

# Meadow Wood Residential Land

For Sale

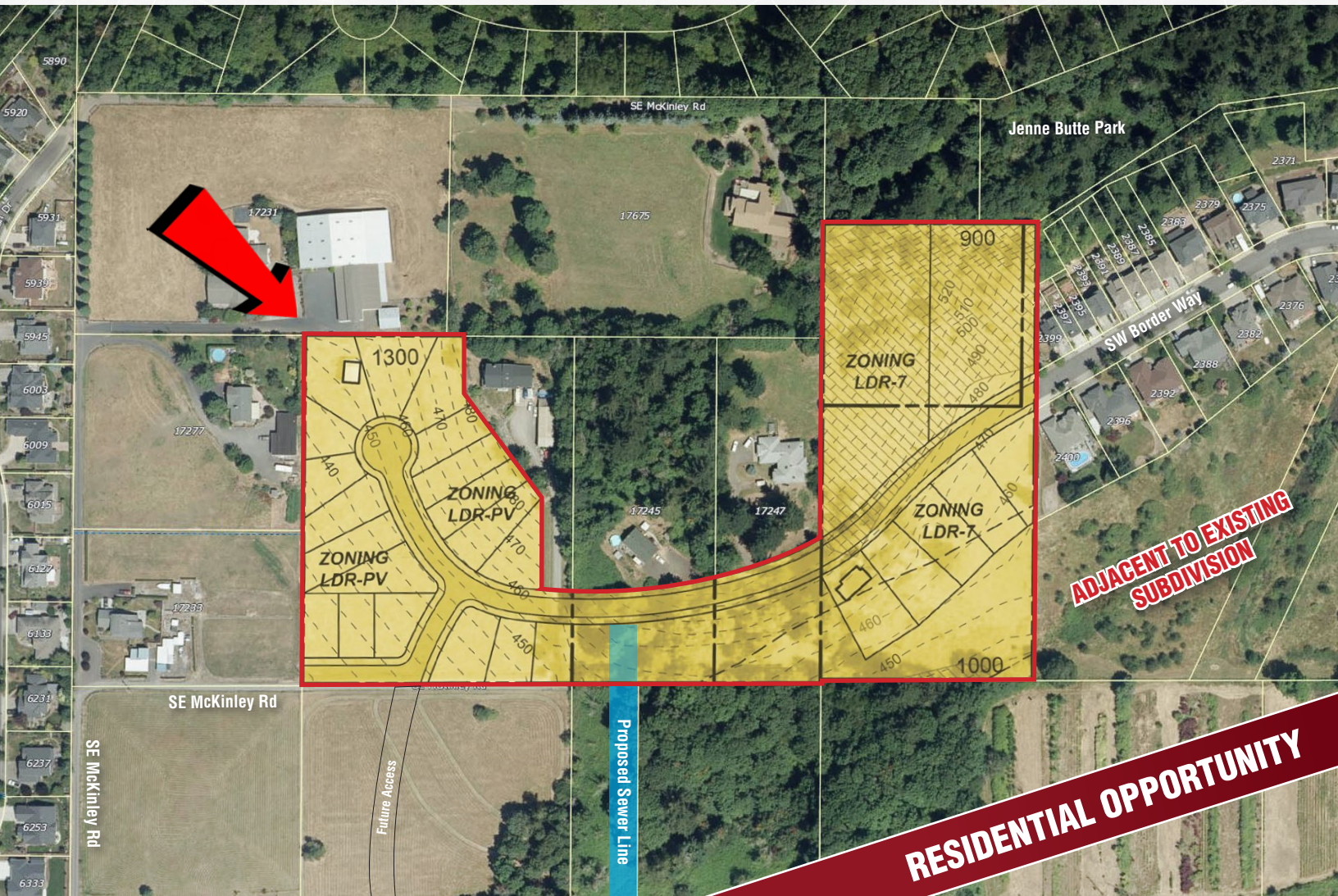
Development Land

Please Call for Price

17245 SE McKinley Rd, Gresham OR 97080

## Pleasant Valley Home Development Site • Gresham OR

For 23-24 Residential Lots • Proposed Sewer Line • Proximity to Powell Blvd (Route 26)



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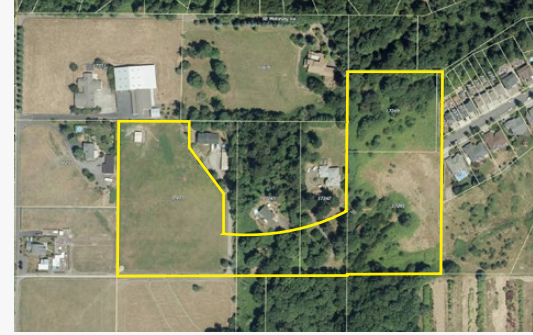
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## Sale Offering

