

## LAND FOR SALE

# LAND DEVELOPMENT OPPORTUNITY

11245 SE 172ND AVE, Happy Valley, OR 97086



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$999,999
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	3.34 Acres
<b>ZONING:</b>	CCC
<b>MARKET:</b>	Happy Valley
<b>SUBMARKET:</b>	Sunnyside Rd
<b>PRICE / SF:</b>	\$6.87

### PROPERTY OVERVIEW

This ideal land development opportunity is located near I-205 and one of the main retail hubs of Clackamas County. Clackamas Town Center and Clackamas Promenade that include many big box stores are located just a few miles away. Fine and casual dining, coffee shops, food carts, and high end grocery stores are also in the neighborhood.

Rare level acreage in highly desirable development area off of a very busy street. The property is zoned community commercial and would be perfect for a wide variety of uses including a number of retail uses, strip mall, anchor store, senior care facility, senior housing, medical offices, post office, storage, etc. The existing structures, including a house and barn are of no real value. Utilities are located at the road.

### PROPERTY HIGHLIGHTS

- Close to I-205
- Off of a busy street
- Close to Clackamas County retail hub
- Rare level acreage

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16365 Boones Ferry Rd, Lake Oswego, OR 97035  
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## LAND FOR SALE

# AREA PHOTOS

11245 SE 172ND AVE, Happy Valley, OR 97086



View From Road



Land image



Land Image 2



Clackamas Town Center



Food Carts



Nearby New Seasons Grocery

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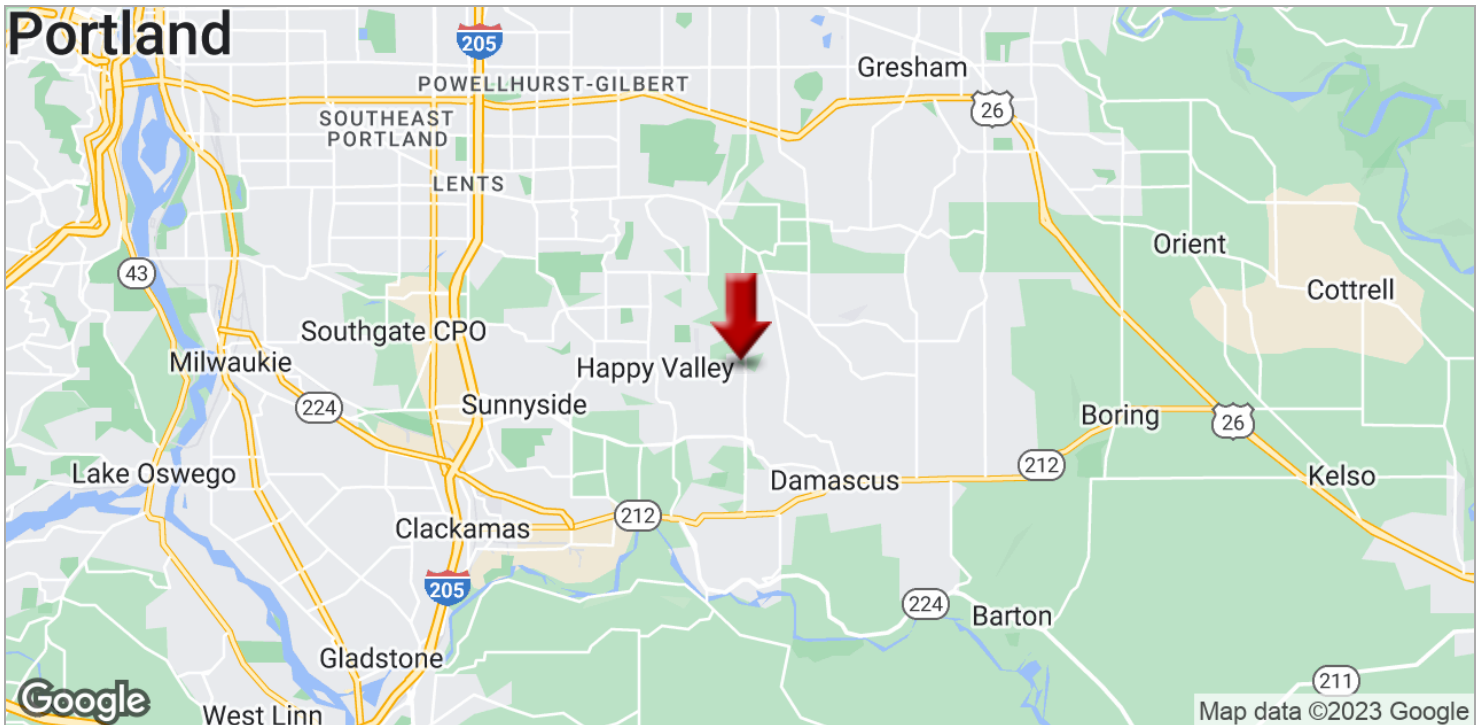
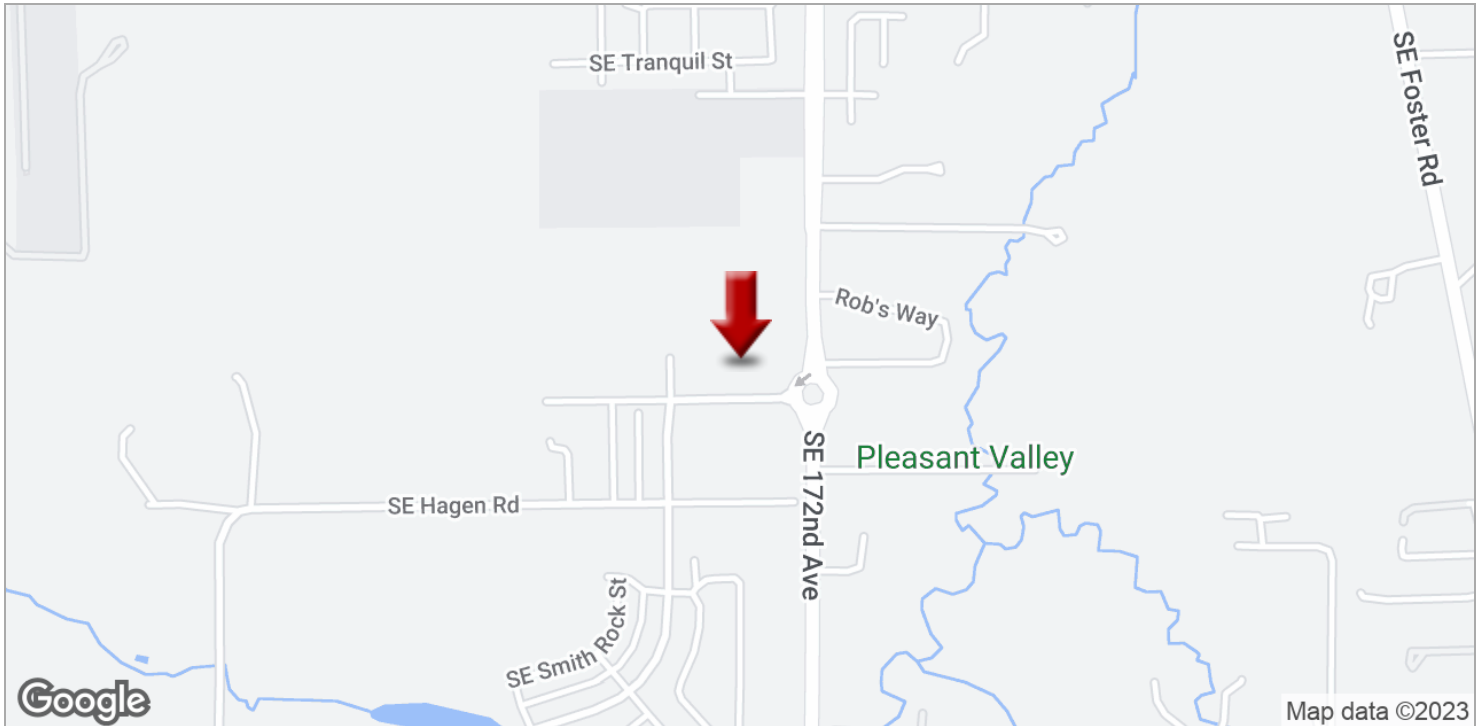
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# LOCATION MAPS

