

SE LUTHER DEVELOPMENT LAND

DEVELOPMENT OPPORTUNITY ON MULTNOMAH-CLACKAMAS COUNTY LINE

8107, 7939 SE LUTHER RD, PORTLAND OR



MULTIFAMILY • INDUSTRIAL • WAREHOUSE • RETAIL • MFG. • OFFICE • SELF STORAGE

2 INDIVIDUALLY-ZONED PROPERTIES - APPROVED USES CONTINGENT ON APPLICABLE ZONING OR RE-ZONING - PLEASE SEE TABLE

FOR SALE

Premier Location

8.45 AC (5.8 USABLE AC) DEVELOPMENT LAND

SE LUTHER ROAD NEAR SE 82ND AVE & JOHNSON CREEK BLVD

**REAL ESTATE
INVESTMENT GROUP**

2839 SW 2nd Avenue, Portland OR, 97201
503.222.1655 - www.REIG.com

PLEASE
CONTACT:

GEORGE N. DIAMOND
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Licensed in
OR & WA
12.13.2018

SE LUTHER DEVELOPMENT LAND



SE LUTHER RD



MULTIFAMILY • INDUSTRIAL • WAREHOUSE • RETAIL • MFG. • OFFICE • SELF STORAGE NEAR **SE 82ND AVE**

2 INDIVIDUALLY-ZONED PROPERTIES - APPROVED USES CONTINGENT ON APPLICABLE ZONING OR RE-ZONING - PLEASE SEE TABLE

SALE PRICE: \$4,300,000 TOTAL AREA: 8.45 ACRES 5.8 AC USABLE

8107 AND 7939 SE LUTHER RD, PORTLAND OR 97206

CALL **GEORGE DIAMOND** (503.222.2178) OR **NICHOLAS DIAMOND** (503.222.2655)

PROPERTY FEATURES:

- **Prime Development Site for Commercial, Retail, Office, Light Industrial Uses & More**
- 8.45 Total AC over 2 Contiguous Tax Parcels
- Great Location Immediately off of SE 82nd Ave
- Major Retail and Big-Box at SE 82nd & SE Johnson Creek Blvd Signalized Intersection
- Across from Future 250+ Unit Apartment Development

- **8107 SE LUTHER RD: 1.56 AC • CLACKAMAS COUNTY • CC ZONING • SE LUTHER FRONTAGE**
General Retail • Self Storage • High-Density Multifamily • Warehouse • Wholesale • Manufacturing • Heavy Commercial • Hotel/Motel Office • Medical • Entertainment • Government Facility • Cannabis Grow • Cannabis Retail • Parking • Radio/TV Studio Facility • Athletic Facility • Vehicle Repair • Research Lab • Theater/Event Center • Community Center • Child Care • Civic Building • Park
 - **7939 SE LUTHER RD: 6.89 AC • MULTNOMAH COUNTY • EG2 ZONING • NO FRONTAGE**
Self Storage • General Retail (Limited) • Office • Medical • Vehicle Service • Warehouse • Wholesale • Manufacturing • Industrial Service • Childcare • Outdoor Recreation • Park • Education
- RE-ZONING POTENTIAL TO ACCOMODATE MULTIFAMILY DEVELOPMENT**

Please see full zoning detail for exhaustive list of permitted, limited, accessory and prohibited uses per local Clackamas and Multnomah county zoning



