

FOR SALE > 1.67 ACRES

NORTH PLAINS PROPERTY



**PRICE
REDUCED!**

LOCATION

NW Highland Ct @ Glencoe Rd Highway 26 Interchange
North Plains, OR

FOR SALE

1.67 Acres (Zoning Commercial C-2)

PRICE

~~\$1,250,000~~ \$1,000,000

TRAFFIC COUNTS

Hwy 26 (Sunset Hwy) – 24,392 ADT ('20)

NW Glencoe Rd – 10,958 ADT ('20)

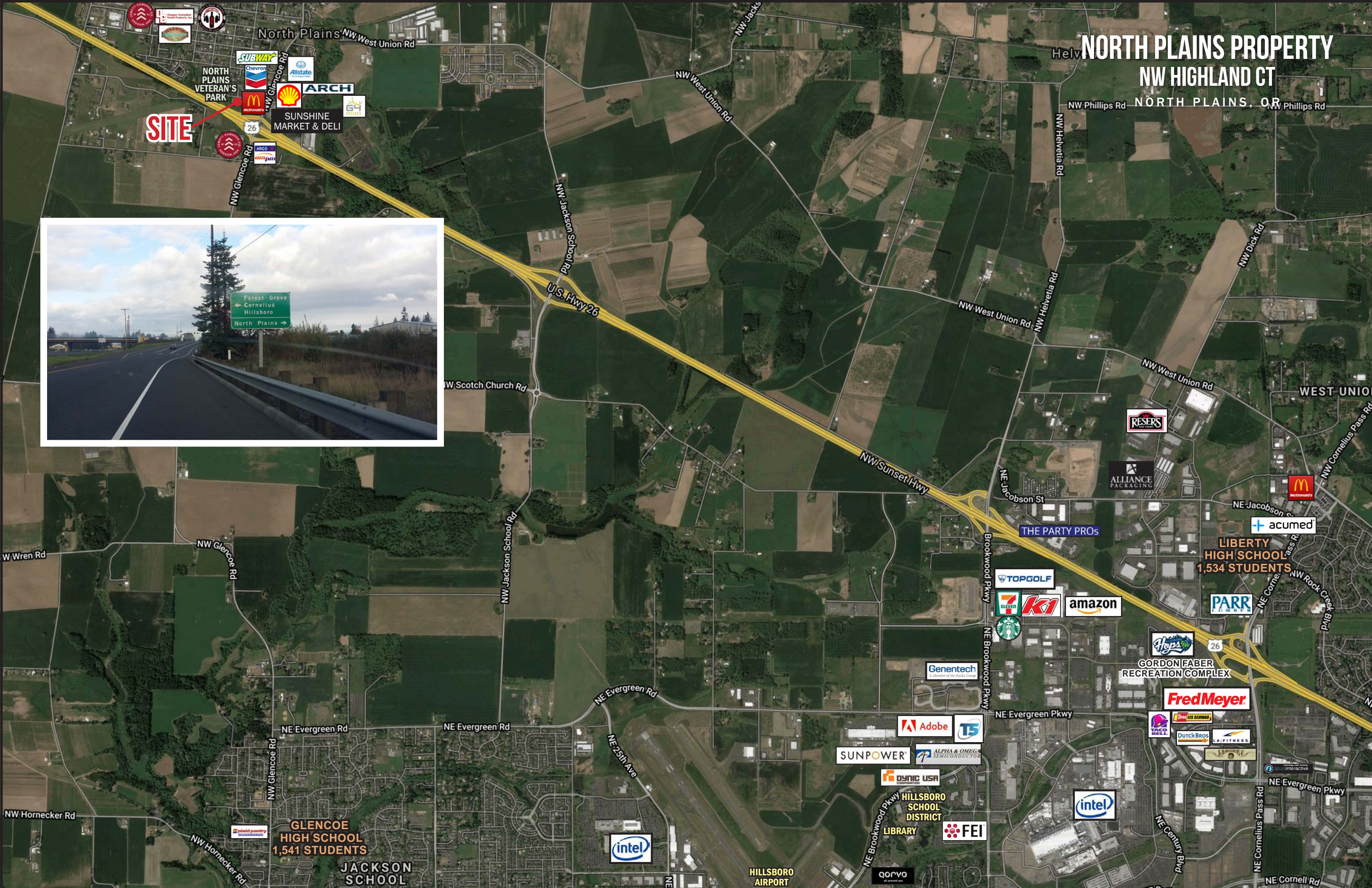
HIGHLIGHTS

- The property is located close-in North Plains on Highland Ct next to McDonalds across from Chevron. The interchange supports Hillsboro, Cornelius and Forest Grove. Minutes west from Nike, Intel and Downtown Portland.
- Flexible **C-2 Zoning** in development friendly North Plains.
- North Plains plans an expansion of its urban growth boundary, which will provide space for an additional 800 homes. City planners recently conducted a housing needs analysis – in plain terms, figuring out how many new homes the city will need in the foreseeable future – which determined that new housing is necessary as North Plains keeps growing. For more information, click [here](#).

