

# 23215 Airport Road NE

## AURORA, OR 97002

Joe Kappler  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

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# FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

23215 Airport Road NE, Aurora, OR 97002



## PROPERTY DESCRIPTION

23215 Airport Road NE is a 6.41-acre land parcel with a 13,104 square foot metal warehouse property that has direct access to the runway. With a low site coverage ratio, the property provides the opportunity for a user or developer to build additional buildings or airplane hangars.

The property is on a private well and septic system, however, the site shares the drain field on the property to the south (23115 Airport Road NE, which the seller also owns). The seller will allow a new buyer to utilize the drain field but will require them to install their own on the subject property within 12 months after closing. On the north side of the subject property is an NW Natural easement to their substation, which is also located on the subject property.

The property is zoned Public, allowing for farm/forest uses and wireless/utility facilities. The zoning provides for several conditional uses, including airport-related commercial and industrial uses, churches/religious organizations, military training, and museum uses.

## OFFERING SUMMARY

|                 |             |
|-----------------|-------------|
| Sale Price:     | \$5,000,000 |
| Property Taxes: | \$10,571    |
| Lot Size:       | 6.41 Acres  |
| Building Size:  | 13,103 SF   |
| Year Built:     | 1993        |



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## PROPERTY HIGHLIGHTS

- Rare opportunity to own fee simple ownership at the Aurora Airport
- Direct access to the runway
- Close proximity to Interstate 5
- Additional land to construct additional buildings