INVESTMENT SUMMARY

PAGE 2

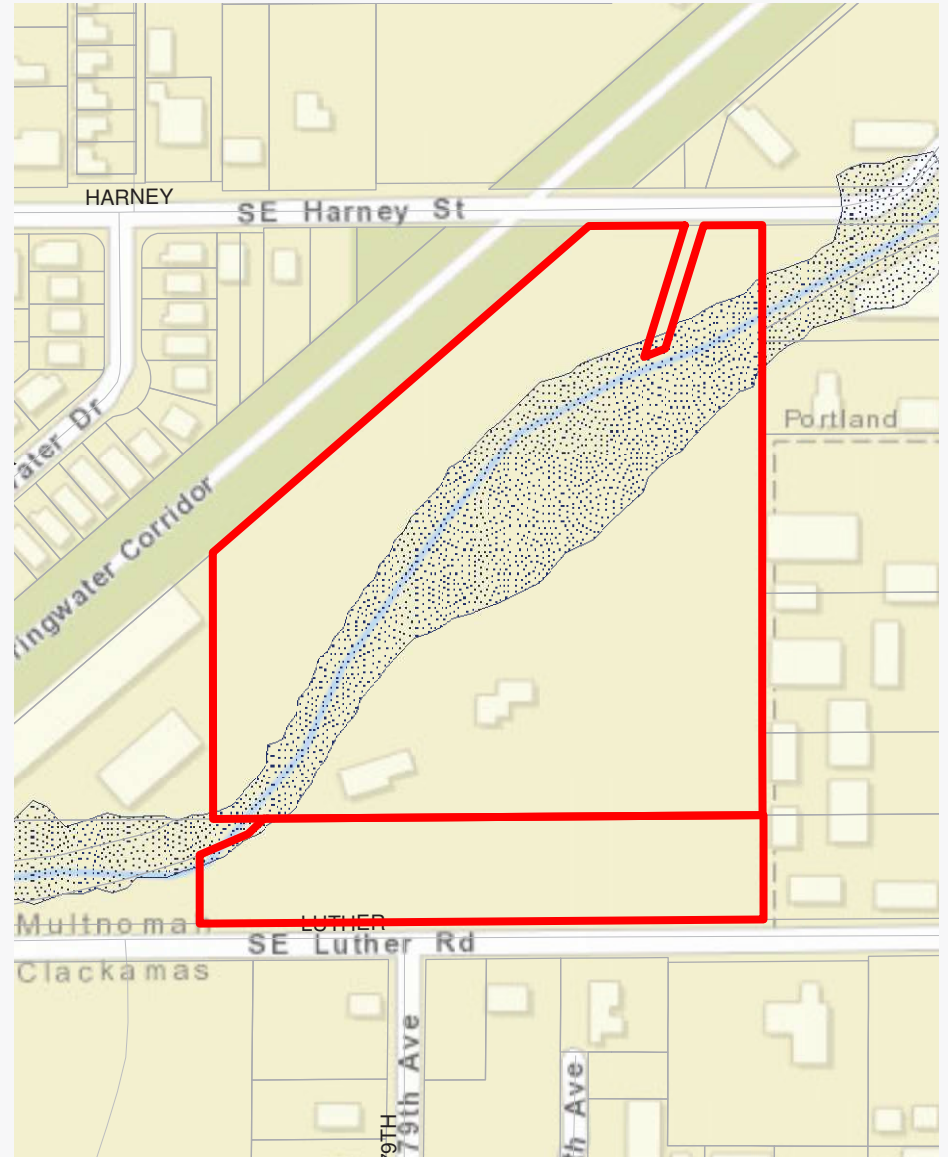
The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

