

**NEW ZONING!**

**FOR SALE > 2.52 ACRES + SHOP**

# 14870 SE WALLACE ROAD

DAYTON, OREGON



## LOCATION

14870 SE Wallace Rd, Dayton, OR

## FOR SALE

2.52 Acres w/3,000 SF shop building

## PRICE

\$475,000

## HIGHLIGHTS

- New Modified Light Industrial zoning
- Property comes with a working well

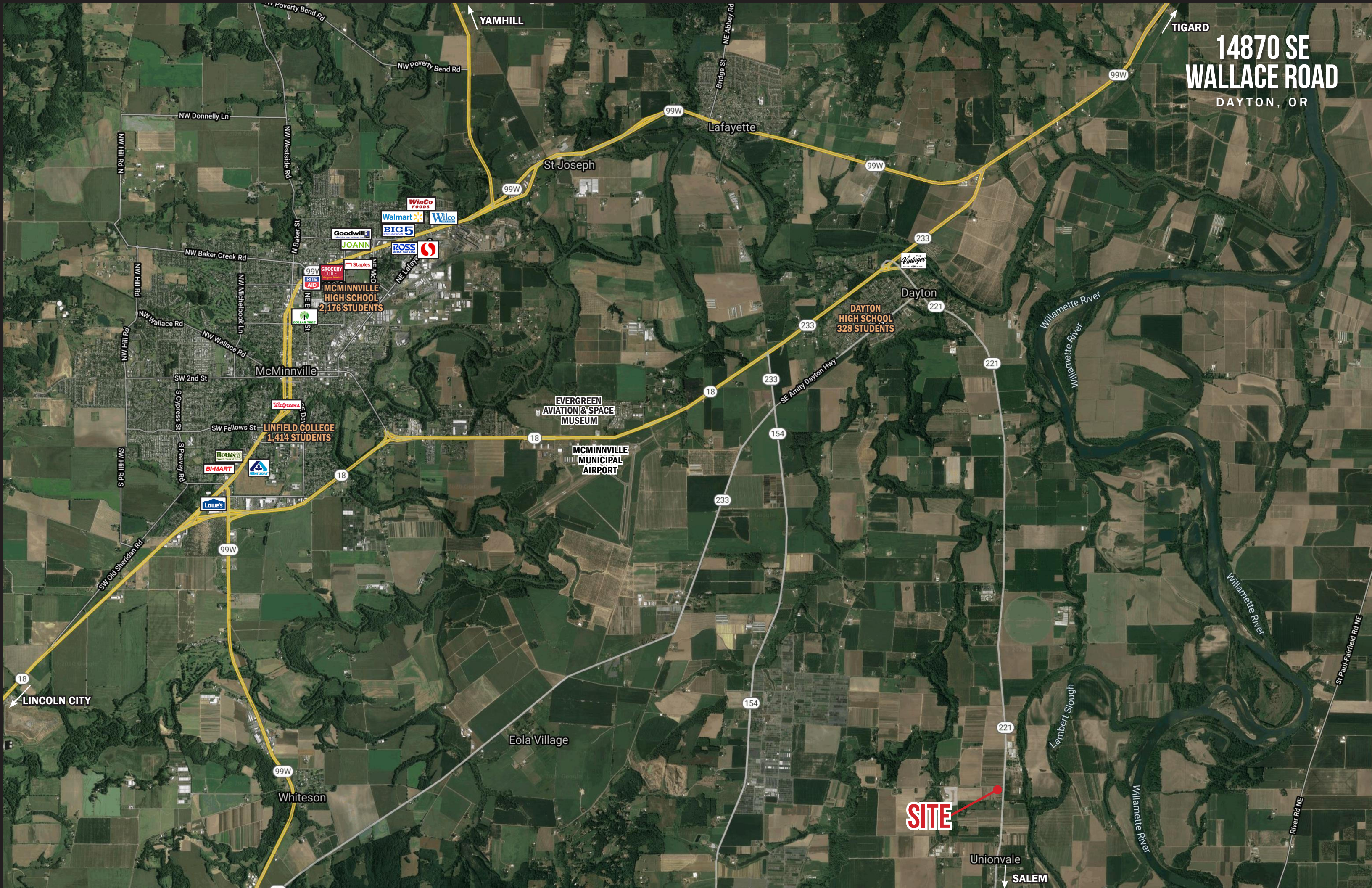
## ZONING

LI - Light Industrial (with Limited Use Overlay).  
Please contact broker for details