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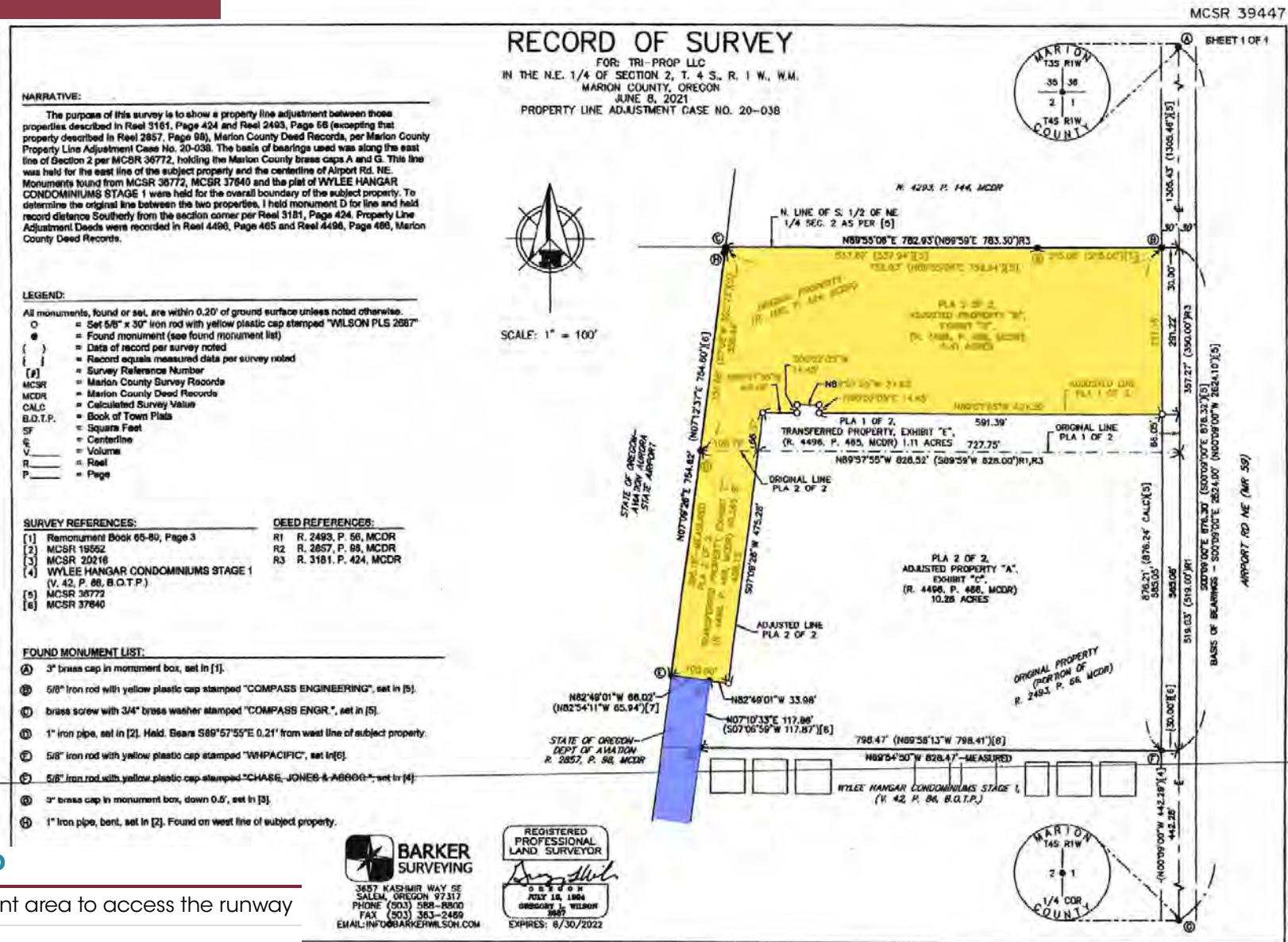
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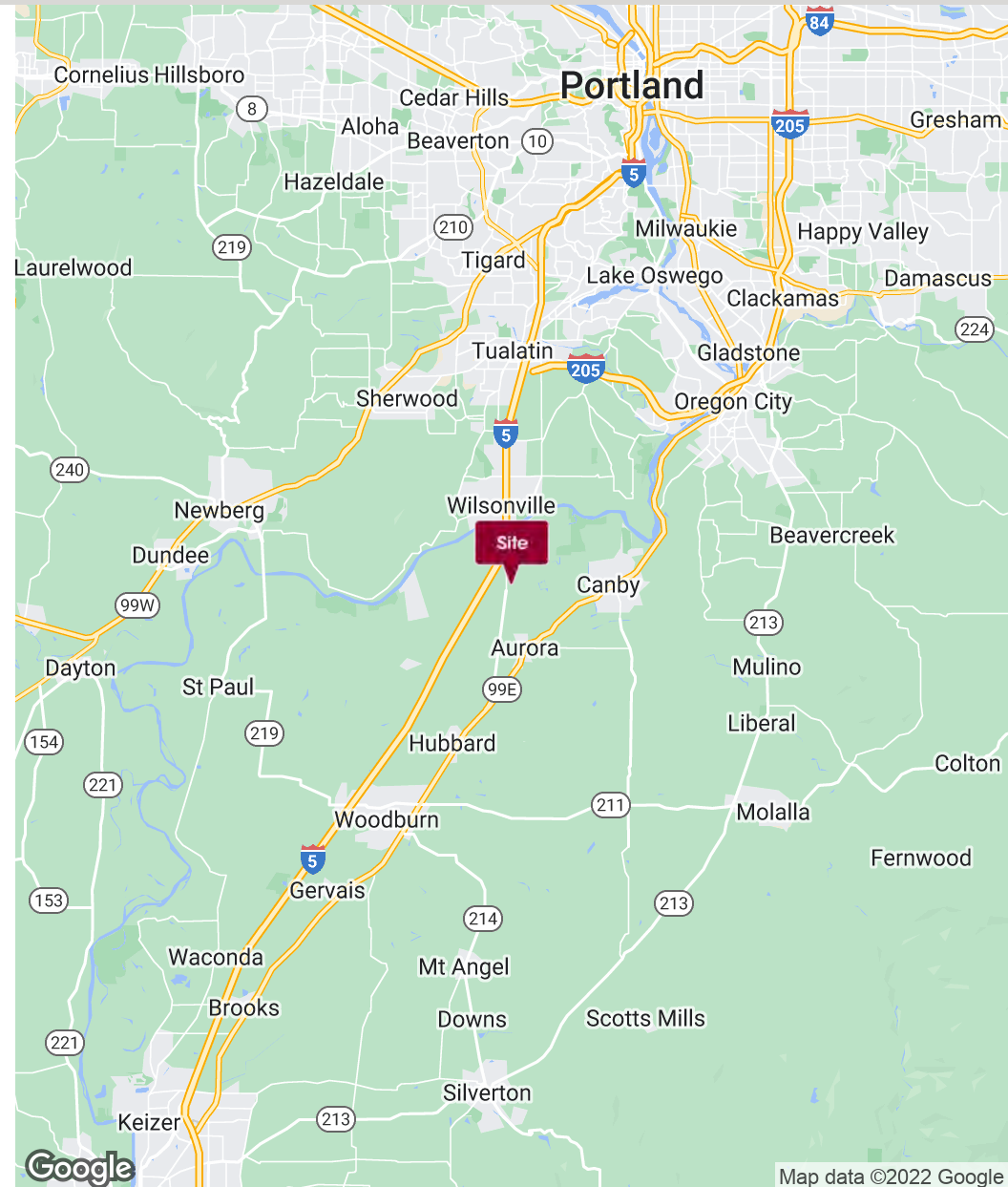


## DEMOGRAPHICS

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total population     | 605       | 8,088     | 47,389    |
| Median age           | 41.5      | 49.2      | 40.6      |
| Total households     | 196       | 3,601     | 18,760    |
| Total persons per HH | 3.1       | 2.2       | 2.5       |
| Average HH income    | \$75,480  | \$93,711  | \$97,668  |
| Average house value  | \$852,045 | \$592,128 | \$436,823 |

## LOCATION OVERVIEW

Rare opportunity to acquire fee simple land located at the Aurora Airport just south of Wilsonville, Oregon. The property has access to Interstate 5 just 2 miles north and Interstate 205 is 8 miles away.



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