### GRESHAM DEVELOPMENT OPPORTUNITY

*Presented Exclusively by Real Estate Investment Group*



### Asset Description

- **DEVELOPMENT** Land:  
11.04 Total AC for 23-24 Detached Lots

### Sale Price

- **Please Call Broker**

**LOW-DENSITY RESIDENTIAL OPPORTUNITY**  
**ADJACENT TO EXISTING SUBDIVISION**

### Property Features

- Residential Development Opportunity in Gresham / Pleasant Valley in the Portland Metro Area
- Potential for 23-24 Lots Adjacent to Existing Subdivision on SW Border Way
- LDR-PV (Low-Density Residential Pleasant Valley) and LDR-7 (Low Density Residential 7) Zoning
- City of Gresham is Proposing Construction of New Sewer Line from SW Border Way to SE McKinley
- Potential Expansion of Subdivision with Adjoining Development
- Accessible by SW Border Way and Potentially SE McKinley Rd
- [Zillow®](#) Pleasant Valley Median Home Value of \$410,800 (as of February 28, 2019)

### Location Features

- West End of Property Located on Hillside with Southern Exposure
- Natural Setting with Jenne Butte Park Directly to North/Northeast
- Proximity to Powell Butte Nature Park and Johnson Creek
- Close to Powell Blvd (Route 26) - Easy Access to Portland



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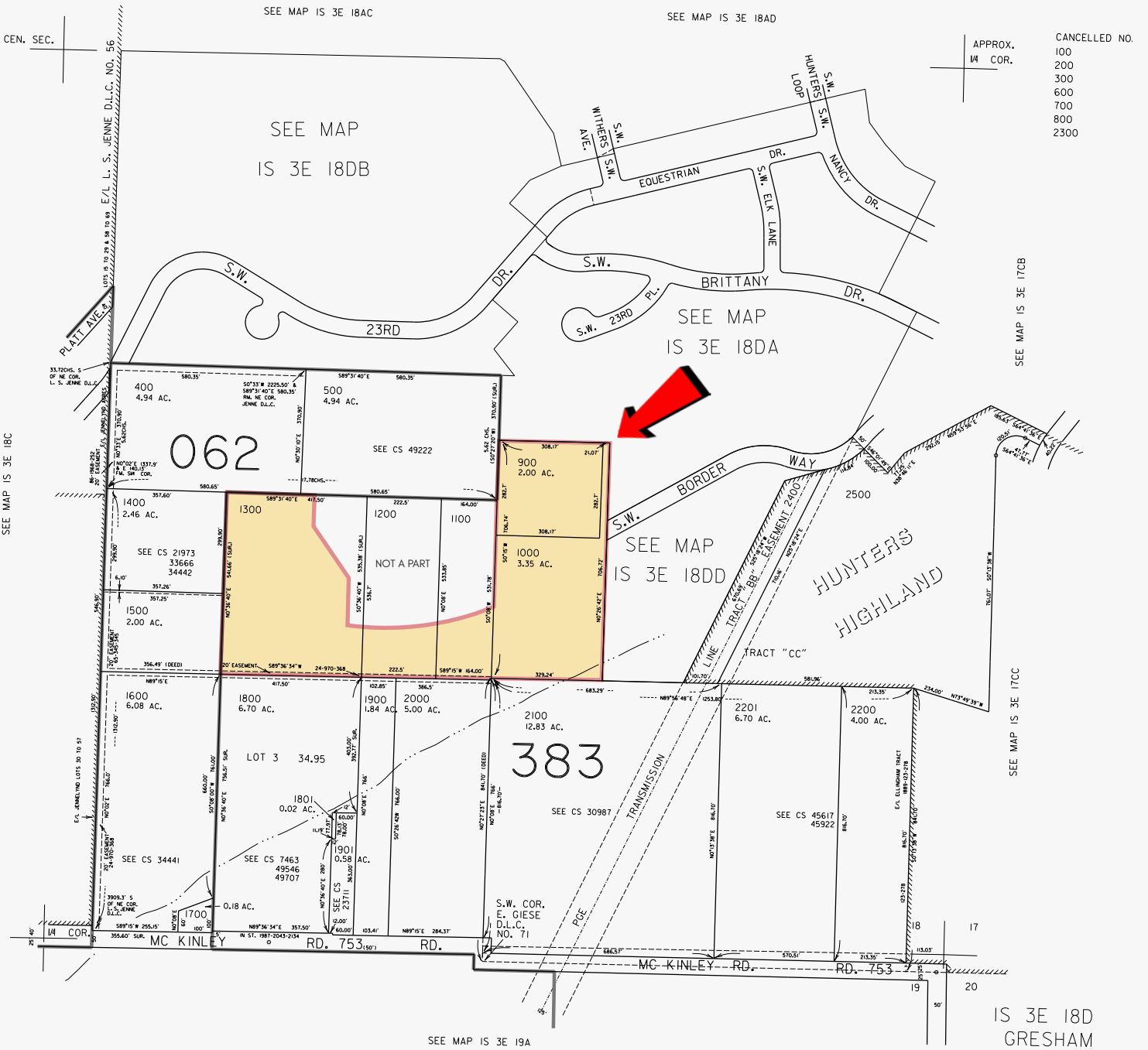
**SALE HIGHLIGHTS PAGE 2**