# 14870 SE WALLACE ROAD

DAYTON, OR



YAMHILL

TIGARD

Lafayette

St Joseph

Dayton

McMinnville

Eola Village

LINCOLN CITY

Whiteson

Unionvale

SALEM

**McMINNVILLE HIGH SCHOOL**  
2,176 STUDENTS

**LINFIELD COLLEGE**  
1,414 STUDENTS

**DAYTON HIGH SCHOOL**  
328 STUDENTS

**EVERGREEN AVIATION & SPACE MUSEUM**

**McMINNVILLE MUNICIPAL AIRPORT**

**SITE**

WinCo Foods  
Walmart  
Wilco  
Goodwill  
BIG 5  
JOANN  
ROSS  
Staples

Roti's  
BI-MART  
Lowe's

NW Donnelly Ln

NW Baker Creek Rd

NW Wallace Rd

SW 2nd St

SW Fellows St

SW Old Sheridan Rd

99W

18

99W

99W

99W

99W

99W

233

233

18

233

154

233

154

221

221

NW Hill Rd

NW Westside Rd

N Baker St

NW Mitchellbrook Ln

NW Wallace Ln

S Cypress St

S Freeway Rd

NW Hill Rd

PR IIIH Rd

NW Hill Rd

SW Hill Rd S

Bridge St

NE Abbey Rd

NW poverty Bend Rd

Willamette River

Lambert Slough

Willamette River

St Paul-Fairfield Rd NE

River Rd NE

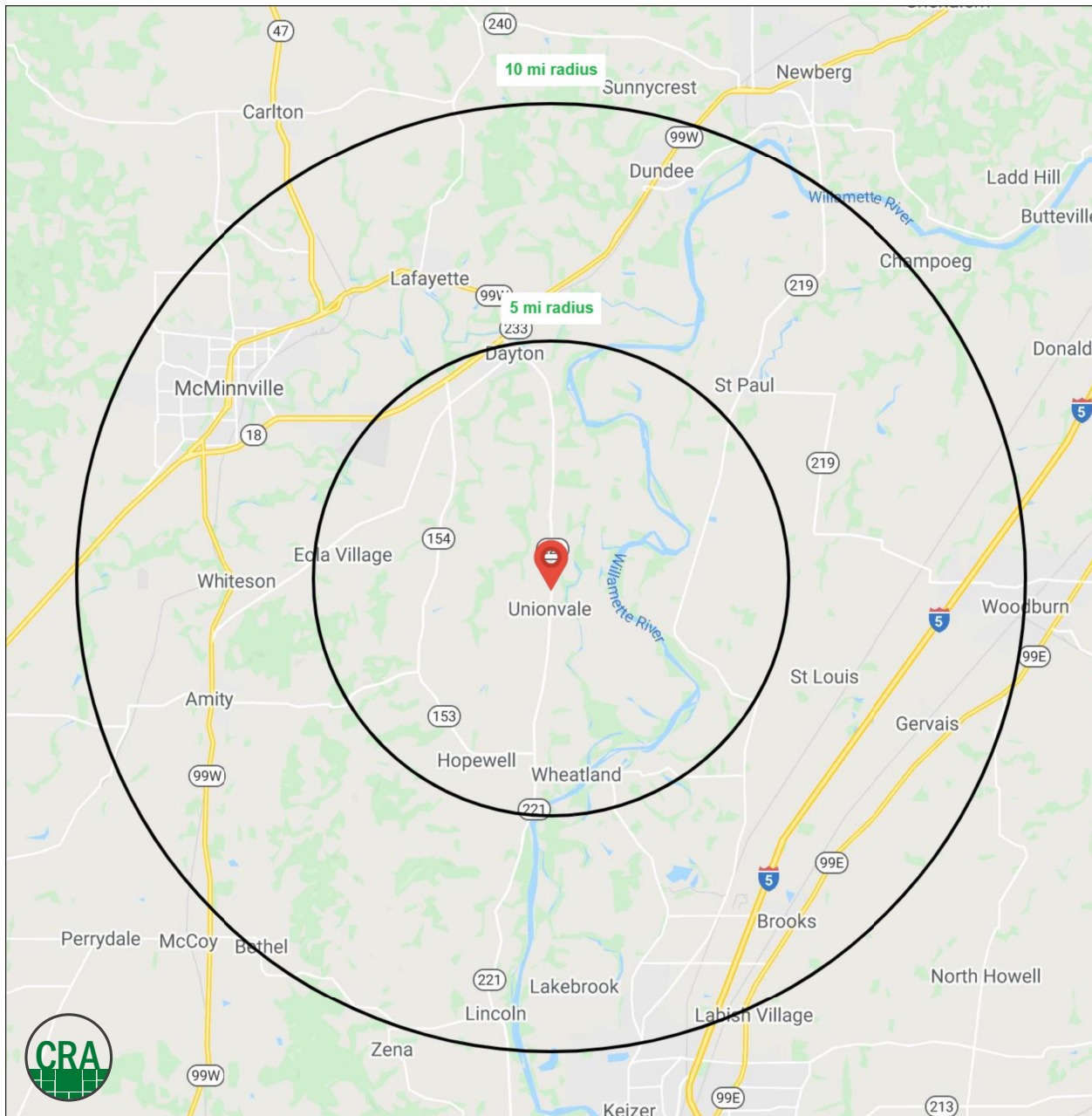
# 14870 SE WALLACE ROAD

DAYTON, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	5 MILE	10 MILE
Estimated Population 2020	5,362	93,618
Projected Population 2025	5,887	100,839
Average HH Income	\$84,529	\$87,250
Median Home Value	\$358,320	\$311,128
Daytime Demographics 16+	3,220	61,338

**39.4**  
Median Age  
5 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.1523/-123.06

RS1

## 14870 SE Wallace Rd

5 mi radius 10 mi radius

### Dayton, OR 97114

		5 mi radius	10 mi radius
<b>POPULATION</b>	2020 Estimated Population	5,362	93,618
	2025 Projected Population	5,887	100,839
	2010 Census Population	4,911	85,073
	2000 Census Population	4,633	71,961
	Projected Annual Growth 2020 to 2025	2.0%	1.5%
