

**NW GLENCOE RD. AND PACIFIC ST.  
NORTH PLAINS, OREGON**



- GROUND LEASE OR BUILD TO SUIT
- DRIVE-THRU POTENTIAL
- UP TO 1.74 ACRES
- IDEAL QSR SITE
- C2 - GENERAL COMMERCIAL ZONE
- CALL FOR PRICING

**COMMERCIAL  
LAND  
AVAILABLE**



**CONTACT**



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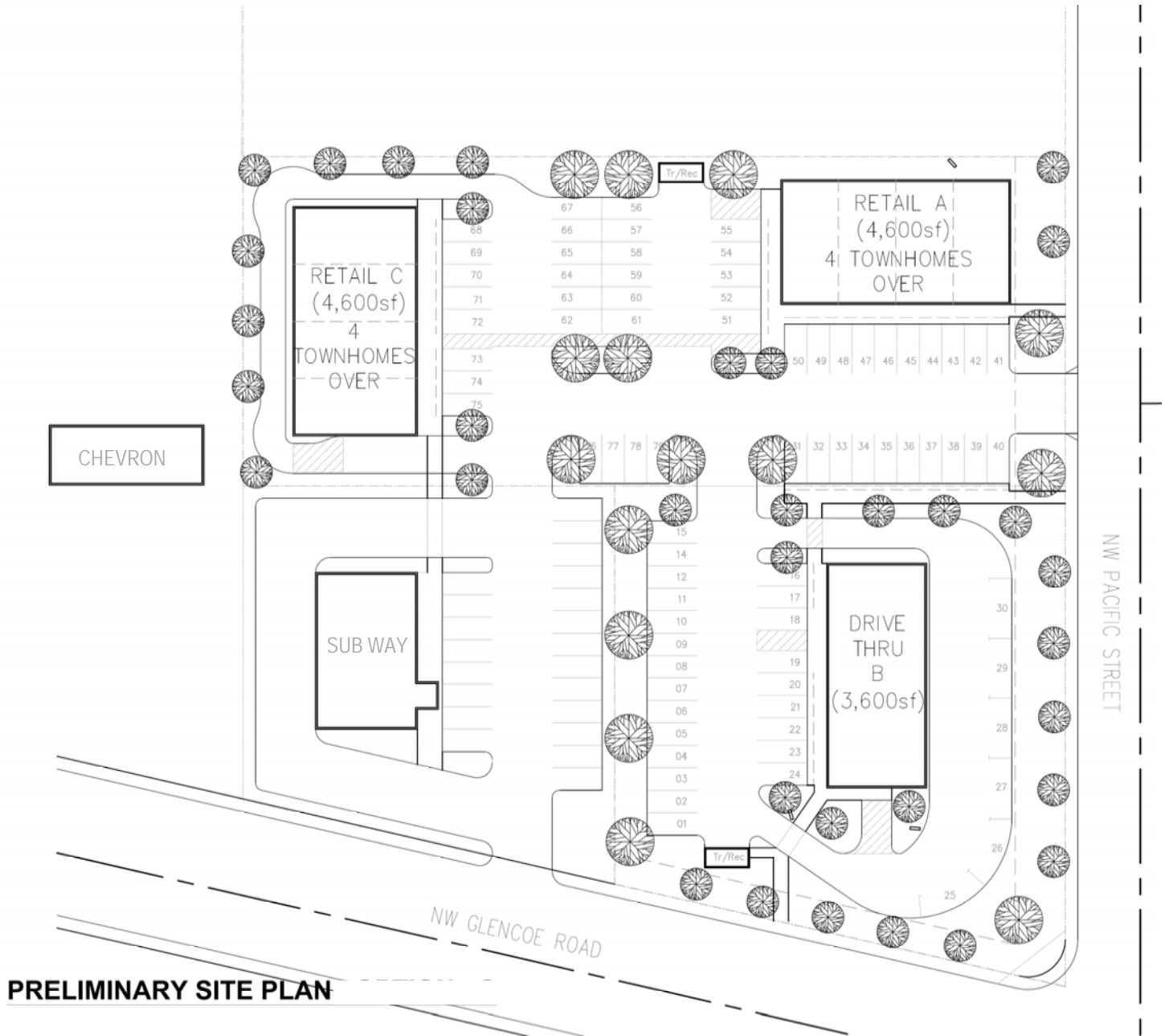


**CHAIN.LINKS**  
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HSM PACIFIC REALTY, INC.  
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# POTENTIAL DEVELOPMENT SITE PLAN



**PRELIMINARY SITE PLAN**

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# PROPERTY HIGHLIGHTS

- PRIME COMMERCIAL DEVELOPMENT LAND IN NORTH PLAINS, OR
- UP TO 1.74 ACRES (75,794 SF)
- C2 - GENERAL COMMERCIAL ZONE\*

THE PURPOSE OF THE C-2 DISTRICT IS TO PROVIDE AREAS FOR THE BROAD RANGE OF RETAIL AND SERVICE OPERATIONS, AS WELL AS MIXED USE DEVELOPMENTS AND LIVE/WORK TOWNHOMES, WHICH ARE DEPENDENT UPON HIGHWAY ACCESSIBILITY AND VISIBILITY.

#### PERMITTED USES:

PERMITTED USES ARE SUBJECT TO THE REQUIREMENTS OF DESIGN REVIEW, IF APPLICABLE.

