



PUBLISHED RESERVE: \$3,600,000 / \$6.35 per square foot

LAST ASKING: \$6,000,000

SIZE: 13± acres

ZONING: HC -- Highway Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25 % down payment with the balance secured by a first deed of trust, amortized over 20 years at 6 % interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years.

DESCRIPTION: This 13± acre mixed-use development site is located in St. Helens, Oregon, along Highway 30, the Columbia River Highway, and is thirty miles from Portland. The property is the largest property available currently for sale in the market with highway commercial zoning. The zoning will allow for multi-family when the units are developed above commercial uses.

Other allowed uses in the HC zone are for motels and hotels. Conditional uses include schools, churches and as a recreation facility.

St. Helens in recent years has grown as a bedroom community to the Portland metropolitan area, with average household income within ten miles of the property, projected for 2016 to be \$70,969, according to Regis -- SitesUSA (2013.)

Both Safeway and Walmart are located nearby, and the Village Inn, and Bank of the West, are adjoining uses.