NORTH PLAINS PROPERTY NW HIGHLAND CT

NORTH PLAINS, OR

SITE



NORTH PLAINS PROPERTY

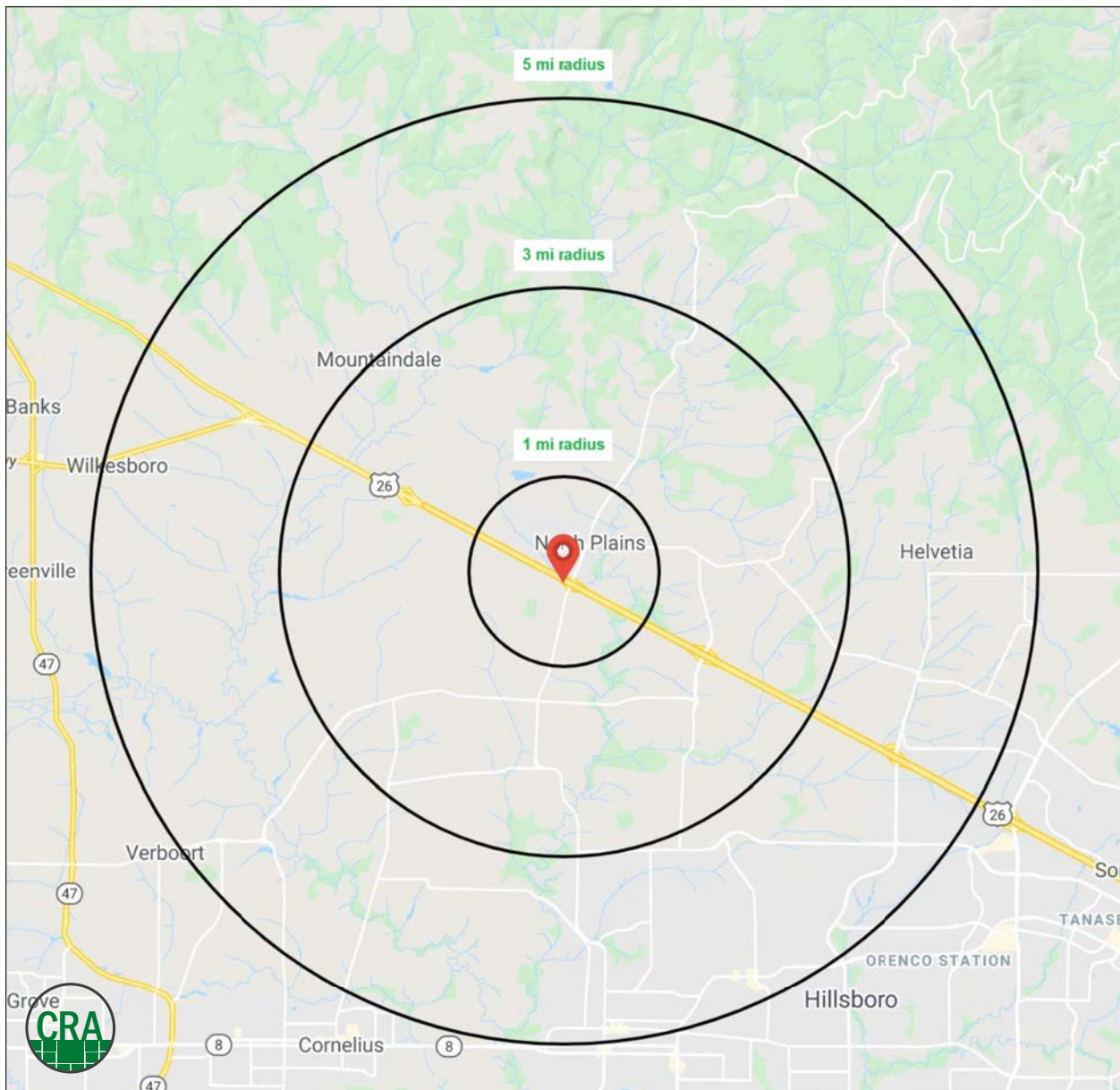
NW HIGHLAND CT

NORTH PLAINS, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2020) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2020 | 2,353 | 3,477 | 36,541 |
| Projected Population 2025 | 2,551 | 3,755 | 38,660 |
| Average HH Income | \$130,125 | \$127,678 | \$109,554 |
| Median HH Income | \$92,222 | \$92,479 | \$88,452 |
| Median Home Value | \$392,274 | \$427,035 | \$413,247 |
| Daytime Demographics 16+ | 1,572 | 2,225 | 28,577 |
| Some College or Higher | 68.9% | 67.2% | 68.6% |

\$130,125
Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5924/-122.9984

RS1

10005 NW Iron Ridge Pl

North Plains, OR 97133

1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 2,353 | 3,477 | 36,541 |
| | 2025 Projected Population | 2,551 | 3,755 | 38,660 |
| | 2010 Census Population | 2,041 | 3,100 | 32,395 |
| | 2000 Census Population | 1,763 | 2,742 | 28,635 |
| | Projected Annual Growth 2020 to 2025 | 1.7% | 1.6% | 1.2% |
| | Historical Annual Growth 2000 to 2020 | 1.7% | 1.3% | 1.4% |
| | 2020 Median Age | 41.9 | 42.3 | 37.5 |
| HOUSEHOLDS | 2020 Estimated Households | 865 | 1,262 | 12,673 |
| | 2025 Projected Households | 939 | 1,367 | 13,481 |
| | 2010 Census Households | 750 | 1,124 | 11,213 |
| | 2000 Census Households | 643 | 979 | 9,772 |
| | Projected Annual Growth 2020 to 2025 | 1.7% | 1.7% | 1.3% |
