

FOR SALE > GENERAL EMPLOYMENT LAND

Commercial/Light Industrial Land

1102 N. SCHMEER ROAD, PORTLAND, OREGON 97217



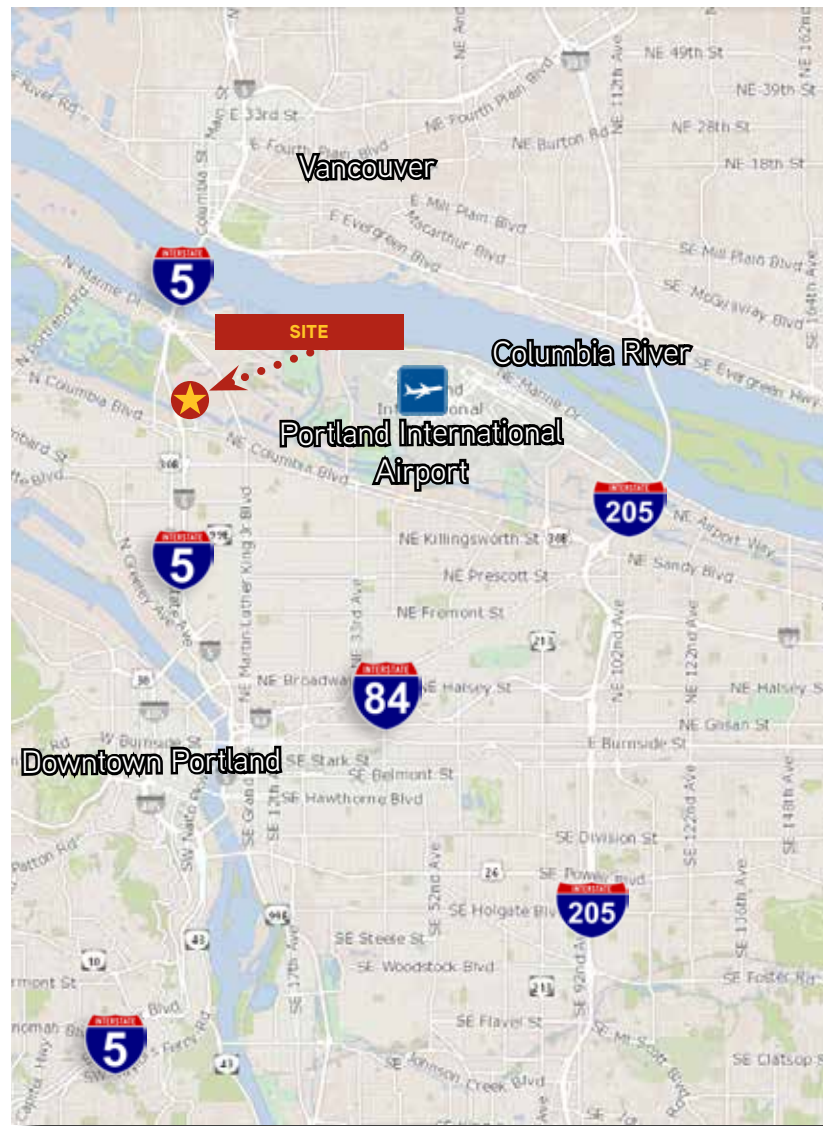
2.4 ACRES TOTAL

Zoned - EG2h - Allows wide variety of commercial and light industrial uses
Easy access to Kenton neighborhood, Columbia Blvd, N. Lombard, and Marine Drive

Neighbors Include:

- Walmart
- Lowe's
- Sharis Restaurant
- Elmers Restaurant
- Days Inn @ Delta Park
- Motel 6 (across street)
- Interstate Rentals
- Hayden Meadows Race Track
- Delta Park Recreation Area (Soccer, Softball, Golf, etc.)

SALE PRICE \$1,395,000



For more information:

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COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com

