

4825 NE SEWELL AVENUE

4825 NE Sewell Avenue, Hillsboro, OR 97124



For More Information, Contact:

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FOR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

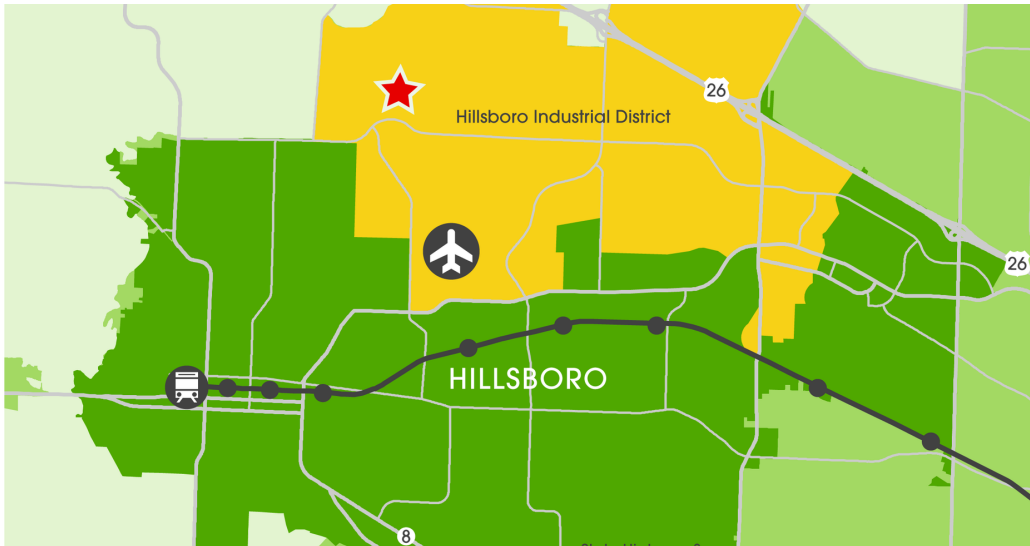
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4825 NE Sewell Avenue, Hillsboro, OR 97124



PROPERTY DESCRIPTION

As part of the North Hillsboro Industrial District, the property represents an opportunity to control scarce industrial land. Upon annexation, the property will be part of the City of Hillsboro's "Industrial Sanctuary" zone. The annexation process requires approximately 2-3 months.

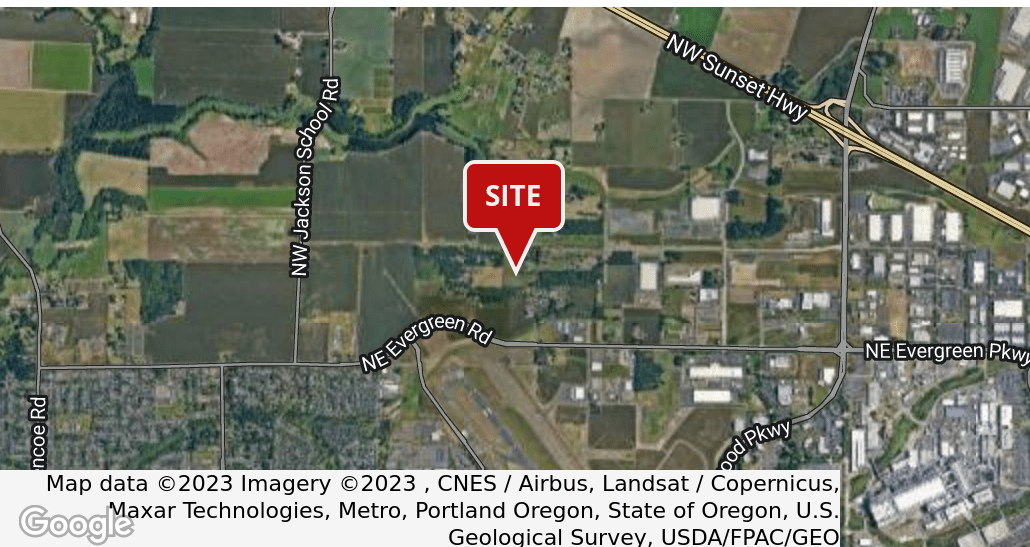
The land borders the current city boundary to the south. The property is currently located in Washington County's FD-20 designation, allowing for limited uses including a contractor's establishment.

PROPERTY HIGHLIGHTS

- Flat topography
- Perfect rectangle
- Close proximity to major industry and retail locations

OFFERING SUMMARY

Sale Price:	\$2,240,000
Lot Size:	5.72 Acres
Zoning:	FD-20
Annexed Zoning:	Industrial (City of Hillsboro)



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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	3,379	128,533	364,983
Median age	33.8	32.4	33.3
Median age (Male)	32.1	31.4	32.7
Median age (Female)	35.0	33.3	34.0
Total households	1,203	45,421	131,459
Total persons per HH	2.8	2.8	2.8
Average HH income	\$92,984	\$72,106	\$77,772
Average house value	\$440,867	\$300,474	\$329,162

LOCATION OVERVIEW

Property is located with direct access and frontage on Sewell Road, within the Hillsboro Industrial District which is home to many of Oregon's largest and most economically vital companies. With a concentration of advanced technology and manufacturing businesses, the District includes well-known names such as Intel, Qorvo, Thermo Fisher Scientific, Genentech, Oracle, Nike, Beaverton Foods, Reser's Fine Foods, and more.

POINTS OF INTEREST

	DISTANCE	TIME
Highway 26	2.2 mi	4 min
Hillsboro Airport	2.8 mi	5 min