| | Historical Annual Growth 2000 to 2020 | 1.7% | 1.4% | 1.5% |
| RACE AND ETHNICITY | 2020 Estimated White | 88.0% | 86.8% | 77.0% |
| | 2020 Estimated Black or African American | 1.0% | 1.2% | 1.9% |
| | 2020 Estimated Asian or Pacific Islander | 3.0% | 3.7% | 6.6% |
| | 2020 Estimated American Indian or Native Alaskan | 1.0% | 0.9% | 1.0% |
| | 2020 Estimated Other Races | 7.0% | 7.4% | 13.6% |
| | 2020 Estimated Hispanic | 10.2% | 10.9% | 21.2% |
| INCOME | 2020 Estimated Average Household Income | \$130,125 | \$127,678 | \$109,554 |
| | 2020 Estimated Median Household Income | \$92,222 | \$92,479 | \$88,452 |
| | 2020 Estimated Per Capita Income | \$47,847 | \$46,352 | \$38,283 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 2.2% | 2.1% | 4.1% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 5.4% | 5.6% | 5.7% |
| | 2020 Estimated High School Graduate | 23.5% | 25.1% | 21.7% |
| | 2020 Estimated Some College | 25.1% | 23.5% | 22.8% |
| | 2020 Estimated Associates Degree Only | 7.7% | 7.8% | 7.9% |
| | 2020 Estimated Bachelors Degree Only | 24.6% | 24.0% | 23.5% |
| | 2020 Estimated Graduate Degree | 11.5% | 11.9% | 14.4% |
| BUSINESS | 2020 Estimated Total Businesses | 115 | 155 | 1,594 |
| | 2020 Estimated Total Employees | 894 | 1,201 | 18,345 |
| | 2020 Estimated Employee Population per Business | 7.7 | 7.7 | 11.5 |
| | 2020 Estimated Residential Population per Business | 20.4 | 22.4 | 22.9 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.