

TOWNHOME LAND FOR SALE

EAGLE LANDING

12115 SE HIGH CREEK RD. HAPPY VALLEY OR

REAL ESTATE INVESTMENT GROUP

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Licensed in the
State of Oregon



Price: \$2,400,000

Total Land Area: Approx. 2.5 Acres

Zoning: MUR-M3 (High Density Residential)

Property Features:

- Potential for up to 65 Townhomes or 100 Apartment Units
- Part of Eagle Landing Association with Access to Common Club House & Facilities
- Previously Approved Condominium Townhome Development (expired)
- Owner has the Ability to Design their own Product and Plan

Location Features:

- Adjacent to Approximately 20 Acre Future Retail Mixed Use Development
- Located just off SE Sunnyside Road with approx. 34,000 VPD
- Proximity to I-205 and Trimet MAX Green Line
- Close to Kaiser Sunnyside Medical Center, Clackamas Town Center, and Clackamas Promenade
- Potential for Planned Pedestrian Bridge Across I-205 to Connect Eagle Landing with Trimet Station and Shopping Centers

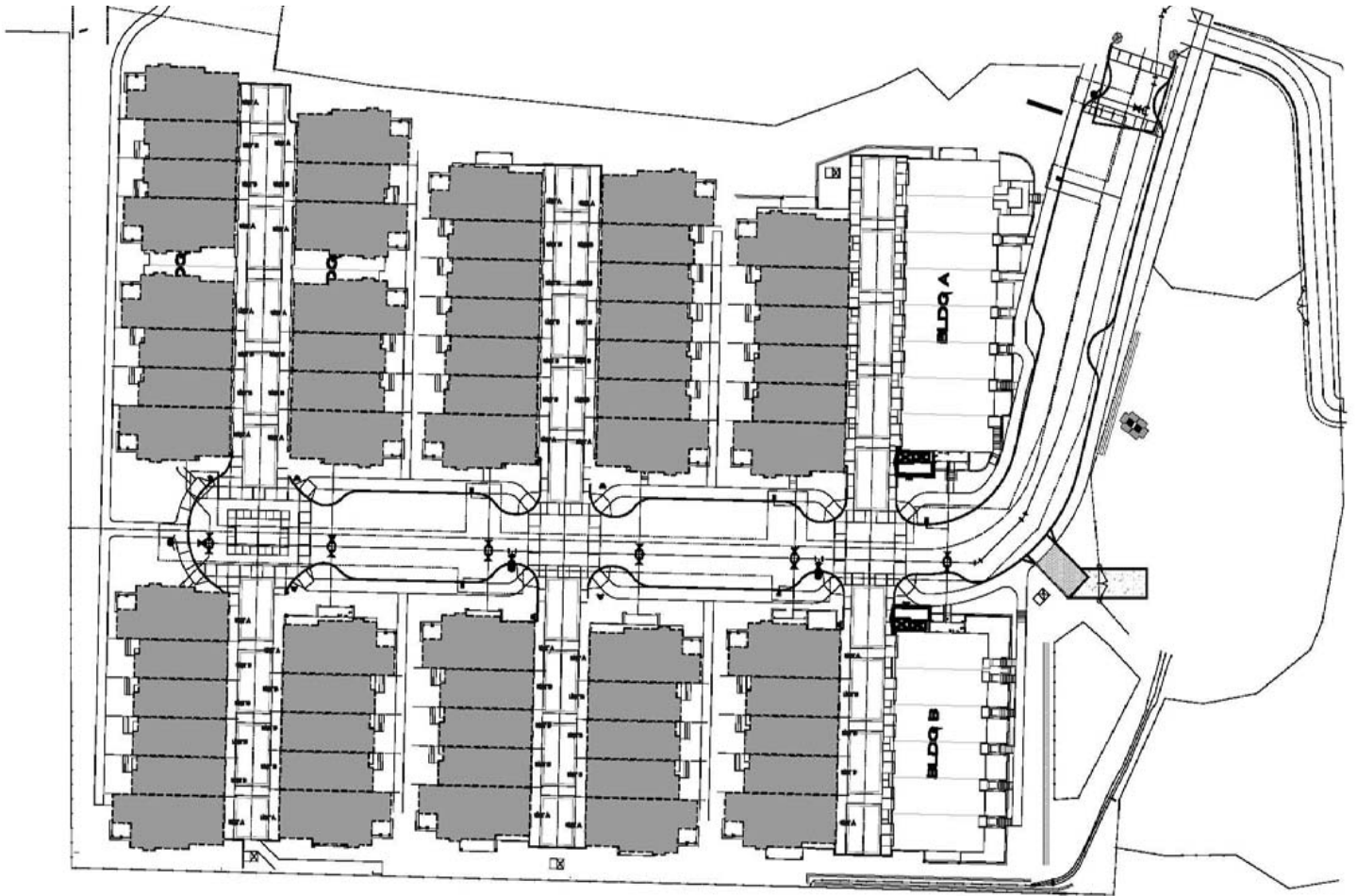
REAL ESTATE INVESTMENT GROUP

07.07.2016

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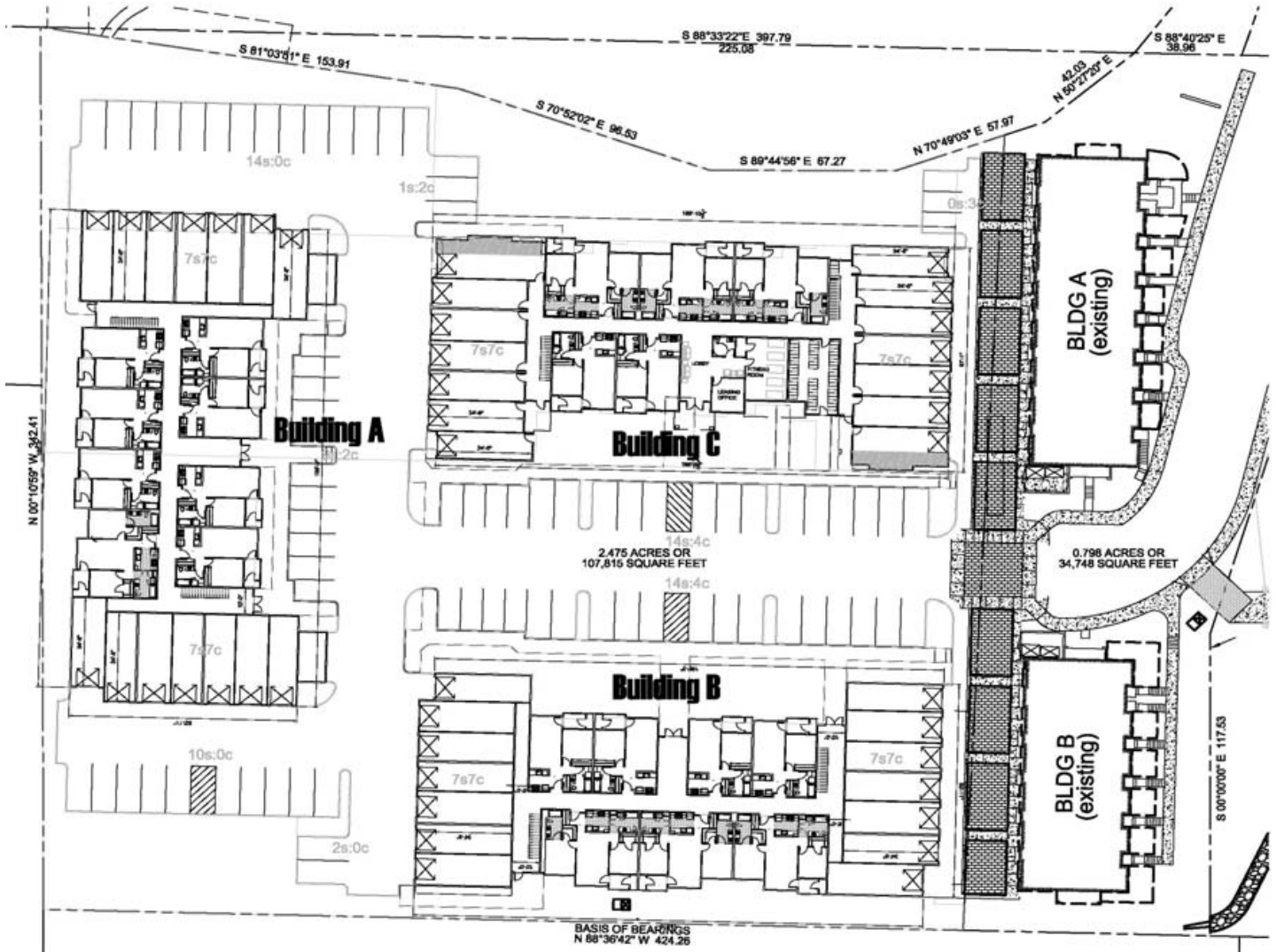
CONCEPTUAL SITE PLAN



