

+/- 8 ACRES AT VERDE DR, ONTARIO, OR 97914

COMMERCIAL/INDUSTRIAL GROUND



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PROPERTY DESCRIPTION

Great development opportunity with prime freeway access. Zoning allows for many commercial and industrial uses.

PROPERTY HIGHLIGHTS

- Property has 3 Phase 480 Power with transformer.
- Great access to Highway 201 and less than half a mile from I-84
- Zoned O-E2
- +/- 8 acres

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	7.99 Acres



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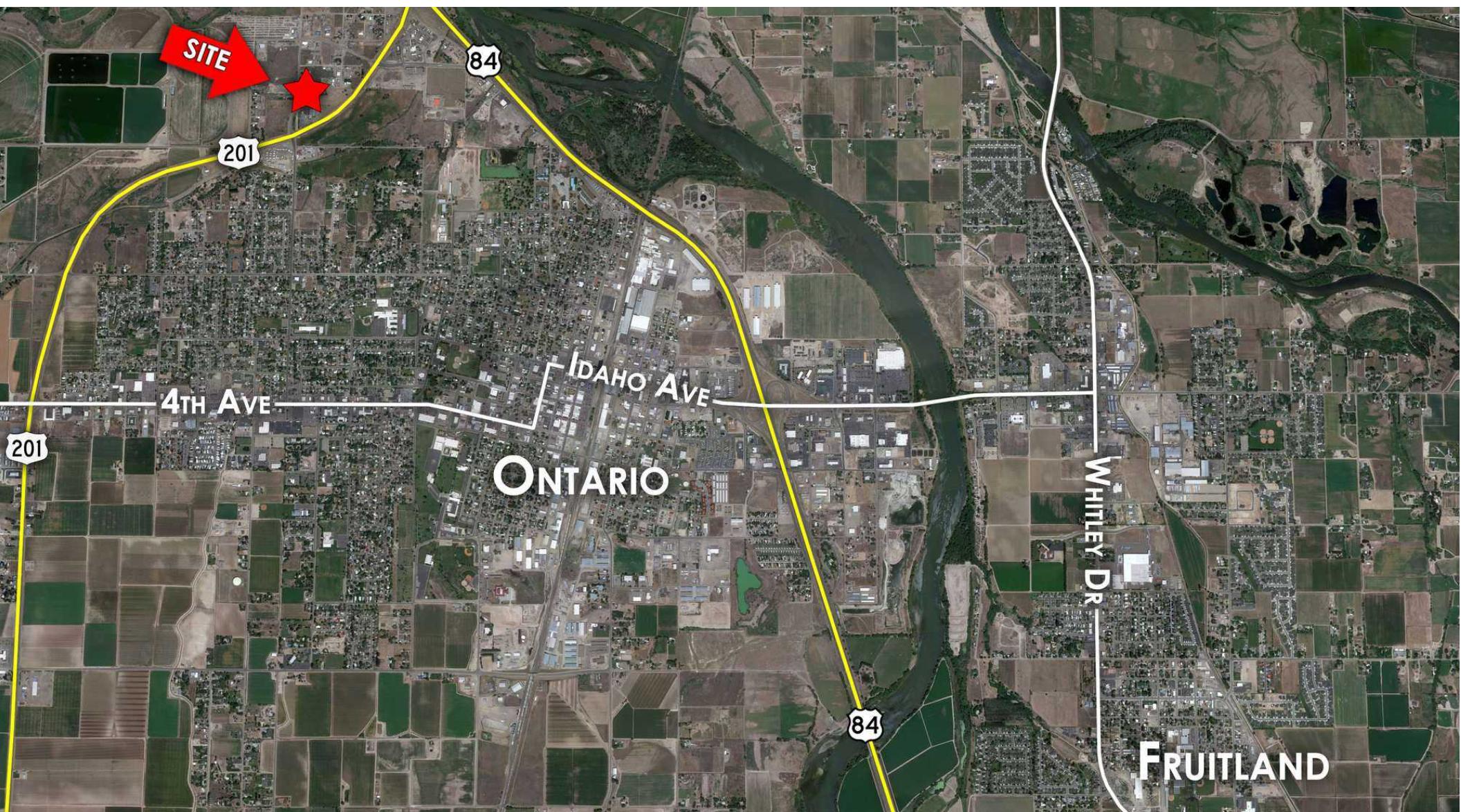