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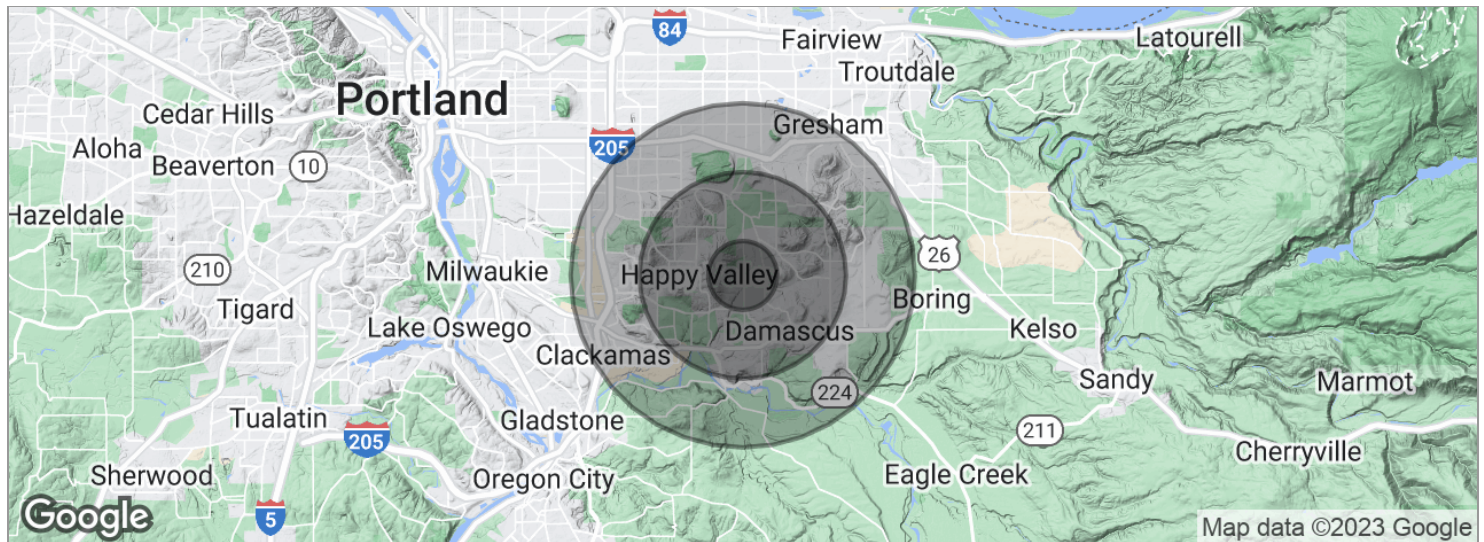
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,729	39,891	154,284
Median age	38.2	37.8	36.4
Median age (male)	34.7	37.6	36.2
Median age (Female)	39.5	37.6	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	814	13,102	54,538
# of persons per HH	3.4	3.0	2.8
Average HH income	\$101,334	\$93,100	\$73,585
Average house value	\$491,338	\$425,732	\$360,900

\* Demographic data derived from 2020 ACS - US Census

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## RETAILER MAP



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LAND FOR SALE

# LAND DEVELOPMENT PLANS

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Roundabout Grading Plan

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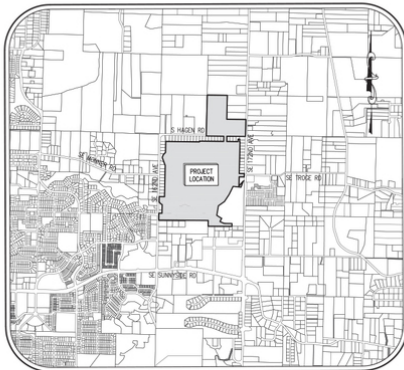


# LAND DEVELOPMENT PLANS

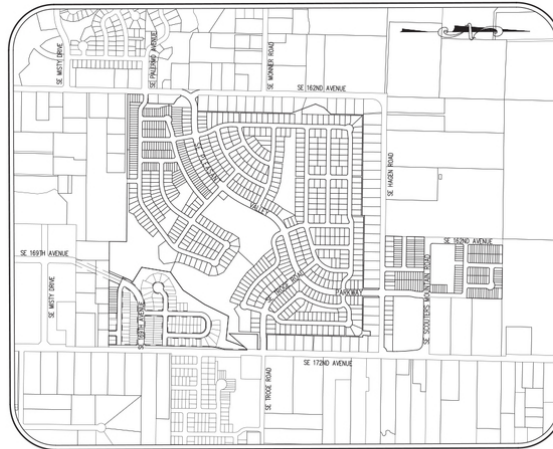
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## PLEASANT VALLEY VILLAGES NO. 2-13 PRELIMINARY PLANS



