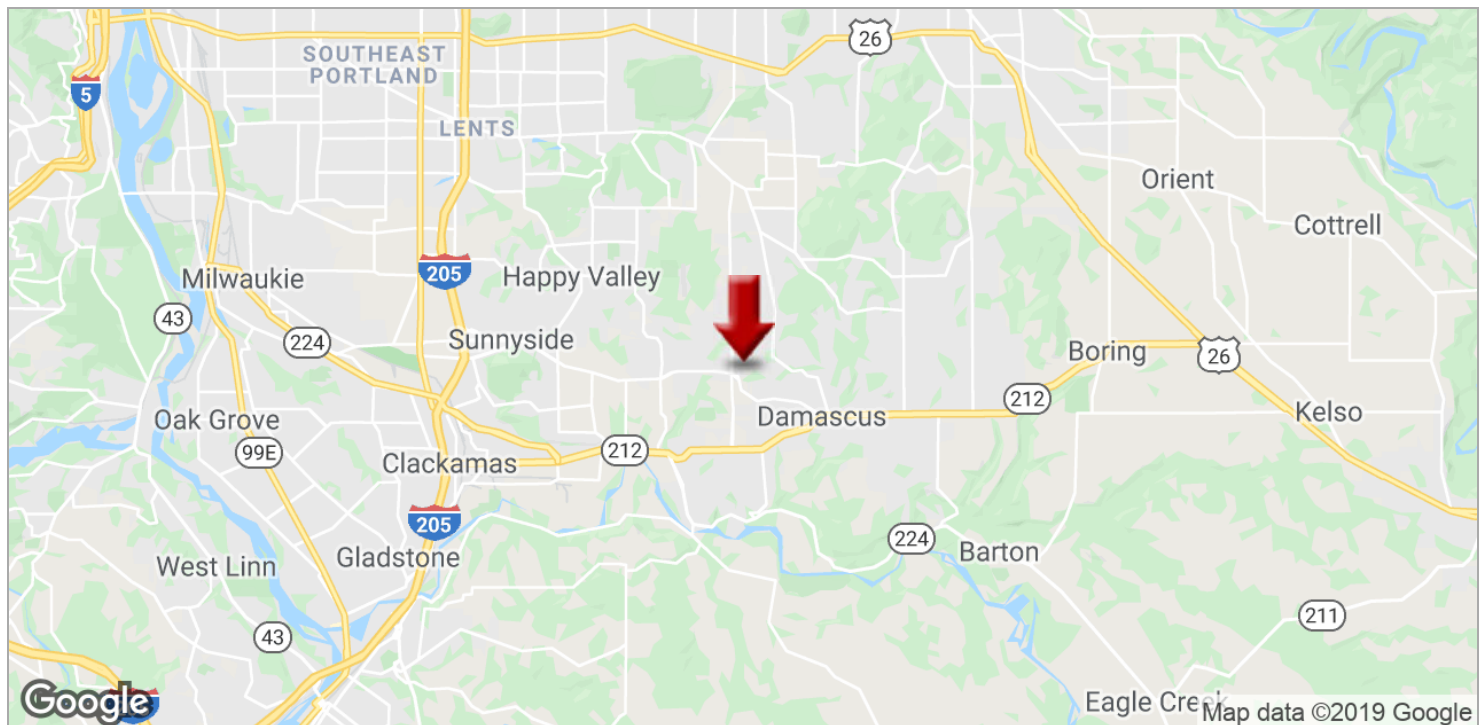
CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com

