

FOR SALE > 1.67 ACRES

NORTH PLAINS PROPERTY



LOCATION

NW Highland Ct @ Glencoe Rd Highway 26 Interchange
North Plains, OR

FOR SALE

1.67 Acres (Zoning Commercial C-2)

PRICE

~~\$1,250,000~~ \$1,000,000

TRAFFIC COUNTS

Hwy 26 (Sunset Hwy) – 24,392 ADT ('20)

NW Glencoe Rd – 10,958 ADT ('20)

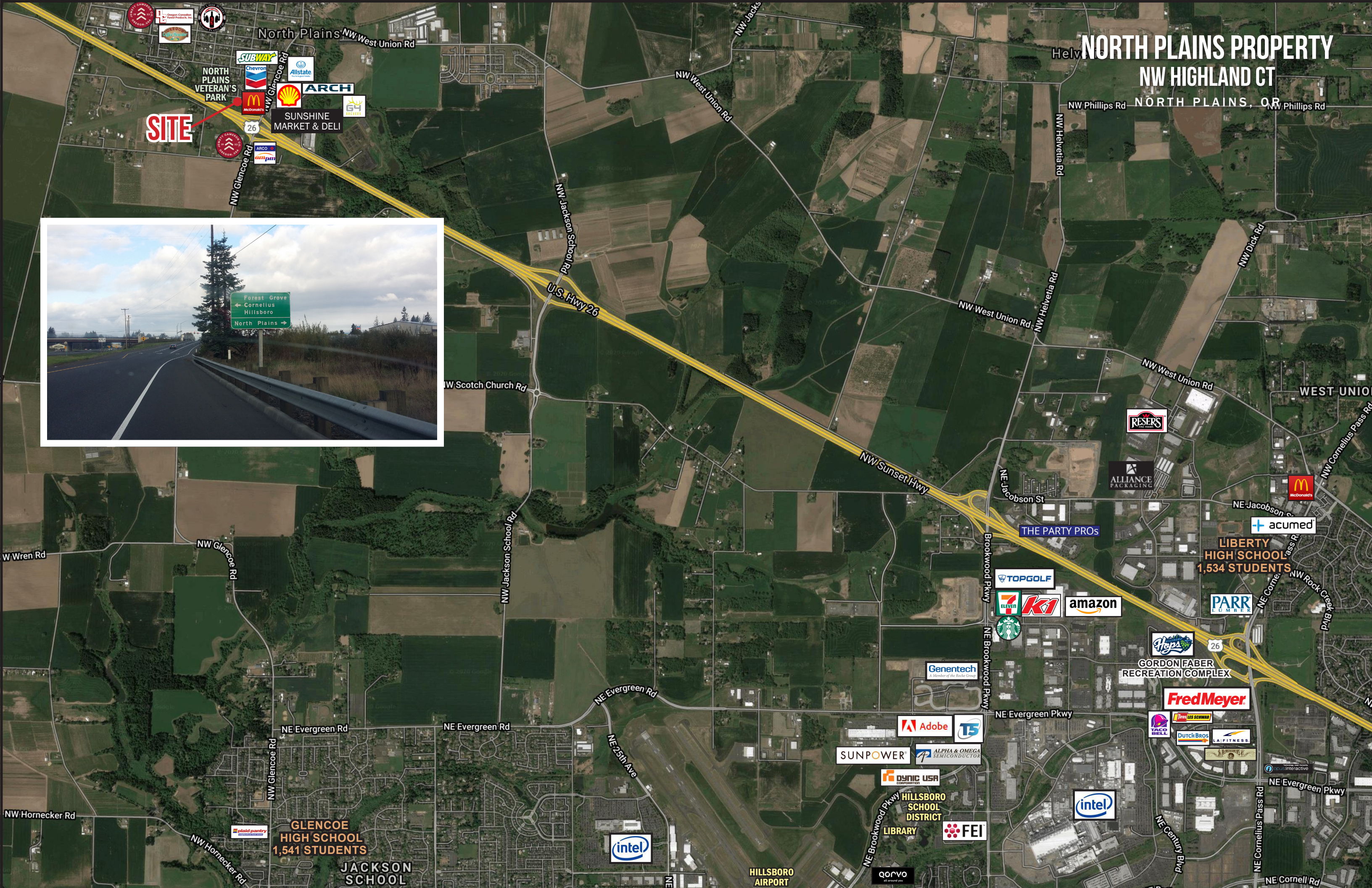
HIGHLIGHTS

- The property is located close-in North Plains on Highland Ct next to McDonalds across from Chevron. The interchange supports Hillsboro, Cornelius and Forest Grove. Minutes west from Nike, Intel and Downtown Portland.
- Flexible **C-2 Zoning** in development friendly North Plains.
- North Plains plans an expansion of its urban growth boundary, which will provide space for an additional 800 homes. City planners recently conducted a housing needs analysis – in plain terms, figuring out how many new homes the city will need in the foreseeable future – which determined that new housing is necessary as North Plains keeps growing. For more information, click [here](#).