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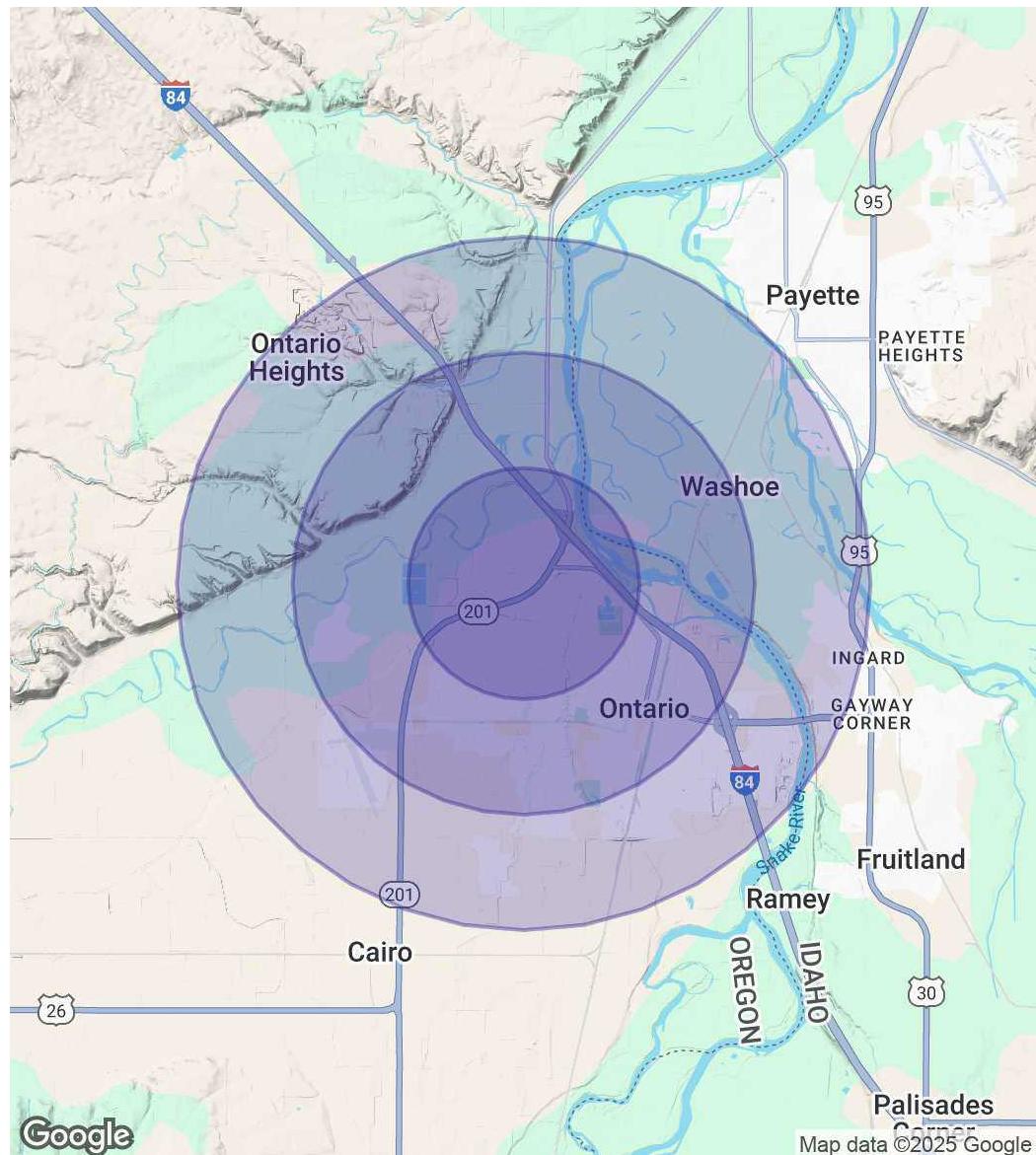
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,728	11,173	14,629
Average Age	42.7	36.9	36.5
Average Age (Male)	39.8	34.0	33.7
Average Age (Female)	47.0	40.7	40.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,227	4,810	6,206
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$55,668	\$48,341	\$49,880
Average House Value	\$146,537	\$122,207	\$126,589

2020 American Community Survey (ACS)



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