VICINITY MAP  
1"=1500'



SITE MAP  
1"=500'

LEGEND	
EXISTING	PROPOSED
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	GAS VALVE
WATER BLOWOFF	GUY WIRE ANCHOR
WATER METER	POWER POLE
WATER VALVE	POWER VAULT
DOUBLE CHECK VALVE	POWER JUNCTION BOX
AIR RELEASE VALVE	POWER PEDestal
SANITARY SEWER CLEAN OUT	COMMUNICATIONS VAULT
SANITARY SEWER MANHOLE	COMMUNICATIONS JUNCTION BOX
SEWER	COMMUNICATIONS RISER
STREET LIGHT	WETLAND AREA
AC PAVEMENT	WETLAND DRAINAGE
BIKEWAY	PEDESTRIAN TRAIL
MULTI USE TRAIL	
EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CONTIGUOUS LINE	
DOTCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
SHOULDER EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

### APPLICANT:

PLEASANT VALLEY DEVELOPMENTS, LLC  
604 W EVERGREEN BOULEVARD  
VANCOUVER, WA 98660

### LAND USE PLANNING / CIVIL ENGINEERING / SURVEYING FIRM / LANDSCAPE ARCHITECTURE:

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MONTY HURLEY/CHRIS GOODELL  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151  
FAX: 503-563-6152

### PROJECT LOCATION:

HAPPY VALLEY, OREGON

### EXISTING LAND USE:

GOLF COURSE AND EXISTING SINGLE-FAMILY RESIDENTIAL HOMES.

### PROJECT PURPOSE:

898 LOT RESIDENTIAL  
PLANNED UNIT DEVELOPMENT

### VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON CLACKAMAS  
COUNTY GEODETIC CONTROL POINT "SCOUT", A 3-1/4"  
BRASS DISK SET IN CONCRETE, PER HAPPY VALLEY AREA  
GPS SURVEY NUMBER 2005-084, ELEVATION = 732.34  
(NAVD 88).

### PROPERTIES:

TRACT	MAP	AREA (AC±)
ADJUSTED 100	25.3E68A	4.19
100	25.3E68B	4.21
200	25.3E68B	2.34
5800	25.3E31C	0.42
ADJUSTED 6201	25.3E31C	122.14
6202	25.3E31C	5.88
2000	25.3E31C	0.40
101	25.3E31C	0.30
1700	25.3E31B	7.23
1300	25.3E31B	19.56
TOTAL		166.67

### OPEN SPACE:

TRACT N - COMMUNITY CENTER	±5,879 SF (0.14 AC)
TRACT Q - NEIGHBORHOOD PARK	±316,018 SF (7.26 AC)
REMAINING OPEN SPACE	±1,209,897 SF (27.77 AC)
TOTAL	±1,531,794 SF (35.17 AC)

OPEN SPACE PERCENTAGE (OF GROSS SITE AREA) 21.1%

### TRAIL LENGTHS:

HARD SURFACE -	4,317 LF
SOFT SURFACE -	8,563 LF
TOTAL LENGTH -	12,880 LF

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LANDSCAPE ARCHITECTURE  
FORESTRY PLANNING LANDSCAPE ARCHITECTURE

**PLEASANT VALLEY  
VILLAGES NO. 2-13  
HAPPY VALLEY**

**COVER SHEET WITH  
VICINITY AND SITE MAPS**

DESIGNED BY: BHM  
DRAWN BY: CS  
CHECKED BY: MHO  
DATE: 9/15/2019  
SCALE: AS SHOWN  
REVISIONS: NONE  
JOB NUMBER: 4324  
SHEET: 01

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# LAND DEVELOPMENT PLANS

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**PRELIMINARY SITE AND OPEN SPACE PLAN**