NORTH PLAINS PROPERTY NW HIGHLAND CT

NORTH PLAINS, OR

SITE



NORTH PLAINS PROPERTY

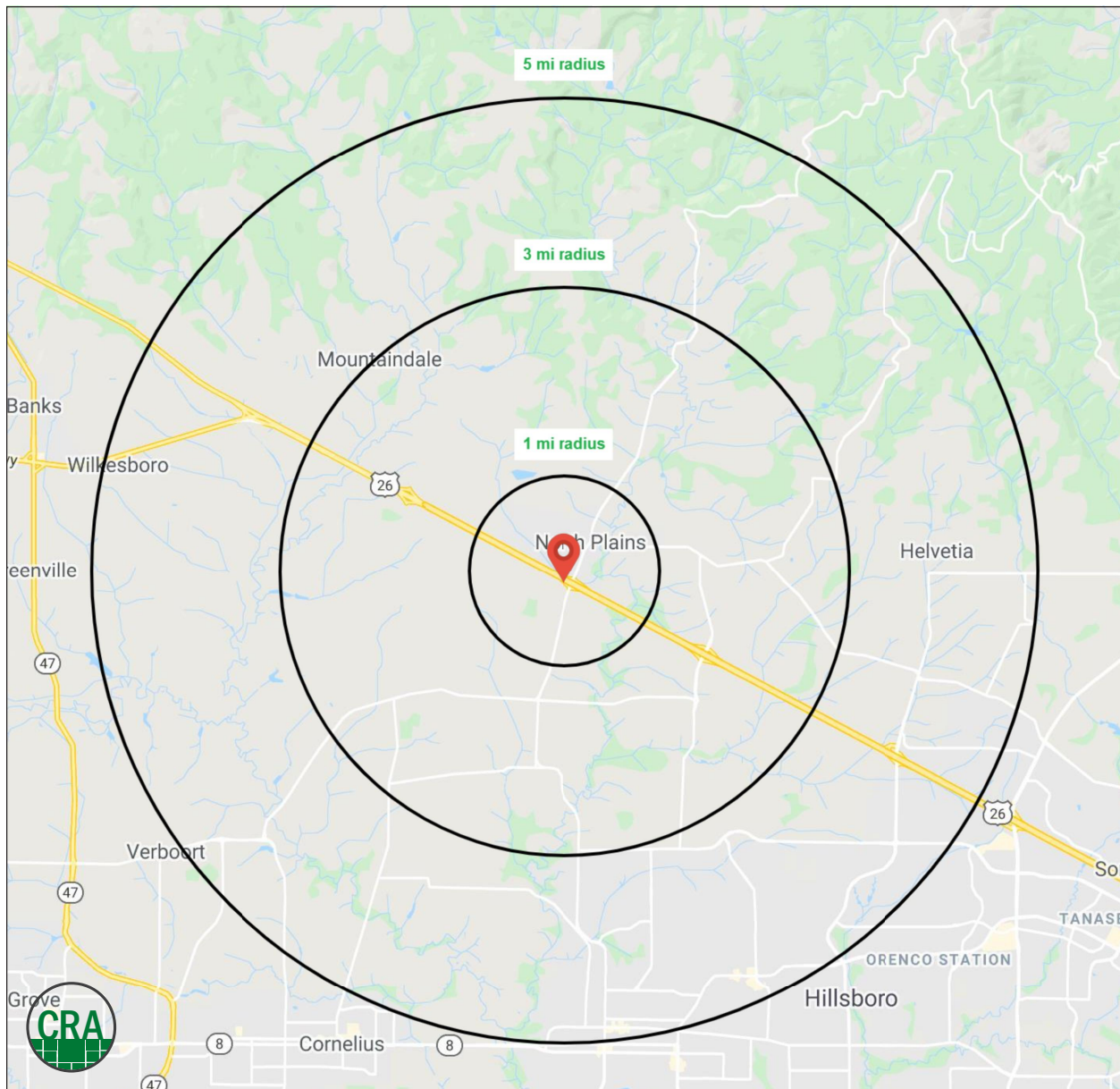
NW HIGHLAND CT

NORTH PLAINS, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	2,353	3,477	36,541
Projected Population 2025	2,551	3,755	38,660
Average HH Income	\$130,125	\$127,678	\$109,554
Median HH Income	\$92,222	\$92,479	\$88,452
Median Home Value	\$392,274	\$427,035	\$413,247
Daytime Demographics 16+	1,572	2,225	28,577
Some College or Higher	68.9%	67.2%	68.6%

\$130,125
Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5924/-122.9984

RS1

10005 NW Iron Ridge Pl

North Plains, OR 97133

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	2,353	3,477	36,541
	2025 Projected Population	2,551	3,755	38,660
	2010 Census Population	2,041	3,100	32,395
	2000 Census Population	1,763	2,742	28,635
	Projected Annual Growth 2020 to 2025	1.7%	1.6%	1.2%
	Historical Annual Growth 2000 to 2020	1.7%	1.3%	1.4%
	2020 Median Age	41.9	42.3	37.5
HOUSEHOLDS	2020 Estimated Households	865	1,262	12,673
	2025 Projected Households	939	1,367	13,481
	2010 Census Households	750	1,124	11,213
	2000 Census Households	643	979	9,772
	Projected Annual Growth 2020 to 2025	1.7%	1.7%	1.3%
	Historical Annual Growth 2000 to 2020	1.7%	1.4%	1.5%