SE LUTHER DEVELOPMENT LAND

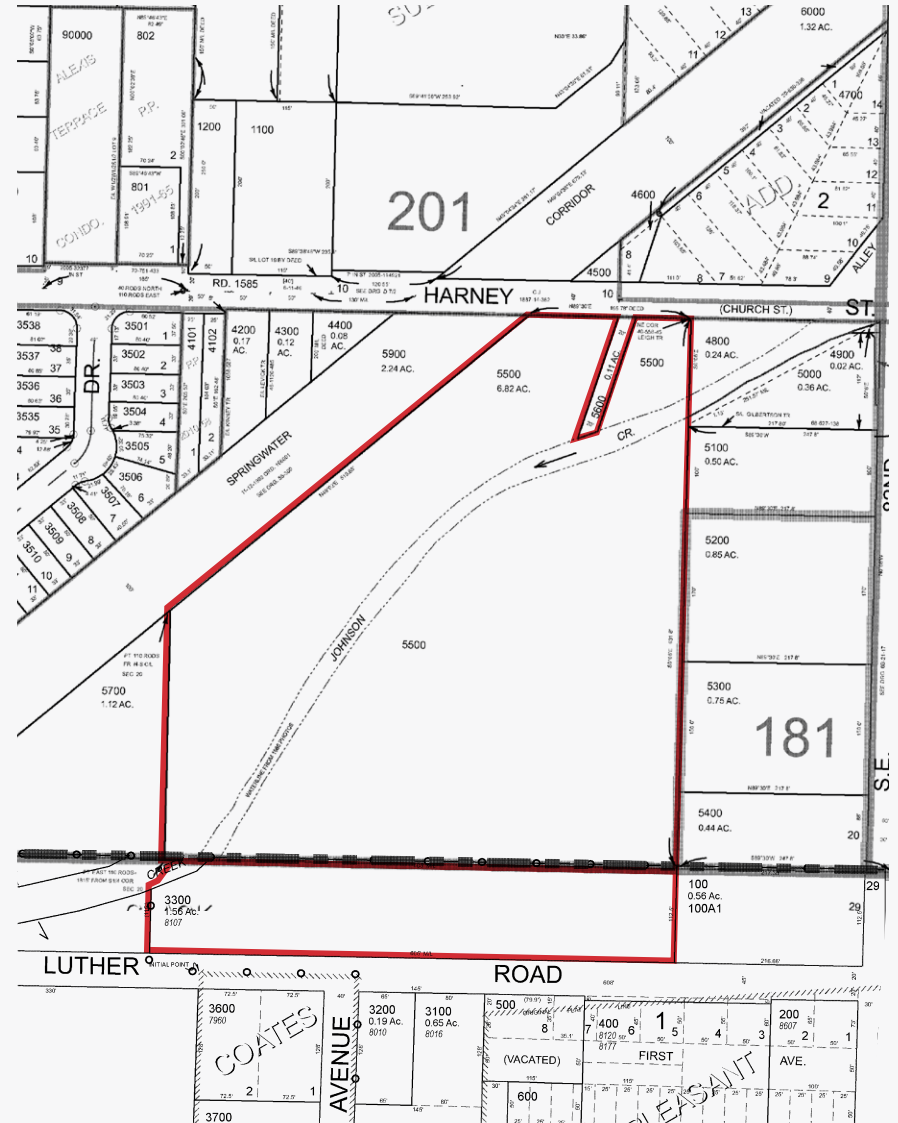
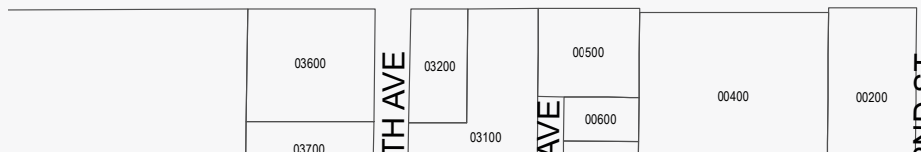
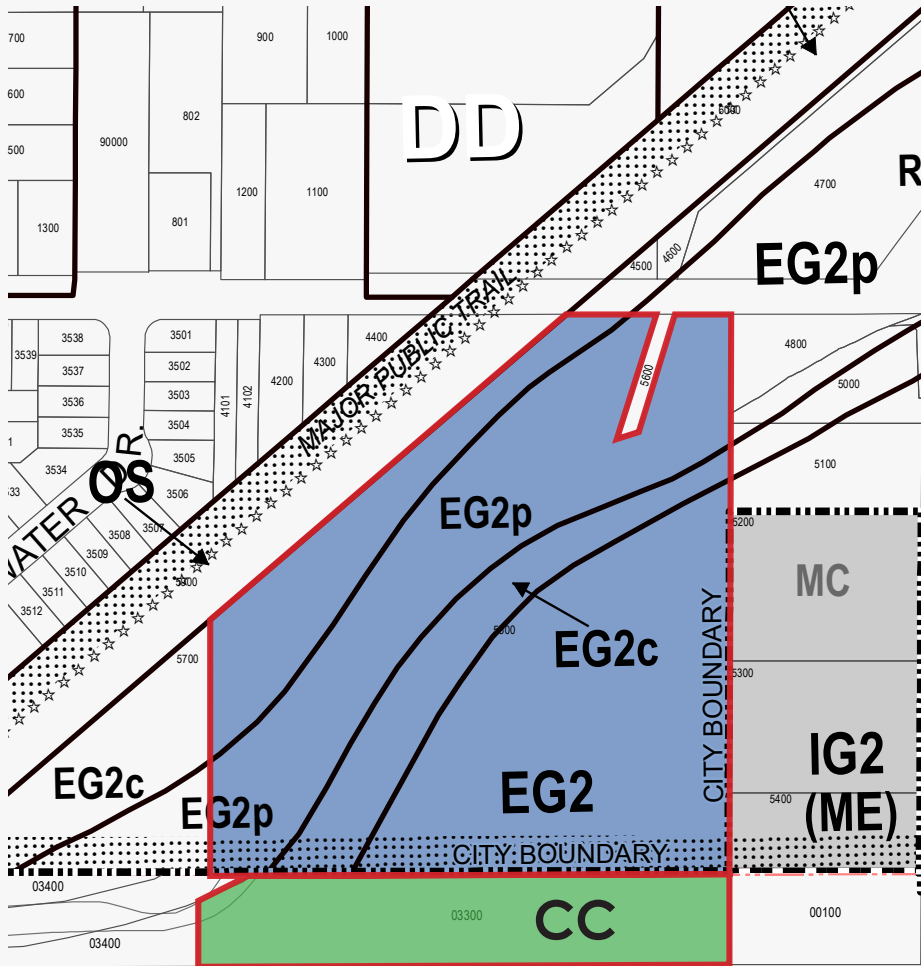
The property's location in the bustling Battin neighborhood of SE Portland near the major intersection of SE 82nd Ave and SE Johnson Creek Blvd places it strategically for development in a variety of uses. Proximity to I-205 at SE Johnson Creek Blvd is also a major positive.



