

DEVELOPMENT OPPORTUNITY

MCCORMICK DRIVE SANDY, OREGON 97055



SALE OPPORTUNITY

- Site Size: \pm 2.47 Acres / \pm 108,679 SF
- Asking Price: \$425,000.00 (\$3.91 / SF)
- Located on U.S. Highway 26 with a traffic count of nearly \pm 30,000 vehicles per day
- Located on bus line for Sandy Area Metro (SAM) public transit
- Zoning is C2 - General Commercial
- Rolling topography
- Ideal close-in location surrounded by restaurants, local and national retailers, healthcare and fitness facilities and entertainment

DEVELOPMENT

Zoning and land size offer a great opportunity for, *(but not limited to)*:

- Medical Facility
- Automobile Service / Facility
- Brewery, Distillery or Winery
- Community Service
- Education Facility
- Group Care / Assisted Living
- Multi-Family
- Overnight Lodging
- Self-Service Storage
- Wholesaler

THE AREA



The City of Sandy is thriving. Serving as the "Gateway to the Mt. Hood" recreation area, Sandy offers countless amenities and services for visitors and residents.



Sandy has been expanding its Urban Growth Boundary and will continue to broaden in order to accommodate projected growth over the next 20 years.



The City Center is only 1 mile from 0. McCormick Drive.



Sandy's long term development plans include the "Downtown Redevelopment", which promotes change and advancement for the community.



0. McCormick Drive is the ideal opportunity for a developer to come take advantage of the growth and strength of the City as well as be a part in its economic success.

POPULATION	1 MILE	3 MILES	5 MILES
2018 Population	7,400	15,602	22,770
2023 Population	7,986	16,819	24,467
Growth 2010-2018	13.93%	13.08%	10.70%

HOUSEHOLDS (HH)	1 MILE	3 MILES	5 MILES
2018 Households	2,834	5,900	8,568
Growth 2018-2013	8.01%	7.83%	7.46%
Owner Occupied	1,825	4,126	6,360

INCOME & SPENDING	1 MILE	3 MILES	5 MILES
2018 Average HH Income	\$77,446	\$80,148	\$83,460
Number of Businesses	239	572	728
Consumer Spending	\$78,135	\$170,027	\$256,078