AREA MAPS

17444 SE Vogel Rd, Happy Valley, OR 97089



KW PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

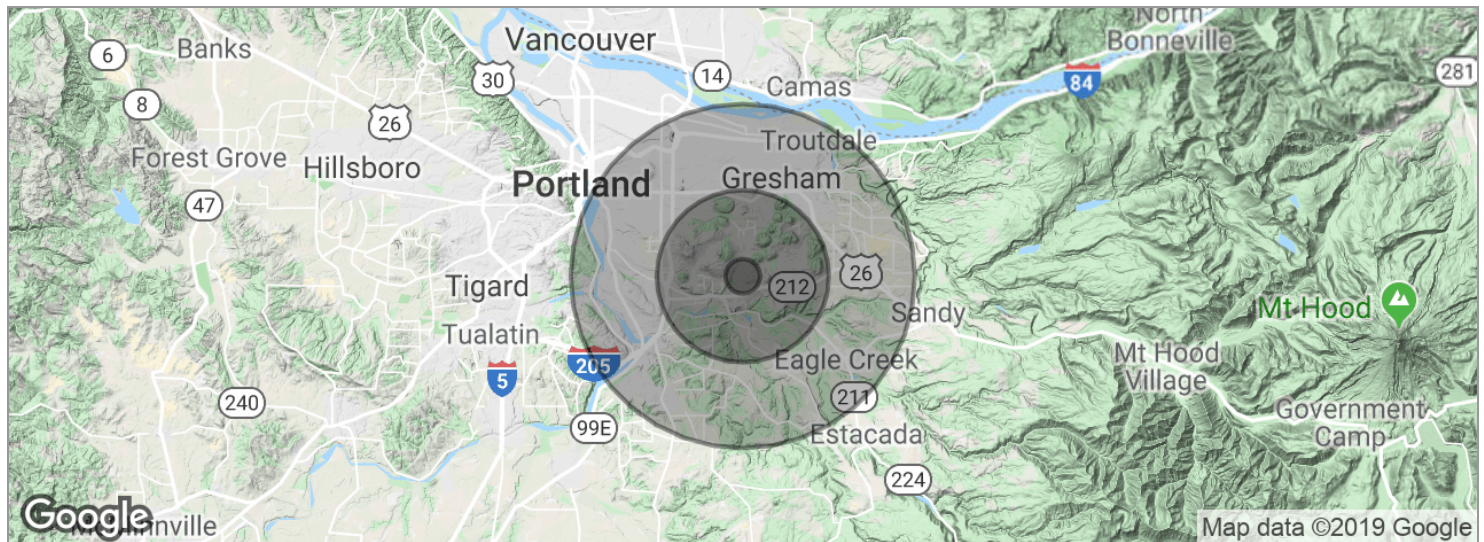
MIKE KAUFFMAN
Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS

17444 SE Vogel Rd, Happy Valley, OR 97089



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,219	106,196	663,784
Median age	41.1	37.8	36.2
Median age (male)	40.6	37.4	35.5
Median age (Female)	41.1	37.8	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	730	36,979	251,435
# of persons per HH	3.0	2.9	2.6
Average HH income	\$94,709	\$82,792	\$61,886
Average house value	\$444,390	\$421,697	\$300,803