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

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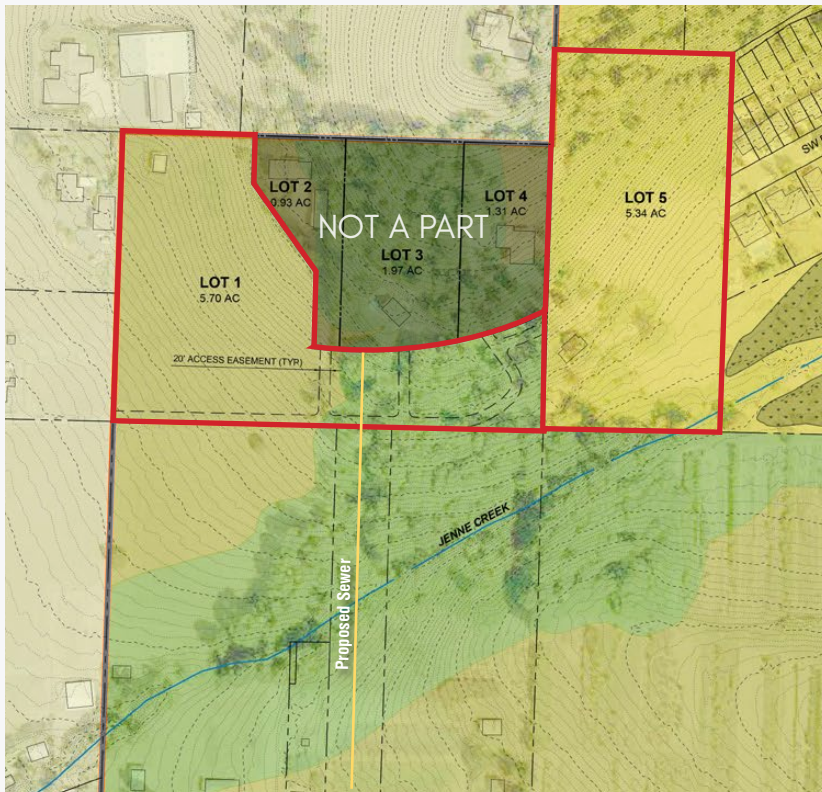
## DEVELOPMENT OPPORTUNITY

**Two Total Parcels - 11.04 Total AC**  
**LDR-PV, LDR-7 & ESRA-PV Zoning**



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### Development Information

Gross Area:	
Lot 1	= 5.70 ac
Lot 2	= 9.93 ac
Lot 3	= 1.97 ac
Lot 4	= 1.31 ac
Lot 5	= 5.34 ac
<b>Total Gross Area</b>	<b>= 15.25 ac</b>

**Development Standards:** City of Gresham  
**Zoning Base:** Low Density Residential Pleasant Valley (LDR-PV), Low Density Residential (LDR-7), ESRA-PV

- Notes:**
- Map information based on GIS data obtained from RLIS Metro, DOGAMI and Microsoft Bing. Survey data was not used for this plan and area calculations are approximate. DOWL has not verified accuracy of this information.
  - Contour information extracted from Lidar Bare Earth DEM, Oregon Department of Geology and Mineral Industries (DOGAMI), OLC Metro 2014, Vertical Datum NAVD88.

