

FOR  
SALE

RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY

- in -

PORTLAND'S  
WEST SLOPE

REAL ESTATE  
INVESTMENT GROUP

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Portland OR, 97201  
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REAL ESTATE  
INVESTMENT GROUP

SINGLE FAMILY LOTS  
LEVEL PARCEL WITH EXCELLENT ACCESS



2785 SW ROXBURY AVE, PORTLAND OR 97225

WEST SLOPE SUBDIVISION LAND

11 LOTS RESIDENTIAL SUBDIVISION  
MINUTES TO DOWNTOWN BEAVERTON

SALE PRICE: **\$1,360,000**

LAND AREA: 1.72 AC (74,923 SF)

**Property Features:**

- Level Residential Development Land Zoned (R-7) for Individual Lots
- 11 Lots at \$123,636 per Lot
- Property Newly-Annexed into City of Beaverton
- Primary Permitted Use: Detached Single-Family Units (See Zoning Page)

**Location Features:**

- Close Access to Downtown Beaverton
- Immediately off HWY 217 - Yet Secluded on SW Roxbury Ave
- Minutes to Schools, Parks and Major Retail Centers
- Served by Cedar Park Middle School and William Walker Elementary School

[View Site Location](#)

 Google Maps

04.22.2019

RESIDENTIAL DEVELOPMENT OPPORTUNITY

# WEST SLOPE SUBDIVISION LAND

2785 SW ROXBURY AVE, PORTLAND OR 97225



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# WEST SLOPE SUBDIVISION LAND

