

FOR SALE > 2.79 ACRES/121,532 SQUARE FEET OF LAND | \$1,500,000



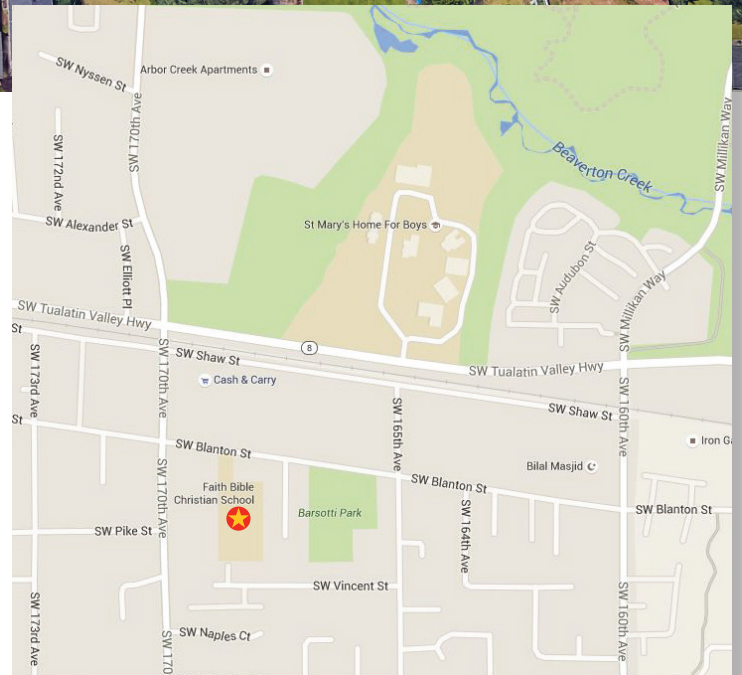
# EXISTING SCHOOL FACILITY

16860 SW BLANTON STREET | ALOHA, OREGON 97007



## Distances from Subject Property

- 1 3.1 miles to 217
- 2 5.6 miles to US-26
- 3 10.4 miles to I-5
- 4 11.5 miles to Portland CBD
- 5 13.1 miles to I-84
- 6 22.3 miles to PDX International



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## Property Highlights

- > Size: 2.79 acres/121,532 square feet of land with 10 structures containing 22,160 square feet of classrooms (approx. 15 class rooms), rest rooms, bus barn and storage, and administrative offices (approx.. 8 offices).
- > Floor Area Ratio: 18.23% allowing for additional classroom space
- > Zoning: R9- Residential allowing 7-9 units per acre.
- > Great opportunity to acquire an existing school facility ideal for charter school, private school, or religious facility. Property also allows for redevelopment opportunity as a single family residential subdivision allowing approximately 25 lots.
- > Property has a single entrance on Blanton Street with a circular ingress/egress drive and parking area allowing for a secure environment. Three separate play areas with play structures.

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# \$1,500,000

*To Downtown Aloha*



**3 Minutes**



**6 Minutes**



**22 Minutes**



**11 Minutes**

## Property Highlights

- > Located just south of Tualatin Valley Highway between Beaverton and Hillsboro.
- > Popular older community with a strong neighborhood connection
- > Short commute to Downtown Portland
- > Well-located near major regional employers
- > Close proximity to Barsotti Park

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## Local Demographics

DISTANCE TO/FROM 16860 SW BLANTON STREET	1 MILE	3 MILE	5 MILE
2015 Total Population:	20,790	153,705	336,396
2020 Population:	22,427	164,456	360,327
Pop Growth 2015-2020:	7.87%	6.99%	7.11%
Average Age:	33.10	36.00	36.70
HOUSEHOLDS			
2015 Total Households:	7,729	57,487	130,727
2020 Total Households:	8,340	61,511	140,073
HH Growth 2015-2020:	7.91%	7.00%	7.15%
2015 Median Household Income:	\$47,218	\$58,918	\$66,933
2015 Average Household Size:	2.70	2.70	2.60
HOUSING			
2015 Median Home Value:	\$219,028	\$249,226	\$287,277
2015 Renter Occupied:	4,494	23,879	53,444