**PLEASANT VALLEY VILLAGES NO. 2-13**

**HAPPY VALLEY OREGON**

DESIGNED BY: KAD  
 DRAWN BY: KAD  
 CHECKED BY: KAD  
 DATE: 9/15/2018

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**

JOB NUMBER: 4324  
 SHEET: 03

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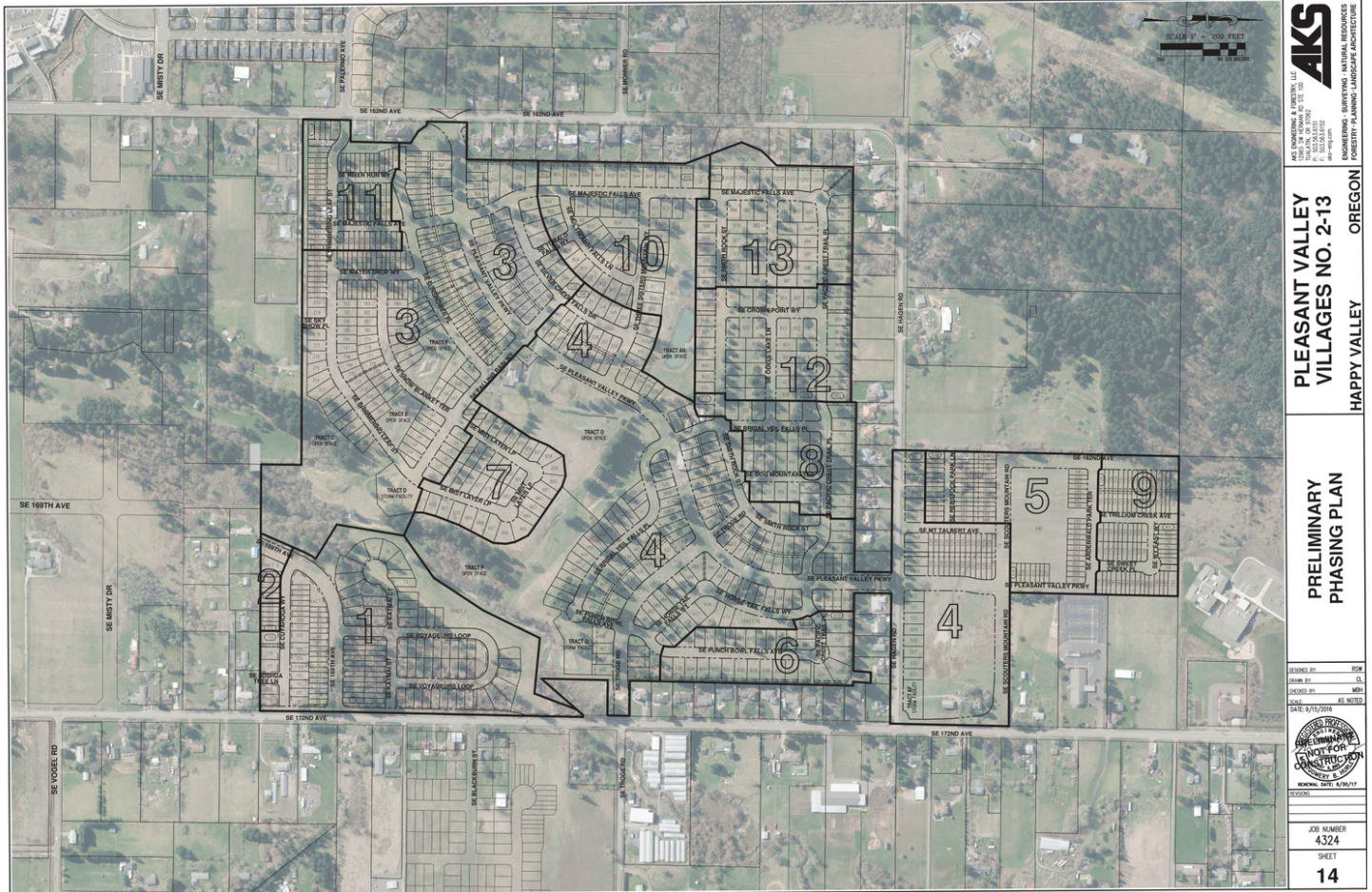
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# COMPARABLES