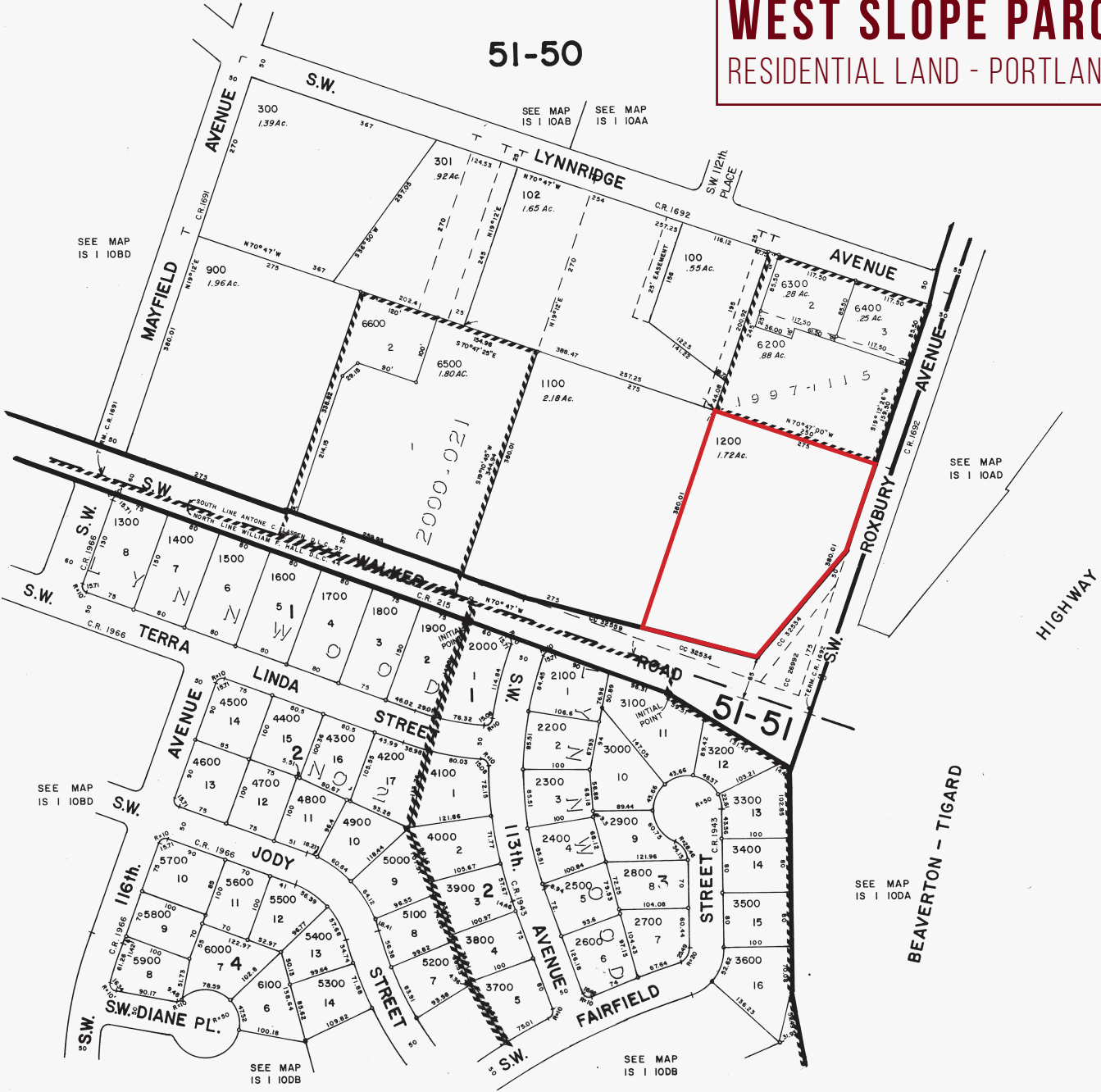
2785 SW ROXBURY AVE, PORTLAND OR 97225

SW1/4 NE1/4 SECTION 10 T1S R1W W.M.