- A. ACCESSORY USE/STRUCTURES RELATED TO COMMERCIAL, OFFICE, & RETAIL, SUBJECT TO ACCESSORY USES, STRUCTURES, & DWELLINGS OF THIS CHAPTER
- B. ALCOHOLIC BEVERAGE ESTABLISHMENT
- C. AMUSEMENT ENTERPRISE, INDOOR
- D. ANIMAL CARE FACILITY
- E. ART STUDIO/GALLERY
- F. CATERING ESTABLISHMENT
- G. CHILD CARE, CERTIFIED HOME, IF PART OF A SINGLE FAMILY RESIDENTIAL USE
- H. CHILD CARE, REGISTERED HOME, IF PART OF A SINGLE FAMILY RESIDENTIAL USE
- I. CIVIC/GOVERNMENTAL USE
- J. CLINIC, MEDICAL & DENTAL, EXCLUDING MARIJUANA-RELATED USES
- K. CONFERENCE/CONVENTION CENTER
- L. DRIVE-IN/THRU WINDOW
- M. DRY CLEANERS & LAUNDRY
- N. FRANCHISE DISPOSAL SERVICE VEHICLE STORAGE AND REPAIR, ESTABLISHED AS OF SEPTEMBER 2011
- O. FUEL SALES, SUBJECT TO CHAPTER 16.90
- P. FUNERAL HOMES, MORTUARIES, & TAXIDERMIST
- Q. GARDEN/GREENHOUSE, COMMERCIAL, EXCLUDING MARIJUANA-RELATED USES
- R. HOME OCCUPATIONS, SUBJECT TO CHAPTER 16.85
- S. HOTELS & MOTELS
- T. OFFICE, BUSINESS
- U. PARKING AS PRIMARY USE
- V. PLANNED UNIT DEVELOPMENT, SUBJECT TO PLANNED UNIT DEVELOPMENT SECTION OF THIS CHAPTER
- W. RECYCLING DROP-OFF CENTER
- X. RESTAURANTS
- Y. RETAIL SALES & SERVICE, EXCLUDING MARIJUANA-RELATED USES
- Z. VEHICULAR SALES, RENTAL, REPAIR, AND SERVICE

\* VERIFY ALL ZONING THROUGH THE CITY OF NORTH PLAINS

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5945/-122.9949

RF1

## NW Glencoe Rd & NW Pacific St

### North Plains, OR

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2017 Estimated Population	2,223	3,488	31,314
	2022 Projected Population	2,497	3,932	34,477
	2010 Census Population	2,008	3,210	29,029
	2000 Census Population	1,726	2,880	25,911
	Projected Annual Growth 2017 to 2022	2.5%	2.5%	2.0%
	Historical Annual Growth 2000 to 2017	1.7%	1.2%	1.2%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	809	1,262
2022 Projected Households		888	1,392	11,758
2010 Census Households		737	1,171	10,163
2000 Census Households		631	1,030	8,876
Projected Annual Growth 2017 to 2022		1.9%	2.1%	1.6%
Historical Annual Growth 2000 to 2017		1.7%	1.3%	1.3%
<b>AGE</b>	2017 Est. Population Under 10 Years	11.5%	11.2%	13.4%
	2017 Est. Population 10 to 19 Years	13.9%	13.8%	14.5%
	2017 Est. Population 20 to 29 Years	9.2%	8.6%	10.8%
	2017 Est. Population 30 to 44 Years	20.2%	19.5%	22.3%
	2017 Est. Population 45 to 59 Years	22.6%	22.9%	20.2%
	2017 Est. Population 60 to 74 Years	17.3%	18.5%	13.9%
	2017 Est. Population 75 Years or Over	5.2%	5.6%	4.8%
	2017 Est. Median Age	40.6	41.9	37.1
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	50.0%	50.5%	50.5%
	2017 Est. Female Population	50.0%	49.5%	49.5%
	2017 Est. Never Married	32.3%	32.0%	28.5%
	2017 Est. Now Married	50.6%	51.0%	53.8%
	2017 Est. Separated or Divorced	12.7%	12.4%	13.5%
	2017 Est. Widowed	4.5%	4.6%	4.2%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	5.6%	7.7%	7.9%
	2017 Est. HH Income \$150,000 to \$199,999	5.1%	5.8%	7.4%
	2017 Est. HH Income \$100,000 to \$149,999	20.9%	19.1%	20.8%
	2017 Est. HH Income \$75,000 to \$99,999	16.6%	17.2%	17.5%
	2017 Est. HH Income \$50,000 to \$74,999	18.4%	17.6%	18.2%
	2017 Est. HH Income \$35,000 to \$49,999	13.6%	12.0%	9.0%
	2017 Est. HH Income \$25,000 to \$34,999	8.9%	9.5%	6.7%
	2017 Est. HH Income \$15,000 to \$24,999	6.4%	7.4%	7.0%
	2017 Est. HH Income Under \$15,000	4.5%	3.6%	5.6%
	2017 Est. Average Household Income	\$89,605	\$94,672	\$90,921
	2017 Est. Median Household Income	\$71,926	\$74,346	\$80,916
	2017 Est. Per Capita Income	\$32,642	\$34,264	\$31,669
2017 Est. Total Businesses	123	166	1,069	
2017 Est. Total Employees	896	1,384	11,509	

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