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CONCEPTUAL MULTIFAMILY SITE OPTION

CONTINGENT ON POTENTIAL RE-ZONING; PLEASE INQUIRE

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**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living <small>POTENTIAL WITH RE-ZONING</small>	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	L [17]	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L [16]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

SE LUTHER DEVELOPMENT LAND

Table 510-1: Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family daycare providers, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children's play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms, television antennas and receivers, transit amenities, trellises, and utility service equipment	A	A	A	A	A	A	A	A	A	A	A
Assembly Facilities , including auditoriums, churches, community centers, convention facilities, exhibition halls, fraternal organization lodges, senior centers, and theaters for the performing arts ⁴	C	P	P,C ⁵	P	P	P	P	P	S	P,C ⁵	P,C ⁵
Bed and Breakfast Residences and Inns , subject to Section 832	P	P	X	P	P	X	X	X	X	P	X
Bus Shelters , subject to Section 823	A	A	P	P	P	P	P	P	A	P	P

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Government Uses , including fire stations, police stations, and post offices	C	P	P	P	P	P	P	P	P	P	P
Heliports	X	X	C ²²	C	C	C	X	X	X	C ²²	C ²²
Helistops	X	X	C ²²	C	C	C	C	C	X	C ²²	C ²²
Home Occupations , subject to Section 822	A	A	A	A	A	A	A	A	A	A	A
Hospitals , subject to Section 809	X	X	X	X	X	X	X	X	X	C	C
Hotels	P	P	P	P	P	P	P	P ¹⁸	S	L ^{9,23} ,C ²³	P ²³
Hydroelectric Facilities , subject to Section 829	X	C	X	C	X	C	X	X	X	X	X
Libraries	P	P	P	P	P	P	P	P	P	P	P
Manufacturing , including the mechanical, physical, or chemical transformation of materials, substances, or components into new products; and the assembly of component parts. Primary processing of raw materials is prohibited.	S ²⁴	S ²⁵	S	S	P	P	S	p ^{26,27}	S	p ²⁸	S
Marijuana Processing	X	X	X	X	p ³⁰	p ³⁰	X	p ^{26,29}	X	p ^{28,29}	X
Marijuana Production	X	X	X	X	X	X	X	X	X	X	X
Marijuana Retailing , subject to Section 841	P	P	P	P	P	P	P	P ¹⁸	X	p ¹⁹	L ¹⁰
Marijuana Wholesaling	X	X	X	X	X	X	X	X	X	X	X
Mobile Vending Units , subject to Section 837	P	P	P	P	P	P	P	P	A ³⁰	A ³⁰	A ³⁰
Motels	P	P	P	P	P	P	P	P ¹⁸	S	L ^{9,31} ,C ³¹	L ¹⁰
Multi-Use Developments , subject to Section 1016	X	X	X	X	X	C	X	X	X	C	X
Nursing Homes , subject to Section 810	X	X	X	X	X	X	P	P	L	X	X

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Civic and Cultural Facilities , including art galleries, museums, and visitor centers	P	P	P	P	P	P	P	P	P	P	P
Congregate Housing Facilities	X	X	p ^{6,7}	p ⁸	p ⁸	p ⁸	P	P	L	p ⁸	p ^{6,7}
Daycare Facilities , subject to Section 807	P	P	P	P	P	P	P	P	P	P	L ^{9,C} ,L ^{10,C}
Daycare Services, Adult	P	P	P	P	P	P	P	P	P	L ^{9,C}	L ^{10,C}
Drive-Thru Window Services , subject to Section 827	C	A	A ¹¹	A	A	A	A ¹²	X	X	A ¹²	A ¹²
Dwellings, Attached Single-Family	X	A	X	A	X	A	P	P	L ¹³	X	X
Dwellings, Detached Single-Family	A	A	X	A	X	A	X	X	X	X	X
Dwellings, Multifamily	X	X	p ⁶	p ⁸	p ⁸	p ⁸	P	P	L ¹⁴	p ⁸	p ⁶
Dwellings, Three-Family	X	X	X	P	P	P	P	P	L ¹⁴	p ⁸	X
Dwellings, Two-Family	X	A	X	P	P	P	P	P	L ¹⁴	p ⁸	X
Electric Vehicle Charging Stations	A,C	P	A	A,C	P	P	A	A	A	A	A
Employee Amenities , such as cafeterias, clinics, daycare facilities ¹⁵ , fitness facilities, lounges, and recreational facilities	A	A	A	A	A	A	A	A	A ¹⁶	A ¹⁶	A ¹⁶
Entertainment Facilities , including arcades, billiard halls, bowling alleys, miniature golf courses, and movie theaters	C ¹⁷	p ¹⁷	p ¹⁷	P	P	P	p ¹⁷	p ^{17,18}	S	C ^{17,19}	L ^{10,17}
Farmers' Markets , subject to Section 840	P	P	P	P	P	P	P	P	P	P	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	P	P	P	P	P	P	P	P	P	P	P
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	p ¹⁷	p ¹⁷	p ¹⁷	P	P	P	p ¹⁷	p ^{17,18}	L ^{17,20}	C ¹⁷	L ^{17,21}