### Legend

- City of Gresham Boundary
- Project Boundary
- Existing Property Line
- Existing Contour - 2' Interval (see Note # 2)
- Existing Wetland
- Proposed Property Line
- Proposed Access Easement

4/9/2019

SCALE IN FEET

**DOWL**  
www.dowl.com

720 SW Washington Street, #750  
Portland, Oregon 97205  
971-260-8641  
Project No. 2322-  
Contact: Ben Williams, PE

Gresham, Oregon

**Table 4.1407: Permitted Uses in the Pleasant Valley District – Residential**

USES	LDR-PV	MDR-PV	HDR-PV
<b>RESIDENTIAL</b>			
Single-Family Detached Dwelling	P	P	NP
Duplex	L <sup>1</sup>	P	P
Single-Family Attached Dwellings	L <sup>2</sup>	P	P
Attached Dwellings on a Single Lot	NP	P	P
Elderly Housing	NP	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP
Residential Facility	P	P	P
Residential Home	P	P	NP
<b>COMMERCIAL</b>			
Auto-Dependent Use	NP	NP	NP
Business and Retail Service and Office	NP	NP	NP
Clinics	NP	NP	NP
Commercial Parking	NP	SUR	SUR
Daycare Facilities	SUR	SUR	SUR
Live-Work <sup>3</sup>	NP	P	P
Major Event Entertainment	NP	NP	NP
Mini-Storage Facilities	NP	NP	NP
Outdoor Commercial	NP	NP	NP
<b>INDUSTRIAL</b>			
Construction	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP
Industrial Office	NP	NP	NP
Information Services	NP	NP	NP
Manufacturing	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP
Trade Schools	NP	NP	NP
Transportation/Distribution	NP	NP	NP
Warehousing/Storage	NP	NP	NP
Waste Management	NP	NP	NP
Wholesale Trade	NP	NP	NP

Use Categories	LDR-PV	MDR-PV	HDR-PV
<b>Minimum Lot Size (square feet) <sup>2</sup></b>			
Single-family Detached dwelling unit / manufactured home	5,000 sf	3,000 sf	Not applicable
Single-family attached dwellings (2 units) <sup>4</sup>	3,500 sf	1,600 sf	None
Single-family attached dwellings (3 or more units) <sup>4</sup>	Not applicable	1,600 sf	None
Live-Work attached dwellings <sup>4</sup>	Not applicable	1,600 sf	None
Duplexes <sup>1</sup>	6,000 sf	3,500 sf	None
Attached dwellings (3 or more units)	Not applicable	10,000 sf	None



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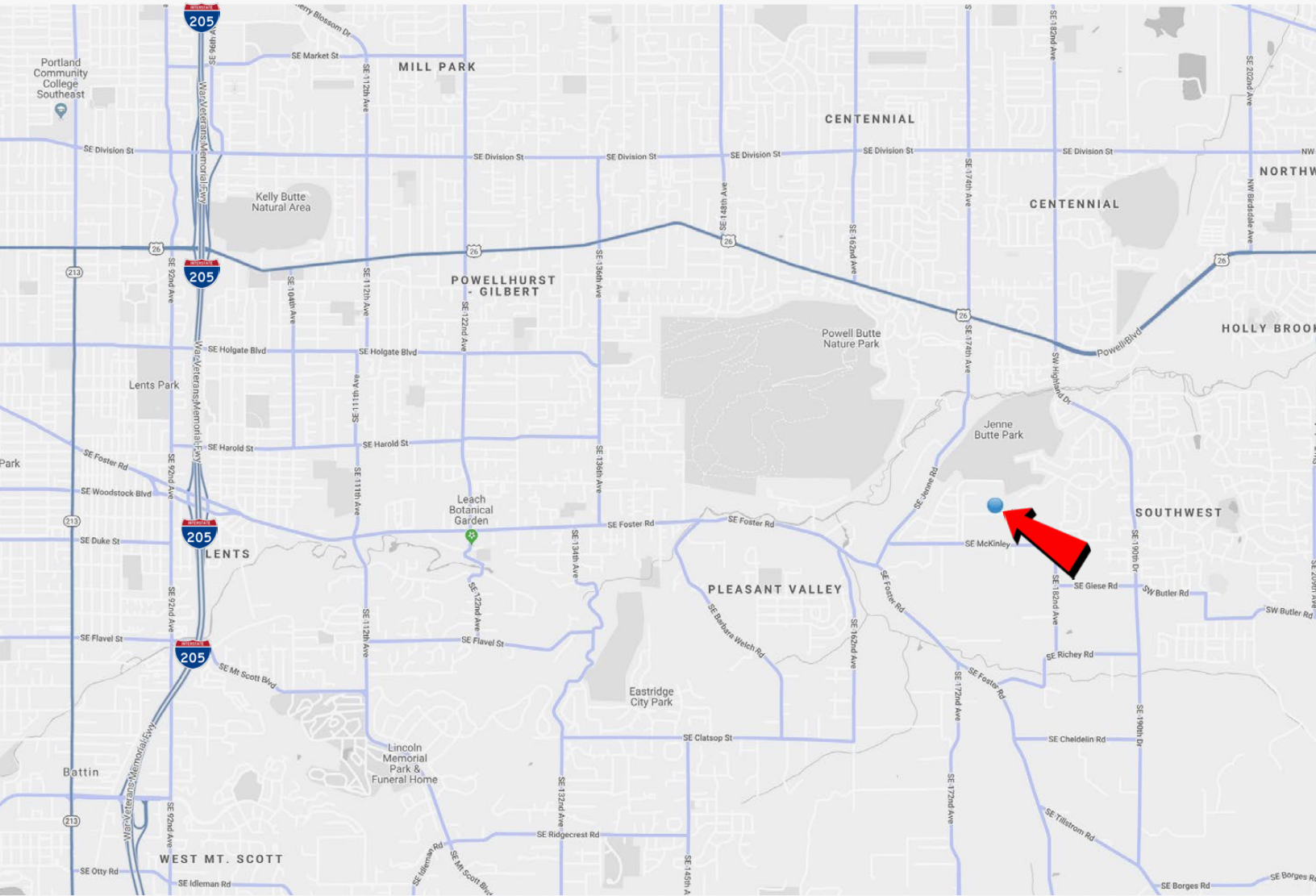
**Table 4.0120: Permitted Uses in the Residential Land Use Districts**