	Historical Annual Growth 2000 to 2020	0.8%	1.5%
	2020 Median Age	39.4	38.6
<b>HOUSEHOLDS</b>	2020 Estimated Households	1,836	33,524
	2025 Projected Households	1,956	34,891
	2010 Census Households	1,657	30,286
	2000 Census Households	1,485	25,000
	Projected Annual Growth 2020 to 2025	1.3%	0.8%
	Historical Annual Growth 2000 to 2020	1.2%	1.7%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	81.2%	78.2%
	2020 Estimated Black or African American	0.7%	1.2%
	2020 Estimated Asian or Pacific Islander	1.2%	2.2%
	2020 Estimated American Indian or Native Alaskan	1.3%	1.4%
	2020 Estimated Other Races	15.7%	17.0%
	2020 Estimated Hispanic	25.7%	26.6%
<b>INCOME</b>	2020 Estimated Average Household Income	\$84,529	\$87,250
	2020 Estimated Median Household Income	\$70,525	\$65,730
	2020 Estimated Per Capita Income	\$28,956	\$31,461
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	3.9%	6.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.6%	7.7%
	2020 Estimated High School Graduate	24.8%	25.4%
	2020 Estimated Some College	26.6%	26.0%
	2020 Estimated Associates Degree Only	10.5%	9.2%
	2020 Estimated Bachelors Degree Only	18.0%	16.0%
2020 Estimated Graduate Degree	7.6%	8.8%	
<b>BUSINESS</b>	2020 Estimated Total Businesses	128	3,222
	2020 Estimated Total Employees	1,532	30,808
	2020 Estimated Employee Population per Business	12.0	9.6
	2020 Estimated Residential Population per Business	41.9	29.1

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:*

**MARK BANTA** 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

 [www.cra-nw.com](http://www.cra-nw.com)

 **503.274.0211**

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.