RACE AND ETHNICITY	2020 Estimated White	88.0%	86.8%	77.0%
	2020 Estimated Black or African American	1.0%	1.2%	1.9%
	2020 Estimated Asian or Pacific Islander	3.0%	3.7%	6.6%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	1.0%
	2020 Estimated Other Races	7.0%	7.4%	13.6%
	2020 Estimated Hispanic	10.2%	10.9%	21.2%
INCOME	2020 Estimated Average Household Income	\$130,125	\$127,678	\$109,554
	2020 Estimated Median Household Income	\$92,222	\$92,479	\$88,452
	2020 Estimated Per Capita Income	\$47,847	\$46,352	\$38,283
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	4.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.6%	5.7%
	2020 Estimated High School Graduate	23.5%	25.1%	21.7%
	2020 Estimated Some College	25.1%	23.5%	22.8%
	2020 Estimated Associates Degree Only	7.7%	7.8%	7.9%
	2020 Estimated Bachelors Degree Only	24.6%	24.0%	23.5%
	2020 Estimated Graduate Degree	11.5%	11.9%	14.4%
BUSINESS	2020 Estimated Total Businesses	115	155	1,594
	2020 Estimated Total Employees	894	1,201	18,345
	2020 Estimated Employee Population per Business	7.7	7.7	11.5
	2020 Estimated Residential Population per Business	20.4	22.4	22.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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