WASHINGTON COUNTY OREGON  
SCALE 1"=100'

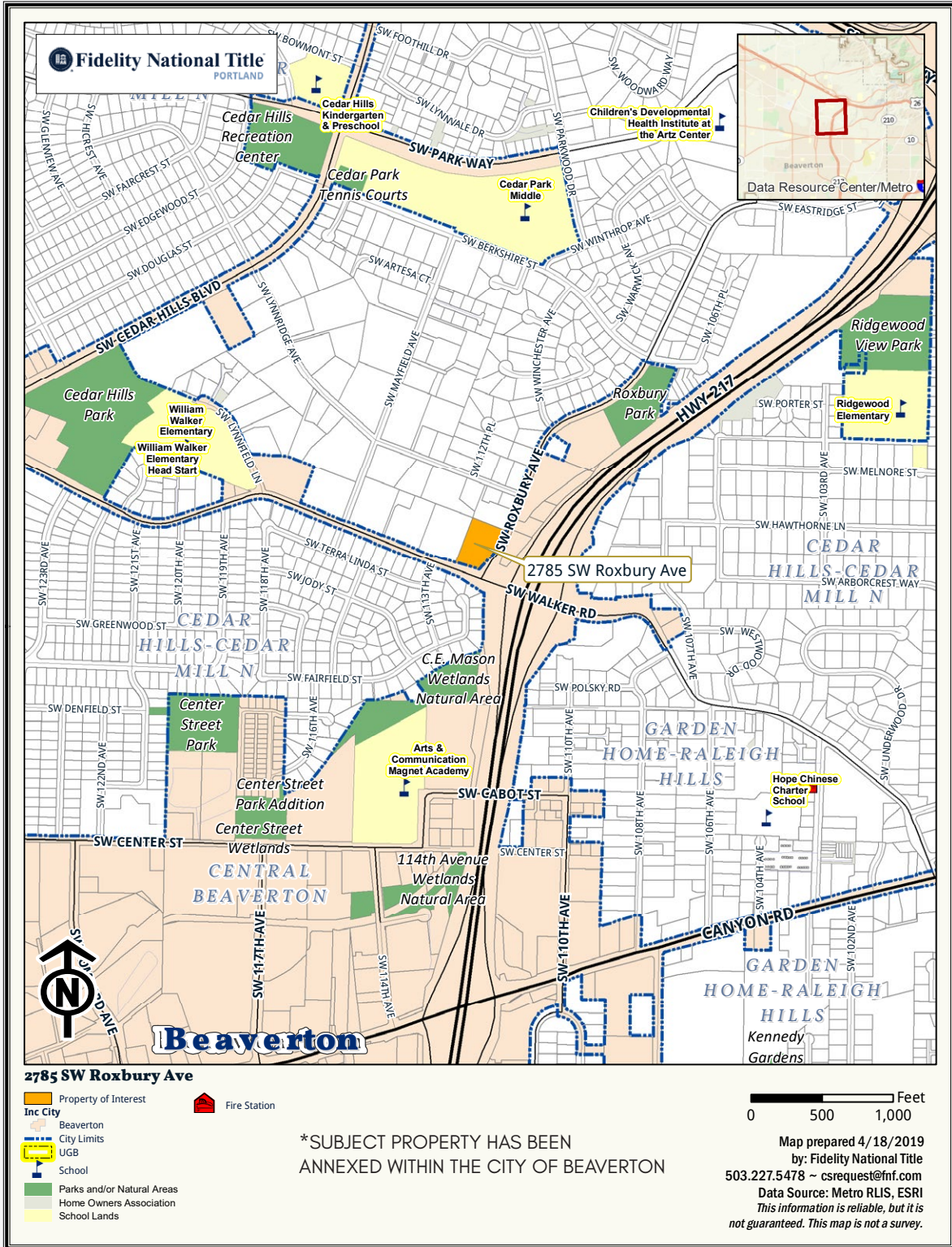
**WEST SLOPE PARCEL**  
RESIDENTIAL LAND - PORTLAND, OR