** Demographic data derived from 2010 US Census*

LAND FOR SALE

RETAILER MAP

17444 SE Vogel Rd, Happy Valley, OR 97089



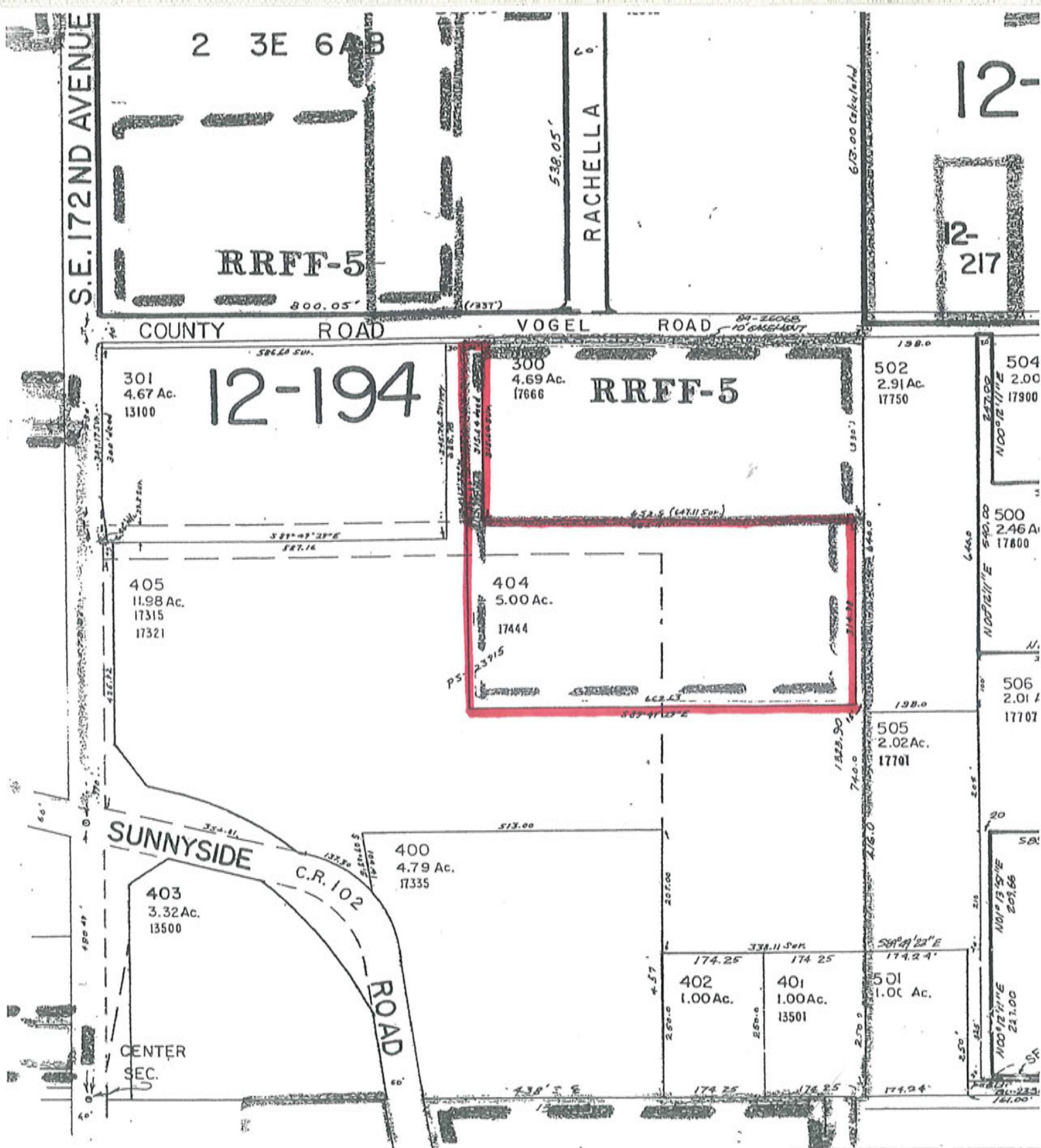
kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

