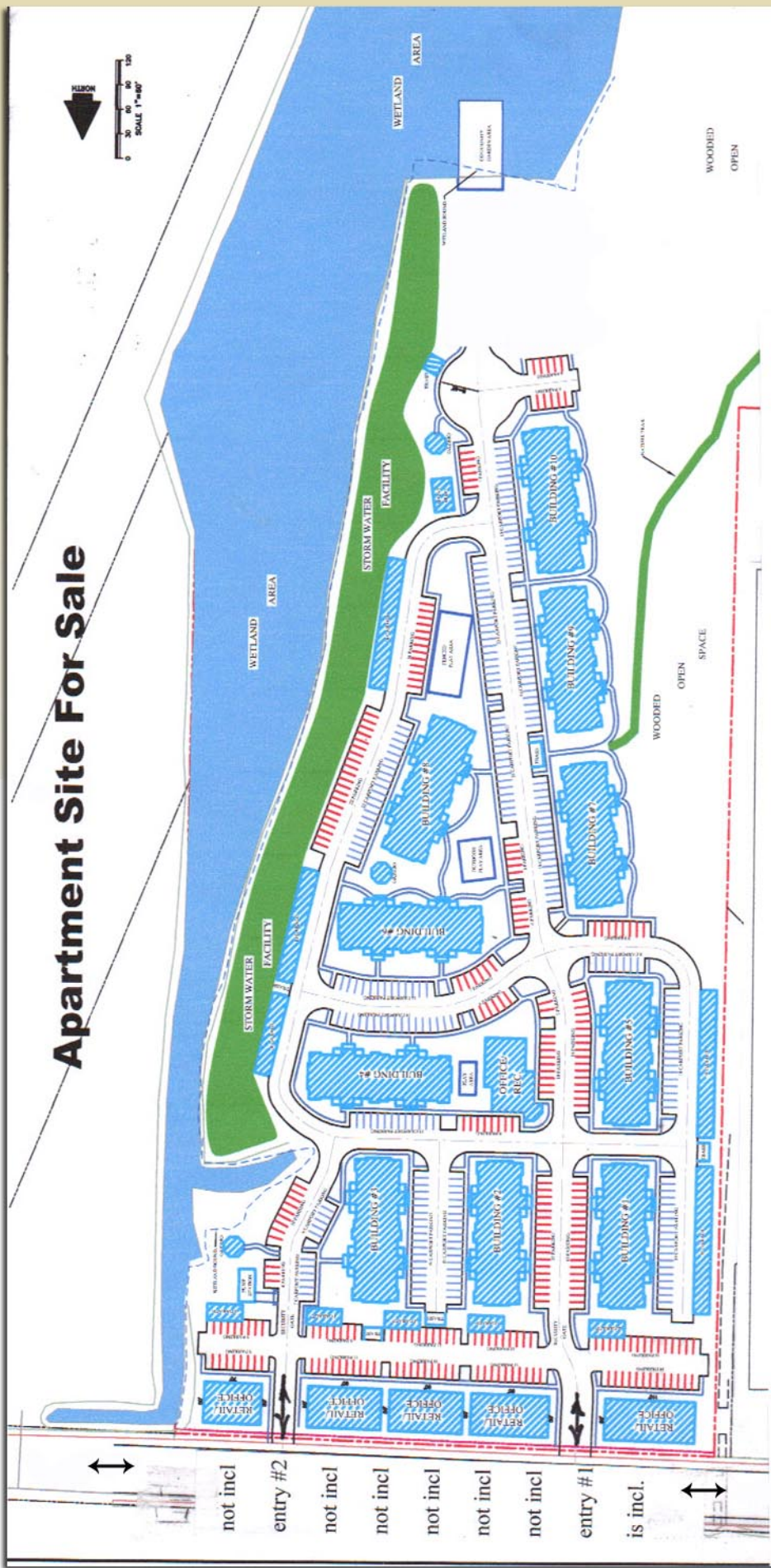


# Apartment Site Ready to Develop in the City of Gresham, a Portland, Oregon Sub-Market

## Apartment Site For Sale



### PRICING

**\$3,800,000 (\$12,700/Door)**  
 With Drawings and Studies  
 Ready for Design Review  
 (Can Add More Frontage)

### SITE

- Suburban Portland, Oregon
- 32 Acres with Wooded Hills
- Lush Wetlands Rich Habitat
- 15.4 Acres Developable

### Features

- On Major Arterial
- Rec. Center with Pool
- Patios, Fireplaces, Storage

### Demographics

- 22,000 Cars / Day
  - Gresham, Oregon Population
- |      | Population | HH Income |
|------|------------|-----------|
| 1 mi | 15,857     | \$5500    |
| 2 mi | 62,559     | \$5300    |
| 3 mi | 123,073    | \$5600    |

### Map Note

Can divide off 10,000 S.F.  
 Front pad site suitable for mixed use  
 or retail.

Priced at \$500,000  
 (460' Front X 165' Deep  
 On NW Corner)



COMMERCIAL REAL ESTATE

**Rober Butler**

Portland, OR  
 503-222-4949

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# Apartment Site Ready to Develop in the City of Gresham, a Portland, Oregon Sub-Market\*



This 30 acre site at 3030 NW Division Street, fronts midway between the SE 190th and SE 200th Avenues.

Depicted is 12 acres (could be 14.7). From the Street frontage on it tapers towards the back leaving about 20 acres as open space. The open space includes a wooded hill "Grant Butte" to the back and Fairview Creek with wet lands on the east side of the development.

Gresham Crossing on Division at Eastman has a reputation as an important regional draw for its major national tenants (e.g. Old Navy).

Note: Seller has an Oregon Real Estate Brokerage License.

\* Last year Portland had the 4th Largest Rent Hike Nationally at 8.1%



Building Rendering



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