FOR SALE > I-5 CORRIDOR - N. PORTLAND, OREGON

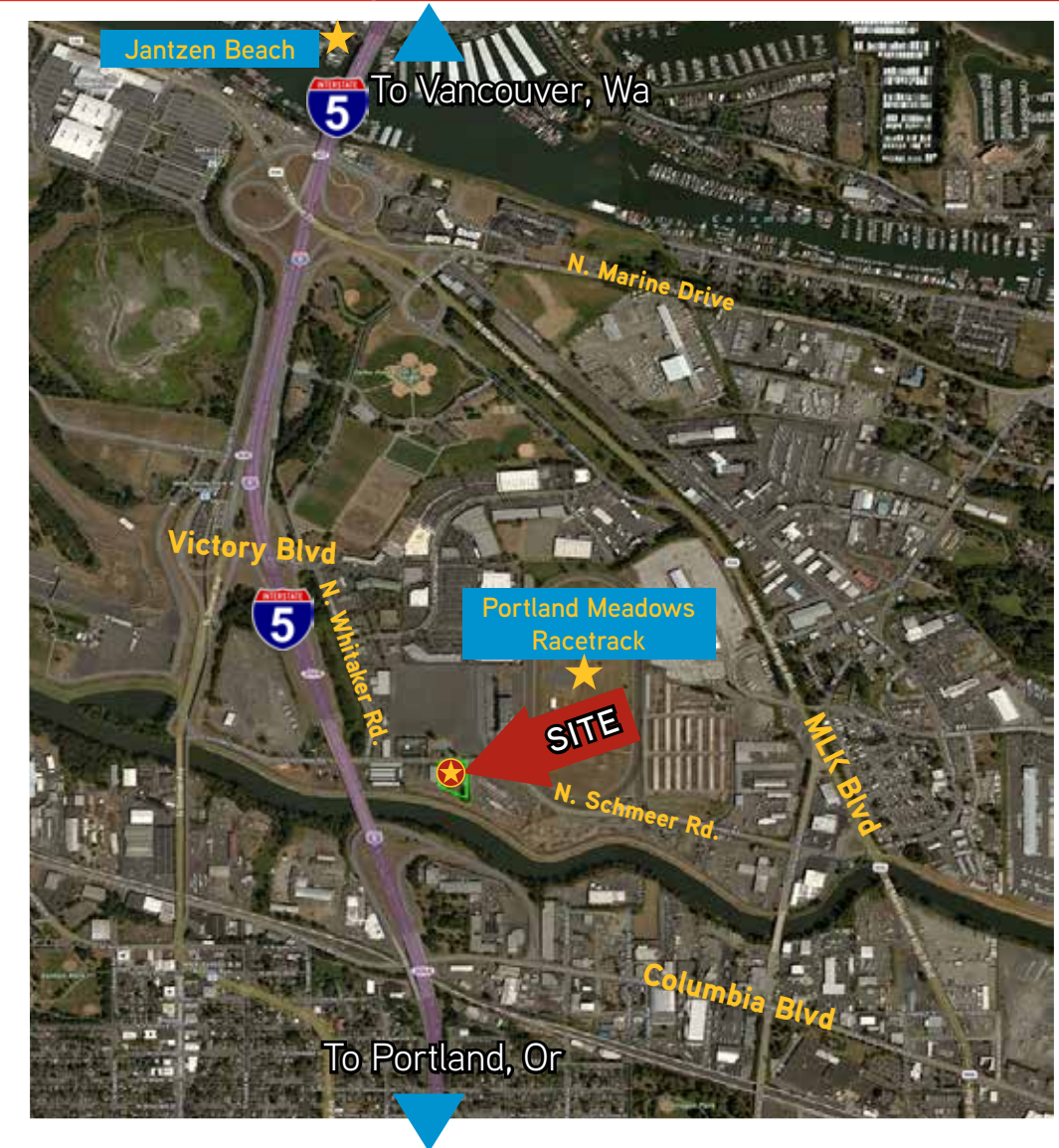
2.4 Acres - Hayden Meadows Area

1102 N. SCHMEER ROAD, PORTLAND, OREGON 97217



General Employment Land For Sale

- > 2.4 Acres
- > Flat at grade
- > Existing older home of no value
- > Zoning: EG2h General Employment with height limit
- > Commercial and/or Light Industrial uses



Property Highlights

- Excellent location along I-5 - North Portland
- Easy, Direct access to I-5 (2 stoplights away)
- Adjacent to the entrance to Portland Meadows Race Track
- Urban Renewal District incentives available

SALE PRICE: \$1,395,000

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2.4 Acres - North Portland, Oregon

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Features

- Land Size 2.37 Acres.
Estimated Useable Area:
1.6-1.7 Acres
- Direct ingress & egress to
N. Schmeer Road
- Approximately 215 feet of
frontage on Schmeer Road
- Visible from I-5
- Urban Renewal Area:
Located within the Interstate
Urban Renewal Area.
Allows incentives such as:
 - Storefront grants (new
or existing building)
 - Low interest loans for
operations that qualify
 - Real Estate Related
 - Or working capital,
equipment, etc.
- Easy access to MLK Blvd. &
Columbia Blvd
- Easy I-5 access in all
directions at N. Victory Blvd,
2 blocks north

DEMOGRAPHICS	3 mile	5 mile	10 mile
Population			
Total population	87,270	246,951	979,608
Population Forecast Increase (5 Yr)	4.94%	5.60%	6.31%
2020 Population Forecast	91,581	260,768	1,042,796
Median Age of Householder	45	44	46
Households			
Current total households	35,141	109,629	404,602
Median household income	\$53,932	\$54,918	\$62,313
Average household size	2.36	2.25	2.40
Employment			
Total Establishments	2,864	11,855	32,689
Total Number of Employees	65,102	221,681	543,107
2014 Traffic Counts			
Street		Avg. Daily Volume	
N. Hayden Meadows Dr @ N. Whitaker Rd.		8,267	
I-5 @ Schmeer Rd.		103,882	
N. Schmeer Rd. @ N. Vancouver Ave.		2,143	

SALE PRICE: \$1,395,000*

*(Based on estimated useable acreage of 1.6 acres @ \$20/SF)