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Offices , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: accounting services, architectural services, business management services, call centers, employment agencies, engineering services, governmental services, income tax services, insurance services, legal services, manufacturer's representatives, office management services, property management services, real estate agencies, and travel agencies.	P	P	P	P	P	P	P	P	P	P	P
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy.	P	P	P	P	P	P	P	P	P	P	P
Parking Lots	A	A	A	A	P	P	A	A	A	p ³²	A
Parking Structures	X	A ³³	p ³²	p ³²	P	P	A	A	A ³³	p ³²	p ³²



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Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Parks, Government-Owned , including amphitheaters; arboreta; arbors, decorative ponds, fountains, gazebos, pergolas, and trellises; ball fields; bicycle and walking trails; bicycle parks and skate parks; boat moorages and ramps; community buildings and grounds; community and ornamental gardens; courtyards and plazas; equine facilities; fitness and recreational facilities, such as exercise equipment, gymnasiums, and swimming pools; miniature golf, putting greens, and sports courts; nature preserves and wildlife sanctuaries; picnic areas and structures; play equipment and playgrounds; tables and seating; and similar recreational uses. Accessory uses to a park may include concessions, maintenance facilities, restrooms, and similar support uses.	P	P	P	P	P	P	P	P	P	P	P
Pedestrian Amenities	P	P	P	P	P	P	P	P	P	P	P
Public Utility Facilities	S	C	C ³⁴	C ³⁴	C	C	S	S	S	S	S
Race Tracks, Outdoor	X	X	X	X	X	C	X	X	X	X	X
Radio and Television Studios , excluding transmission towers	C	P	P	P	P	P	P	P	S	P	P
Radio and Television Transmission and Receiving Towers and Earth Stations ³⁵	S	C	S	S	C	C	S	S	S	S	S
Radio and Television Transmission and Receiving Earth Stations	S	C	C	C	C	C	A	S	S	S	S

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Retailing —whether by sale, lease, or rent—of any of the following new or used products: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	S	S	P	P	P	P	X	X	X	C ¹⁹	L ¹⁰
Retailing —whether by sale, lease, or rent—of any of the following new or used products: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	P	P	P	X	X	X	X	X
Schools ³⁸	p ³⁹	p ³⁹	P	P	P	P	P	P	L ⁴⁰	P	P
Service Stations	C	P	X	C	P	P	X	X	X	X	X
Services, Business , including computer rental workstations; leasing, maintenance, repair, and sale of communications and office equipment; mailing; notary public; photocopying; and printing	P	P	P	P	P	P	P	P	P	P	P
Services, Commercial	S	S	P	P	P	P	P	P ¹⁸	S	C ¹⁹	L ¹⁰
Services, Commercial—Car Washes	S	S	X	C	P	P	P	X	X	X	X
Services, Commercial—Construction and Maintenance , including contractors engaged in construction and maintenance of electrical and plumbing systems	C	P	P	P	P	P	P	S	S	C ¹⁹	L ¹⁰

