

OFFERING SUMMARY

Sale Price:	\$6,100,000
Lot Size:	9.76 Acres
Price / SF:	\$14.35
Zoning:	MUE, Mixed Use Employment
Allowed Uses:	<ul style="list-style-type: none"> - General Retail - Office - Hotel - Medical - Low Density Multifamily - Senior Housing - Industrial

PROPERTY OVERVIEW

The subject property offers a developer the ability to capitalize on the fast-growing success of Happy Valley. With a broadly flexible MUE zoning designation, various uses could be appropriate for the site to complement the surrounding educational and recreation uses.

The property totals approximately 9.76 gross acres. Allowed uses include general retail, office, restaurant, low density multifamily (24 units/net acre max) and senior housing.

A future public street extension of SE Parklane Drive is anticipated to be required by the City. Infrastructure is readily available to the site. A wetland determination has been performed which has resulted in approximately 1.22 acre of the eastern portion of the property undevelopable (Buyer to confirm).

LOCATION OVERVIEW

The property is located within the expanding Happy Valley area, with great visibility and access from SE 172nd Ave. Numerous significant surrounding amenities including neighborhood schools, parks, and new commercial development to the north, including Fred Meyer and supportive retail.

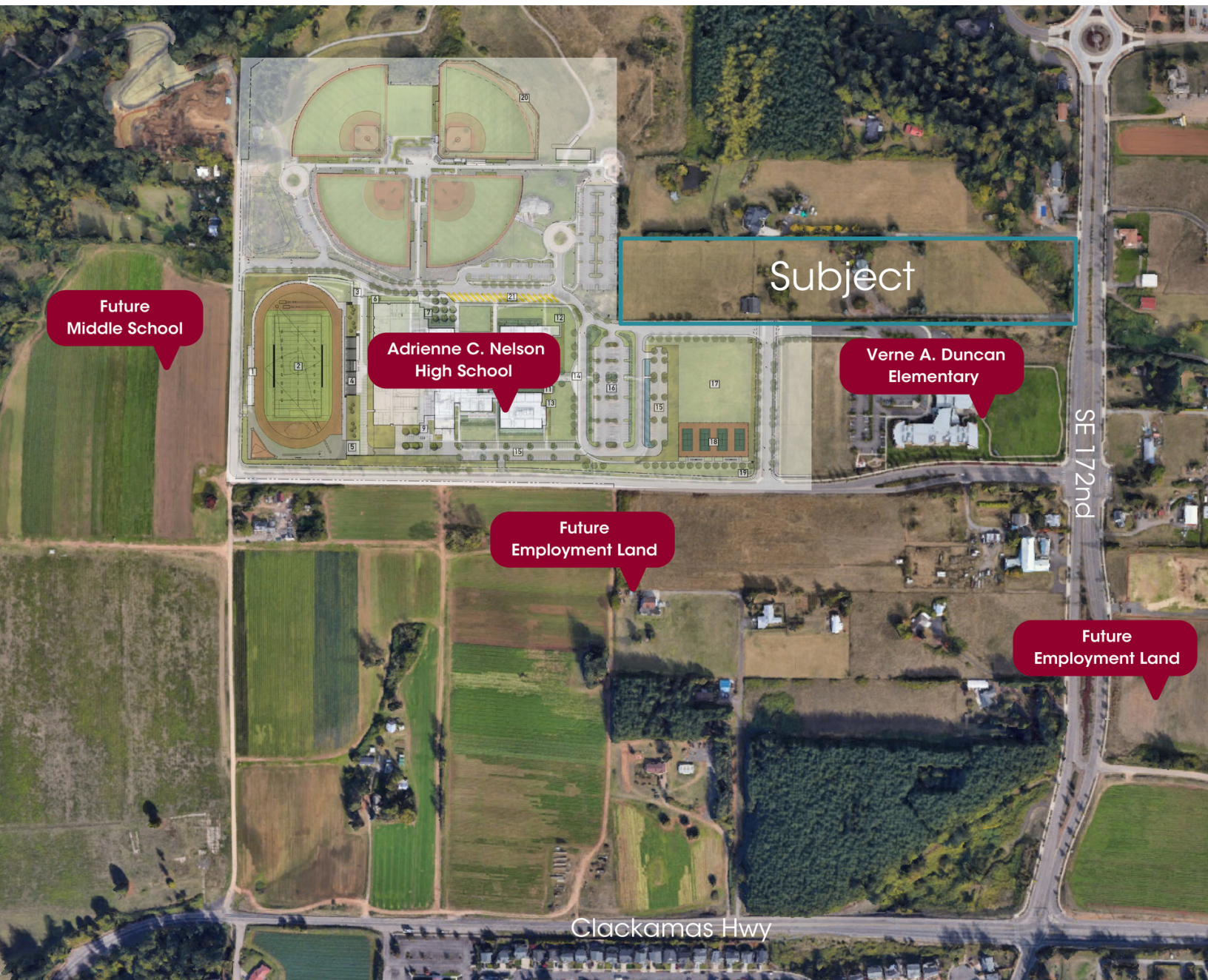


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FOR SALE

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