MIKE KAUFFMAN
Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

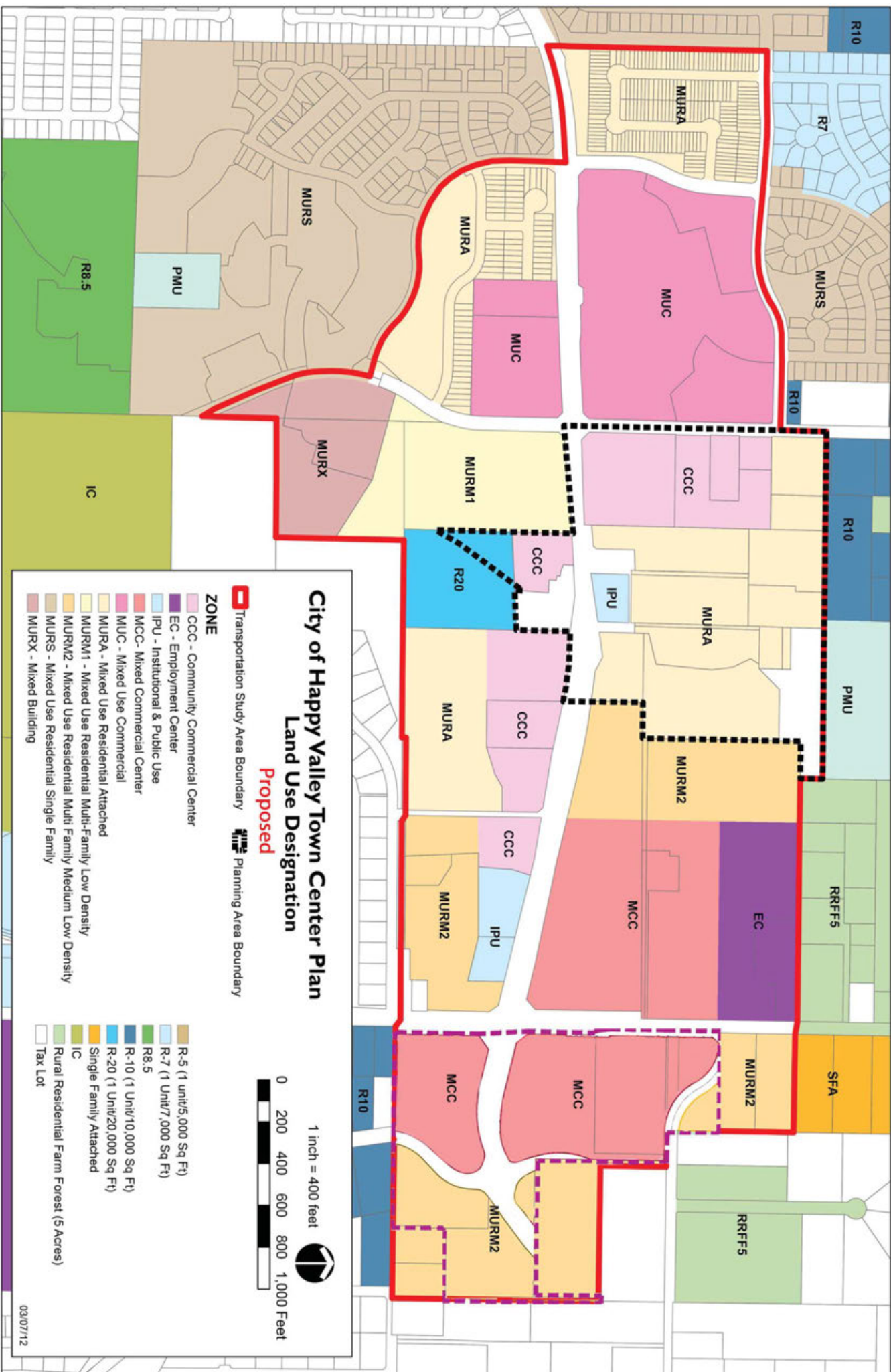
CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com