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Recreational Sports Facilities for such sports as basketball, dance, gymnastics, martial arts, racquetball, skating, soccer, swimming, and tennis. These facilities may be used for any of the following: general recreation, instruction, practice, and competitions.	p ¹⁷	p ¹⁷	p ¹⁷	P	P	P	p ¹⁷	p ^{17,18}	S	C ¹⁷	L ^{17,21}
Recyclable Drop-Off Sites , subject to Section 819	A	A	X	X	A	A	X	X	X	X	X
Research Facilities and Laboratories , including medical laboratories, medical research, product design and testing, and product research and development	S	S	S	S	P	P	p ²⁸	P	p ³⁶	p ³⁶	p ²⁸
Retailing —whether by sale, lease, or rent—of new or used products	S	S	P	P	P	P	P	p ¹⁸	S	C ¹⁹	L ¹⁰
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	P	P	P	P	P	P	P	p ¹⁸	L ^{20,37} ,S	L ^{9,37} ,C ¹⁹	L ¹⁰

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	P	P	P	P	P	P	P	p ¹⁸	L ²⁰	L ⁹ ,C ⁴¹	L ^{10,42}
Services, Commercial—Maintenance and Repair of any of the following: appliances, bicycles, electronic equipment, guns, housewares, musical instruments, optical goods, signs, small power equipment, sporting goods, and tools	P	P	P	P	P	P	P	p ¹⁸	S	C ¹⁹	L ¹⁰
Services, Commercial—Maintenance and Repair of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	C	P	P	P	P	P	X	X	X	C ¹⁹	L ¹⁰
Services, Commercial—Maintenance and Repair of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	P	P	P	X	X	X	X	X
Services, Commercial—Miscellaneous , including food lockers, interior decorating, locksmith, upholstery, and veterinary	P	P	P	P	P	P	P	p ¹⁸	S	C ¹⁹	L ¹⁰



SE LUTHER DEVELOPMENT LAND

Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	P	P	P	P	P	P	P	P ¹⁸	L ²⁰	L ⁹	L ¹⁰
Services, Commercial—Mini-Storage/Self-Storage Facilities	S	S	X	C	P	P	X	X	S	X	X
Services, Commercial—Storage of any of the following: all-terrain vehicles, automobiles, light trucks, motorcycles, and snowmobiles	S	S	X	C	P	P	X	X	X	X	X
Services, Commercial—Storage of any of the following: boats; heavy trucks such as dump trucks, moving trucks, and truck tractors; large cargo trailers such as semitrailers; large construction equipment such as backhoes and bulldozers; large farm equipment such as tractors and combines; large forestry equipment; large mineral extraction equipment; manufactured dwellings; recreational vehicles; and residential trailers	X	X	X	C	P	P	X	X	X	X	X
Services, Commercial—Studios of the following types: art, craft, dance, music, and photography	P	P	P	P	P	P	P	P ¹⁸	S	P	P
Services, Commercial—Truck Stops	X	X	X	X	P	P	X	X	X	X	X
Services, Information , including blueprinting, bookbinding, photo processing, photo reproduction, printing, and publishing	S	S	S	S	P	P	P	P ²⁶	P	P	P
Signs , subject to Section 1010	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³	A ⁴³
Stadiums, Outdoor	X	X	X	X	X	C	X	X	X	X	X