51-50



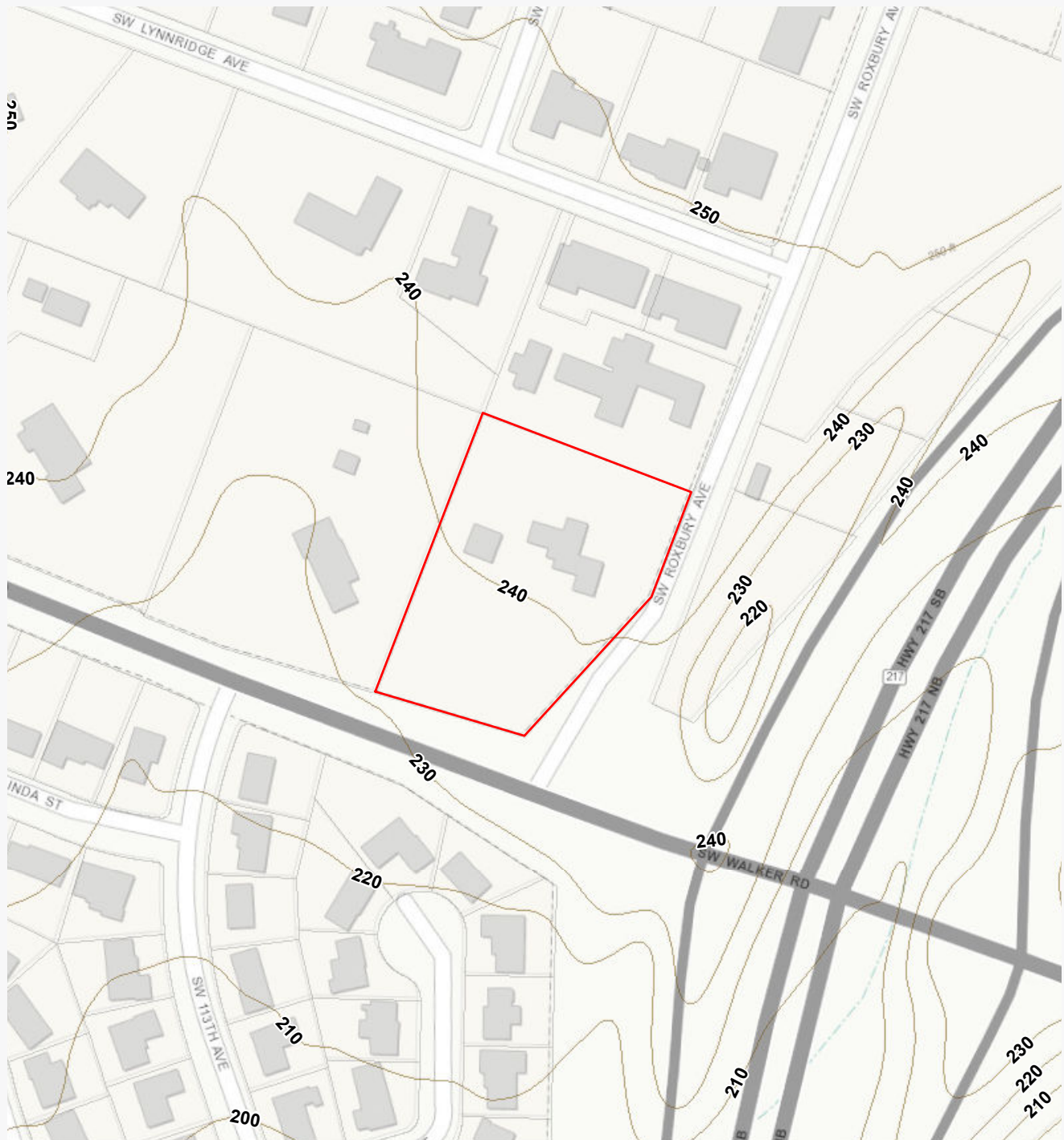
# WEST SLOPE SUBDIVISION LAND

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# WEST SLOPE SUBDIVISION LAND

2785 SW ROXBURY AVE, PORTLAND OR 97225



## Natural

-  Subject
-  Taxlot
-  Contours
-  Wetlands
-  100 Yr. Flood

# WEST SLOPE SUBDIVISION LAND

2785 SW ROXBURY AVE, PORTLAND OR 97225

Chapter 20

**20.05.15. SITE DEVELOPMENT STANDARDS**

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4697; December 2016]

LU-2

12/02/2016

Chapter 20

LU-3

01/03/2017

Development Standards <i>Superscript Refers to Footnotes</i>	R1	R2	R4	R5	R7	R10
A. Minimum Land Area <sup>1</sup> (square feet)	1,000	2,000	4,000	5,000	7,000	10,000
B. Minimum and Maximum Residential Density	Refer to Sections 20.25.05. and 20.25.15.B.					
C. Lot Dimensions <sup>16</sup>						
1. Minimum Width						
a. Interior	14	14	24 / 40 <sup>2</sup>	0	65	80
b. Corner	20	20	24 / 40 <sup>2</sup>	0	70	90
2. Minimum Depth						
a. Interior	None	None	80	0	90	120
b. Corner	None	None	80	0	80	110
D. Minimum Land Area (square feet) for Land Divisions Utilizing Lot Averaging on Sites Less than Two Acres <sup>3 16</sup>	N/A <sup>18</sup>	N/A <sup>18</sup>	N/A <sup>18</sup>	4,500	6,300	9,000
E. Lot Dimensions for Land Divisions Less than Two acres <sup>16</sup>						
1. Minimum Width						
a. Interior	N/A	N/A	N/A	0	65	75
b. Corner	N/A	N/A	N/A	0	70	85
2. Minimum Depth						
a. Interior	N/A	N/A	N/A	0	90	110
b. Corner	N/A	N/A	N/A	0	80	100
F. Minimum Yard Setbacks <sup>4 16</sup>						
1. Front	10	10	10	15	17	25
2. Side	0 or 5 or 10 <sup>5</sup>	0 or 5 or 10 <sup>5</sup>	0 or 5 or 10 or 5 <sup>6</sup>	5	5	5
3. Rear	15	15	15	20	25	25
4. Garage <sup>7</sup>	5 or 18.5 <sup>8</sup>	5 or 18.5 <sup>8</sup>	20	20	20	20
5. Garage Door to Rear <sup>9</sup>	24	24	24	24	24	24
6. Minimum Between Buildings <sup>10</sup>	6	6	6	6	6	6
G. Reduced Yard Setbacks <sup>11 16</sup>						
1. Front	N/A <sup>17</sup>	N/A <sup>17</sup>	10	10	10	10
2. Rear	N/A <sup>17</sup>	N/A <sup>17</sup>	5	5	5	5
3. Side	5 <sup>12</sup>	5 <sup>12</sup>	5	5	5	5
4. Garage	N/A <sup>17</sup>	N/A <sup>17</sup>	20	20	20	20
H. Building Height						
1. Maximum	60	40	35	35	35	35
<b>Wireless Communication Facilities</b>						
<b>I. Maximum Height</b>						
1. WCF <sup>13</sup>	80	80	80	80	80	80
2. WCF in Right-of-Way <sup>13</sup>	30	30	30	30	30	30
3. Equipment Shelters <sup>14</sup>	12	12	12	12	12	12
4. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.					
J. Yard Setbacks <sup>15</sup>	Shall comply with underlying zoning district requirements					
2. Other	Refer to 60.70.35.14.A and B					