11245 SE 172ND AVE, Happy Valley, OR 97086



## ★ Subject Property

11245 SE 172ND AVE | Happy Valley, OR 97086

**Sale Price:** \$999,999      **Lot Size:** 3.34 Acres  
**Price PSF:** \$6.87      **Price / AC:** \$299,401



Rare level acreage in highly desirable development area off of a very busy street. The property is zoned community commercial and would be perfect for a wide variety of uses including a number of retail uses, strip mall, anchor store, senior care facility, senior housing, medical offices, post office, storage, etc. The existing structures, including a house and barn are of no real value. Utilities are located at the road.

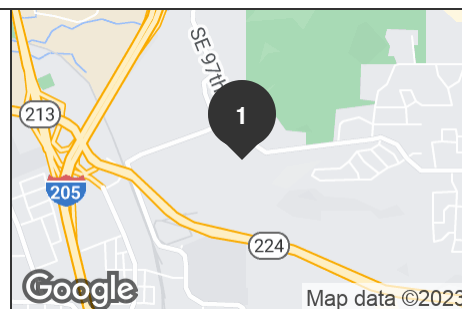
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Image  
Coming  
Soon

## 10123 SE Brittany Ct.

Clackamas, OR 97015

**Sale Price:** \$1,000,000      **Lot Size:** 1.67 Acres  
**Price PSF:** \$13.75      **Price / AC:** \$598,802  
**Closed:** 10/18/2016



2

Image  
Coming  
Soon

## SE 114th Ave.

Clackamas, OR 97015

**Sale Price:** \$1,250,000      **Lot Size:** 1.69 Acres  
**Price PSF:** \$16.98      **Price / AC:** \$739,644  
**Closed:** 10/19/2017



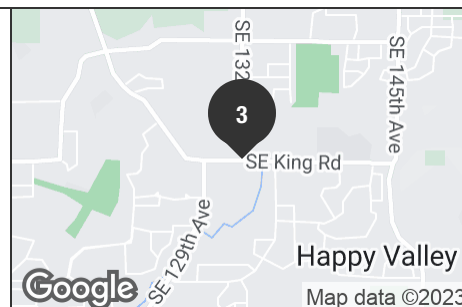
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## 13201 SE King Rd

Happy Valley, OR 97086

**Sale Price:** \$1,525,000      **Lot Size:** 4.2 Acres  
**Price PSF:** \$8.34      **Price / AC:** \$363,095  
**Closed:** 06/14/2017



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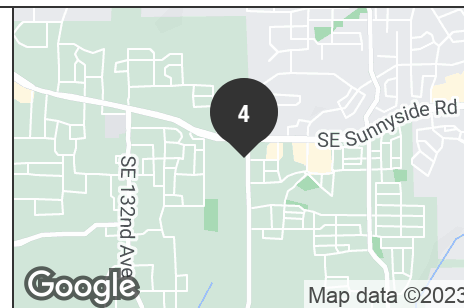
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## 14391 SE Princeton Village Way

Happy Valley, OR 97015

**Sale Price:** \$1,793,940      **Lot Size:** 2.06 Acres  
**Price PSF:** \$19.99      **Price / AC:** \$870,844  
**Closed:** 06/12/2018



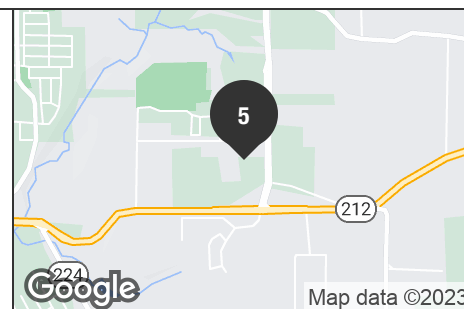
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Image  
Coming  
Soon

## 15025 SE 172nd Ave

Happy Valley, OR 97015

**Sale Price:** \$1,575,500      **Lot Size:** 4.94 Acres  
**Price PSF:** \$7.32      **Price / AC:** \$318,927  
**Closed:** 12/21/2017



# Confidentiality & Disclaimer

## HAPPY VALLEY, OR

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lake Oswego in compliance with all applicable fair housing and equal opportunity laws.

### PRESENTED BY:

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