USES	LDR-5	LDR-7	TLDR	TR	MDR-12	MDR-24	OFR
<b>RESIDENTIAL</b>							
Single-Family Detached Dwelling	P	P	P	P	L <sup>1</sup>	NP	L <sup>1</sup>
Duplex	L <sup>2</sup>	L <sup>2</sup>	P	L <sup>3</sup>	P	P	P
Single-Family Attached Dwellings	NP	NP	P	P	P	P	P
Attached Dwellings on a Single Lot	NP	NP	NP	NP	P	P	P
Elderly Housing <sup>7</sup>	NP	NP	NP	NP	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	P	NP	P	NP	NP
Residential Facility	NP	NP	NP	NP	P	P	P
Residential Home	P	P	P	P	L <sup>1</sup>	NP	L <sup>1</sup>
<b>COMMERCIAL</b>							
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	NP
Business and Retail Service and Trade	NP	NP	NP	NP	NP	NP	L <sup>4</sup>
Clinics	NP	NP	NP	NP	NP	NP	P
Commercial Parking	NP	NP	NP	NP	NP	SUR	SUR
Daycare Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Live-Work	NP	NP	NP	NP	NP	NP	NP
Major Event Entertainment	NP	NP	NP	NP	NP	NP	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP	NP	NP	NP
<b>INDUSTRIAL</b>							
Construction	NP	NP	NP	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP

	LDR-5 <sup>1,2</sup>	LDR-7 <sup>1,2</sup>	TLDR	TR	MDR-12	MDR-24	OFR
<b>B. Minimum Lot Size:</b>							
Detached dwelling unit manufactured home:	5,000 square feet	7,000 square feet	None	4,000 square feet	Not Applicable	Not Applicable	Not Applicable
Single family attached dwellings:	Not Applicable	Not Applicable	None	2,400 square feet	3,600 square feet	No minimum lot size	3,600 square feet
Duplexes:	Not Applicable	Not Applicable	None	7,000 square feet	7,200 square feet	3,600 square feet	7,200 square feet



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17245 SE McKinley Gresham, OR 97080		1 mi radius	3 mi radius	5 mi radius
<b>AREA DEMOGRAPHICS</b>	2018 Estimated Population	7,552	106,894	317,103
	2023 Projected Population	7,730	110,046	328,267
	2010 Census Population	7,076	98,510	287,228
	2000 Census Population	5,550	80,305	236,471
	Projected Annual Growth 2018 to 2023	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	2.0%	1.8%	1.9%
	2018 Est. HH Income Under \$15,000	3.7%	12.4%	11.3%
	2018 Est. Average Household Income	\$95,169	\$77,563	\$78,169
	2018 Est. Median Household Income	\$73,142	\$62,457	\$63,204
	2018 Est. Per Capita Income	\$35,301	\$26,973	\$28,258
2018 Est. Total Businesses	145	2,342	9,335	
2018 Est. Total Employees	850	17,565	85,940	

\*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