**All Dimensions are in Feet.**

- For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones. [ORD 4584; June 2012]
- 24 foot lot width is required for attached dwellings, 40 feet for detached dwellings.
- Minimum lot area in conjunction with a land division application where the resulting average lot size within the land division is no less than the minimum lot size of the zone. Refer to Section 40.45.
- R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback, which abuts that district.
- If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.
- If dwellings are detached, 5 feet. If dwellings are attached, 0 feet with 10 feet for sides not attached. [ORD 4584; June 2012]
- Carpports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carpports to the property line. For all other garage elevations, the building setback applies.
- Either no greater than 5 feet or a minimum of 18.5 feet.
- Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.
- Minimum spacing between buildings on the same parcel or in the same development.
- Upon approval of Flexible Setback 40.30 application.
- Allowed except where abutting a lower density zone where standard setback is applied.
- Inclusive of antenna.
- At-grade equipment shelters.
- Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters
- In the South Cooper Mountain Community Plan Area Lot Dimensions and Yard Setbacks for proposed Compact Detached Housing shall comply with the

LAND USES  
Residential

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Residential



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## GROWTH IN PORTLAND, OR

**PORTLAND RANKED #21 IN THE COUNTRY FOR PRIVATE SECTOR JOB GROWTH BETWEEN 2007-2017**  
 JULY 2007: 904,100 JOBS | JULY 2017: 1,024,700 JOBS  
**PERCENT CHANGE: +13.3%**  
© Business First of Buffalo 2017

**EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO**

Bureau of Labor Statistics

2785 SW Roxbury Ave		1 mi radius	3 mi radius	5 mi radius
<b>Portland, OR 97225</b>				
<b>AREA DEMOGRAPHICS</b>	2017 Estimated Population	13,562	130,362	363,998
	2022 Projected Population	14,830	142,277	396,158
	2010 Census Population	12,624	116,527	326,123
	2000 Census Population	11,936	105,569	286,305
	Projected Annual Growth 2017 to 2022	1.9%	1.8%	1.8%
	Historical Annual Growth 2000 to 2017	0.8%	1.4%	1.6%
	2017 Est. HH Income Under \$15,000	7.2%	6.6%	6.1%
	2017 Est. Average Household Income	\$105,340	\$103,073	\$110,992
	2017 Est. Median Household Income	\$77,922	\$82,590	\$88,935
	2017 Est. Per Capita Income	\$43,724	\$42,727	\$44,694
2017 Est. Total Businesses	1,331	6,831	15,669	
2017 Est. Total Employees	11,241	71,522	164,104	

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