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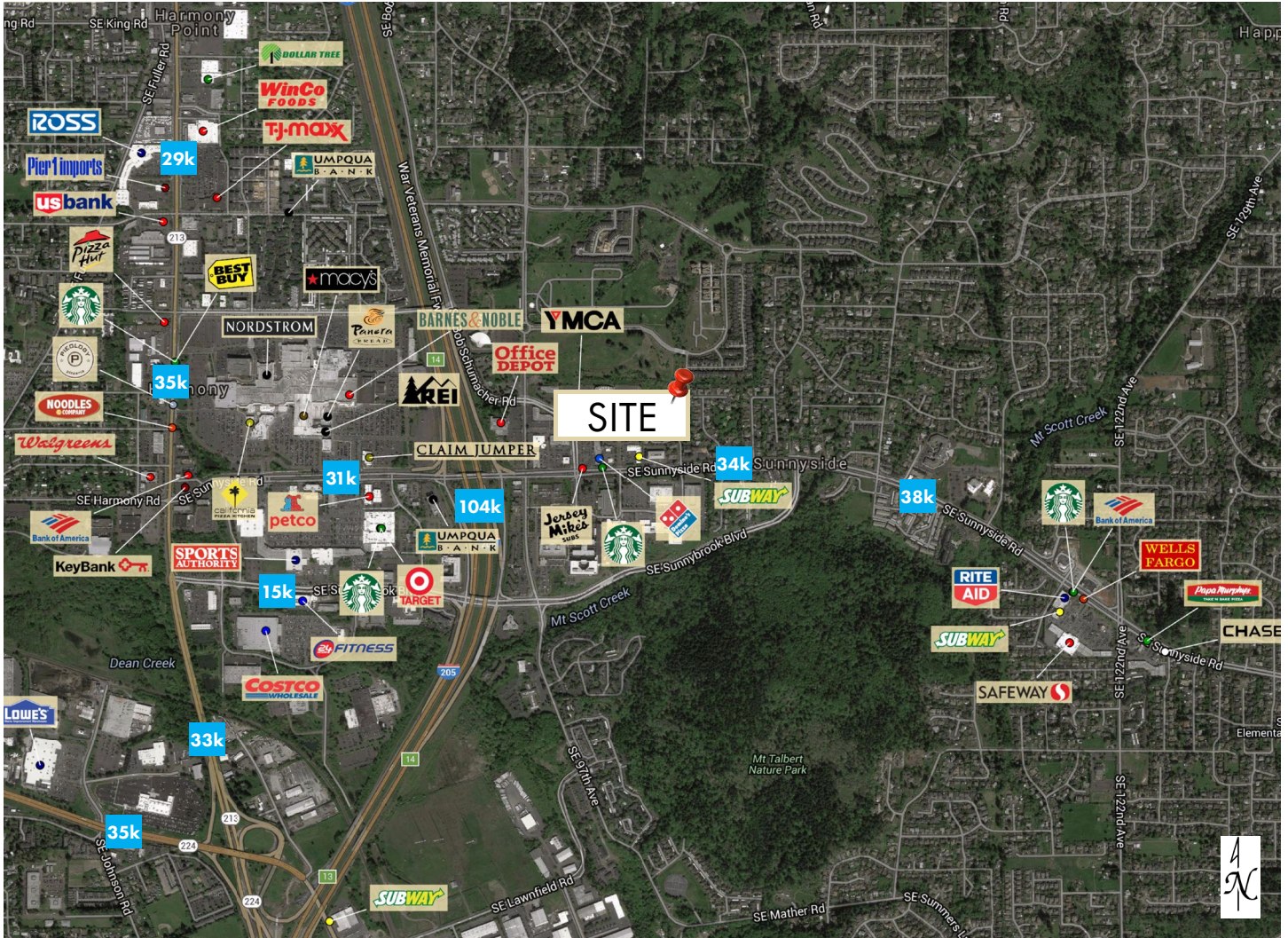
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12115 High Creek Rd Happy Valley, OR 97086		1 mi radius	3 mi radius	5 mi radius
2016 Estimated Population		12,078	98,784	269,604
2021 Projected Population		12,699	104,153	284,710
2010 Census Population		11,132	92,857	256,963
2000 Census Population		9,553	78,288	224,691
Projected Annual Growth 2016 to 2021		1.0%	1.1%	1.1%
Historical Annual Growth 2000 to 2016		1.7%	1.6%	1.2%
2016 Est. HH Income Under \$15,000		9.1%	9.5%	11.5%
2016 Est. Average Household Income		\$70,362	\$76,588	\$71,730
2016 Est. Median Household Income		\$60,653	\$66,246	\$60,866
2016 Est. Per Capita Income		\$30,380	\$29,312	\$27,755
2016 Est. Total Businesses		1,099	4,096	9,599
2016 Est. Total Employees		20,071	59,696	108,587

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



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