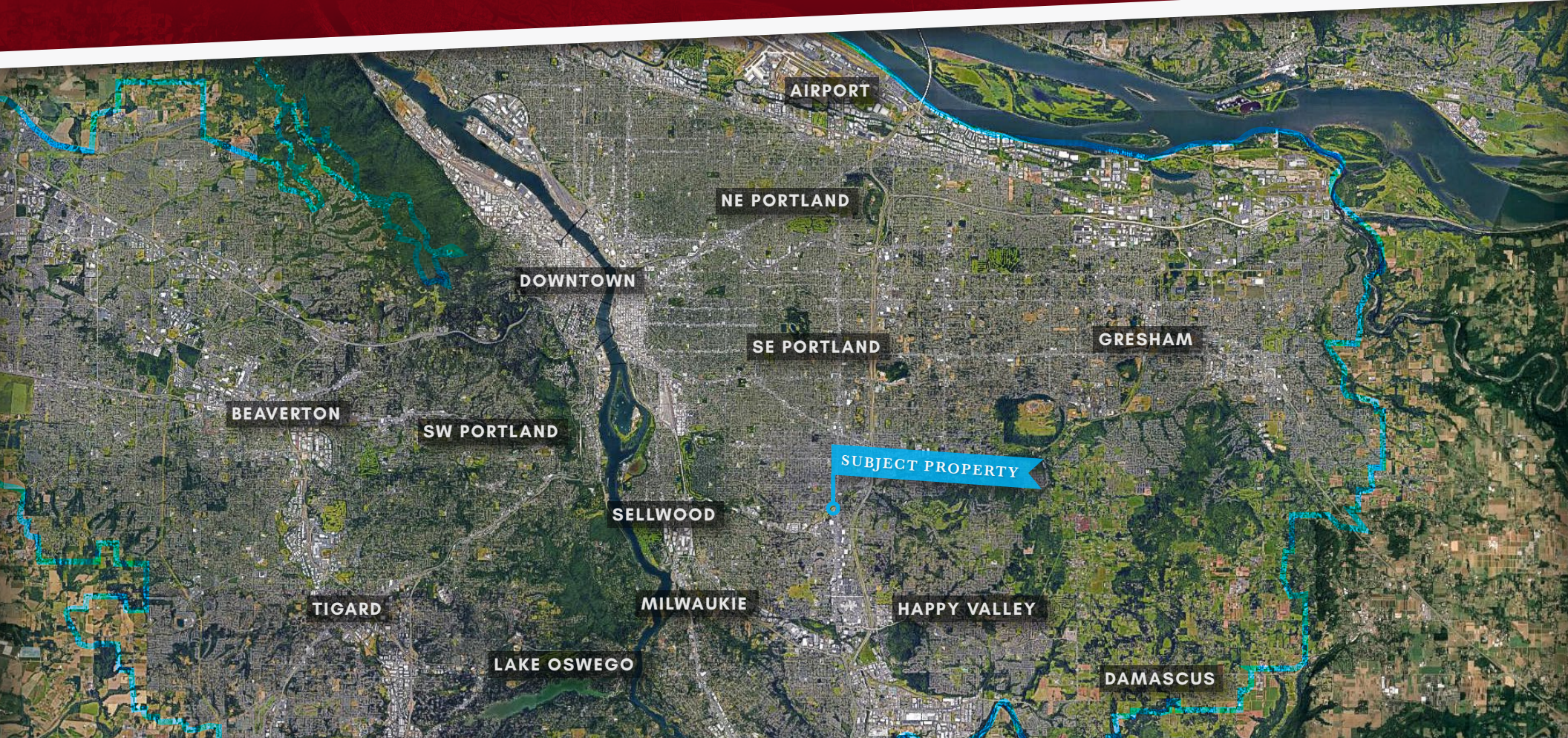
Use	NC	C-2	RCC	RTL	CC	C-3	PMU ¹	SCMU	OA ^{2,3}	OC	RCO
Telephone Exchanges	S	C	C	C	C	C	S	S	S	S	S
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A	A	A	A	A	A	A	A	A	A	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-site Prior to On-site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A	A	A	A	A	A	A	A	A	A	A
Transit Facilities , including transit centers, transit park-and-rides, transit stations, and transit stops	S	S	P	P	P	P	P	P	S	P	P
Utility Carrier Cabinets , subject to Section 830	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunication Facilities listed in Subsection 835.04, subject to Section 835	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunication Facilities listed in Subsection 835.05, subject to Section 835	P	P	P	P	P	P	P	X	P	P	P
Wireless Telecommunication Facilities listed in Subsection 835.06(A), subject to Section 835	C	X	X	X	X	X	X	X	X	X	X

- ¹ Required primary uses for each Planned Mixed Use site are listed in Table 510-3, *Site-Specific Requirements for the PMU District*.
- ² A minimum of 60 percent of the total building floor area on a site shall be primary use(s).
- ³ A maximum of 40 percent of the total building floor area on a site may be limited use(s).
- ⁴ Churches are not subject to Section 804, *Churches*.
- ⁵ An assembly facility with a maximum capacity of more than 500 people is a conditional use.



SE LUTHER DEVELOPMENT LAND

Outer Southeast Portland is a hotbed of commercial, retail and industrial activity. The area offers a combination of convenient zoning, large lots and diverse development opportunities. Combined with easy access through SE 82nd Ave, SE Johnson Creek Blvd, Interstate 205 and other major thoroughfares, the location presents an ideal opportunity for large development.



