

FOR SALE > MIXED-USE LAND

# 12th & Main Street

OREGON CITY, OR 97045



## PROPERTY HIGHLIGHTS

- > 18,696 SF (0.43 acres) of mixed-use land available
- > Mixed Use Downtown (MUD) Zoning
- > Flexible zoning conditions allow for FARs ranging from 0.5 - 5.0
- > Located within the city's Vertical Housing Development Zone (VHDZ), allowing for favorable property tax treatment
- > Public investment dollars have helped incite over twice as much private sector capital into modifying existing structures downtown
- > High visibility from McLoughlin Blvd
- > Directly across the street from the Willamette River
- > Easy access to I-205 and McLoughlin Blvd (Hwy 99E)
- > Walking distance to parks, restaurants, and retail
- > Adjacent to the Oregon City Transit Center

PRICE: \$300,000



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## FUTURE OREGON CITY DEVELOPMENTS

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2014 Total Population	8,638	77,280	138,111
Projected Pop. Growth	4.46%	4.36%	4.71%
2014 Total Households	3,533	29,865	53,947
Median HH Income	\$57,471	\$64,481	\$65,028
Owner Occupied	2,059	20,322	37,640
Renter Occupied	1,474	9,543	16,307

★ 12th & Main

**Project: Blue Heron Paper Mill**  
Developer: George Heidgerken

The recently acquired site has no formal plans announced; however, the developer has expressed the intent to build something community-oriented that preserves the site's history and natural beauty. Ideas included an active farmers market, art galleries and a mix of other retail space.

**Project: Clackamette Cove**

Developer: Ed Darrow and Randy Tyler

The Clackamette Cove project plans to include: 244 garden apartments, 195 waterfront apartments, a large office building with parking lot, a mixed-use building with commercial space, a water sports center, an amphitheater, marinas, and hiking trails, as well as the infrastructure necessary for each.

**Project: Lifestyle Center**

Roughly 600,000 square feet of retail space has been proposed to be built adjacent to the Oregon City Home Depot. The finished project is expected to generate over 1,000 permanent office and retail jobs.