This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

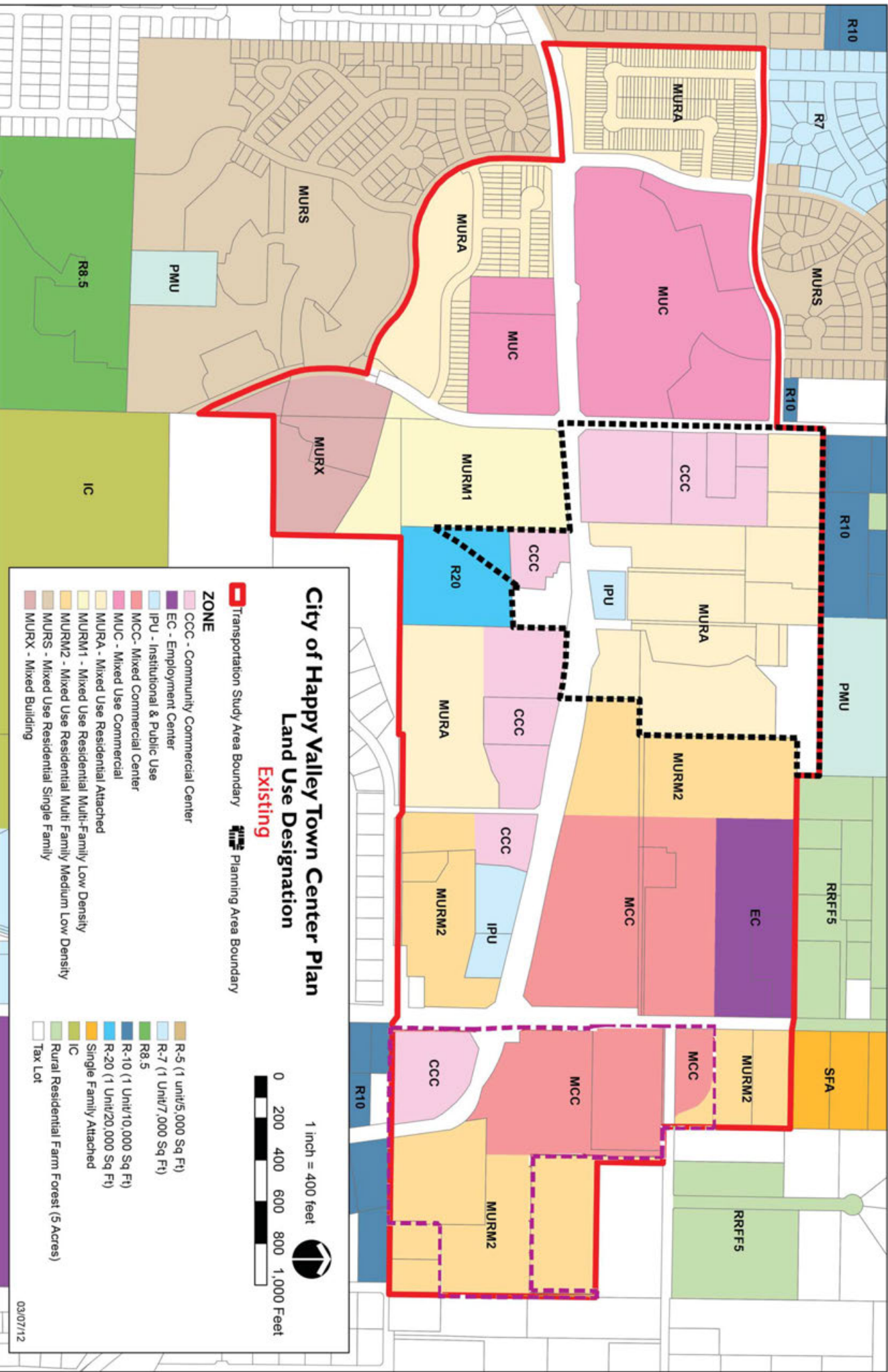


City of Happy Valley Town Center Plan Land Use Designation

Proposed

- Transportation Study Area Boundary
- Planning Area Boundary
- ZONE**
- CCC - Community Commercial Center
 - EC - Employment Center
 - IPU - Institutional & Public Use
 - MCC - Mixed Commercial Center
 - MUC - Mixed Use Commercial
 - MURA - Mixed Use Residential Attached
 - MURM1 - Mixed Use Residential Multi-Family Low Density
 - MURM2 - Mixed Use Residential Multi-Family Medium Low Density
 - MURS - Mixed Use Residential Single Family
 - MURX - Mixed Building

- 1 inch = 400 feet
- 0 200 400 600 800 1,000 Feet
- R-5 (1 unit/5,000 Sq Ft)
 - R-7 (1 Unit/7,000 Sq Ft)
 - R-8.5
 - R-10 (1 Unit/10,000 Sq Ft)
 - R-20 (1 Unit/20,000 Sq Ft)
 - Single Family Attached
 - IC
 - Rural Residential Farm Forest (5 Acres)
 - Tax Lot



Confidentiality & Disclaimer

HAPPY VALLEY, OR

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Portland Premiere in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

16365 Boones Ferry Rd,
Lake Oswego, OR 97035

MIKE KAUFFMAN

Oregon Licensed Principal Broker
Commercial – Senior Director
O: 503.348.5125
mkauffman@kwcommercial.com

CAMERON SCHWAB

Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.