SE LUTHER DEVELOPMENT LAND

Demographics

SNAPSHOT	RADIUS:		1 MILE	3 MILE	5 MILE	10 MILE
Population						
Estimated Population (2018)			20,379	151,722	402,326	1,083,015
Projected Population (2023)			21,362	158,551	420,061	1,129,792
Census Population (2010)			18,862	139,538	360,408	974,878
Census Population (2000)			16,796	125,632	322,594	882,670
Projected Annual Growth (2018-2023)			983 1.0%	6,829 0.9%	17,735 0.9%	46,778 0.9%
Historical Annual Growth (2010-2018)			1,517 1.0%	12,184 1.1%	41,918 1.5%	108,137 1.4%
Historical Annual Growth (2000-2010)			2,066 1.2%	13,906 1.1%	37,814 1.2%	92,208 1.0%
Households						
Estimated Households (2018)			7,617	59,058	162,188	451,593
Projected Households (2023)			8,097	62,491	171,472	477,765
Census Households (2010)			7,040	54,222	144,726	402,390
Census Households (2000)			6,311	48,818	129,984	361,535
Average Household Income						
Estimated Average Household Income (2018)			\$67,530	\$84,522	\$89,818	\$99,628
Projected Average Household Income (2023)			\$73,970	\$93,991	\$100,377	\$112,633
Census Average Household Income (2010)			\$50,515	\$57,346	\$61,047	\$68,096
Census Average Household Income (2000)			\$42,628	\$49,631	\$52,166	\$58,368
Projected Annual Change (2018-2023)			\$6,440 1.9%	\$9,469 2.2%	\$10,558 2.4%	\$13,004 2.6%
Historical Annual Change (2000-2018)			\$24,902 3.2%	\$34,891 3.9%	\$37,653 4.0%	\$41,260 3.9%
Employees						
Total Employees			5,033	53,554	162,350	645,356
Company Headquarter Businesses			1 0.2%	26 0.5%	71 0.4%	403 0.7%
Company Headquarter Employees			55 1.1%	7,594 14.2%	17,131 10.6%	71,975 11.2%
Employee Population per Business			8.9 to 1	10.6 to 1	9.8 to 1	10.5 to 1
Residential Population per Business			36.1 to 1	30.0 to 1	24.2 to 1	17.6 to 1
Adj. Daytime Demographics Age 16 Years or Over			10,631	94,952	273,229	948,996

DATA HIGHLIGHTS

>5,000 TOTAL EMPLOYEES WITHIN 1 MILE

>151,000 ESTIMATED POPULATION WITHIN 3 MILES

ANNUAL GROWTH OF >6,800 BY 2023 WITHIN 3 MILES

>67,000 AVG HOUSEHOLD INCOME IN 1-MILE RADIUS

AVERAGE RISE IN HOUSEHOLD INCOME FORECASTED THROUGH 2023 IN 5 MILE RADIUS

26 COMPANY HEADQUARTERS WITHIN 3 MILES



**US News
#6 in USA
Best Places
to Live**



PORTLAND'S ECONOMY, NEIGHBORHOODS, RESOURCES, NATURAL SETTING AND THE LIFESTYLE OPTIONS THEY SUPPORT CONTINUE TO ATTRACT NEW RESIDENTS AND VISITORS TO THE CITY. OVER THE NEXT 20 YEARS, PORTLAND IS EXPECTED TO ADD MORE THAN 260,000 NEW RESIDENTS TO THE ROUGHLY 620,000 PEOPLE WHO LIVE HERE TODAY AND ABOUT 140,000 NEW JOBS TO THE MORE THAN 370,000 IN PORTLAND RIGHT NOW. *-Bureau of Planning & Sustainability*

"Portland is one of the most beautiful cities in the country. It caters to everyone, having activities for families, young professionals and the elderly population alike. There's some of the best restaurants in the world, access to gorgeous nature, even a professional basketball team. People want to live here, they'll continue to live here, and that won't be changing anytime soon."
-Portland Development Group



**THE LONG-STANDING DEVELOPMENT
COMMITMENT IN PORTLAND IS TO GROW UP, NOT OUT.**

Portland became one of the country's top urban destinations in 2017.

With this type of influx comes the increase in rental properties, higher demands for housing, and the largest equity gains and appreciation rates. Because of this, for cities with a high number of millennials—which also includes Austin, Denver and Boston—investors can see some of the greatest returns. Portland continues to be a highly desirable place to live, work and play in the Pacific Northwest.

Portland is the longtime home of three of the world's largest brands: Nike, Adidas and Intel. Many other companies are choosing to relocate major operations to the Portland area or open new locations. AirBnB has set up a downtown office, bringing a wave of employees and economic boost with it. Google has made public its plans to start a Portland location office, and Under Armour has recently completed the awaited construction of its new headquarters and campus in the beautiful southern part of the city's urban core.

**POPULATION (CITY)
639,863**

**POPULATION (METRO)
2,351,310**

**MEDIAN HOME VALUE (2016)
\$395,100**

**METRO AREA GDP (2016)
\$62,606**





**OREGON REAL ESTATE INITIAL AGENCY
DISCLOSURE PAMPHLET**
OAR 863-015-215 (4)

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent"), agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- b. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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A seller's agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

**Duties and Responsibilities of an Agent
Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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