

EXCELLENT GRESHAM BUTTE LOCATION

# DEVELOPMENT OPPORTUNITY

SW BLAINE COURT  
GRESHAM, OR 97080



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# FOR SALE

Apex Real Estate Partners is pleased to present the opportunity to acquire SW Blaine Ct (the "Property").

The two parcel property features sweeping views of Mt. Hood and the surrounding area, ideal for private homes. It is within the Low Density Residential Gresham Butte (LDR-GB) zone, and within the Hillside and Geologic Risk Overlay (HGRO) and the Gresham Butte Scenic View Overlay District. The zones are intended to preserve the natural beauty of Gresham Butte. Unique development conditions for the butte include storm water management, fire protection, and access management.

SW Blaine Ct is in a prime location to take advantage of Gresham's growing community.

**Address** SW Blaine Ct, Gresham, OR 97080

**Price** \$384,750

**Property Type** Land

**Land Size** ± 4.05 AC / ± 17,647

**Submarket** Gresham

**Zoning** Low Density Residential Gresham Butte (LDR-GB)

**Parcel** R340311, R340300

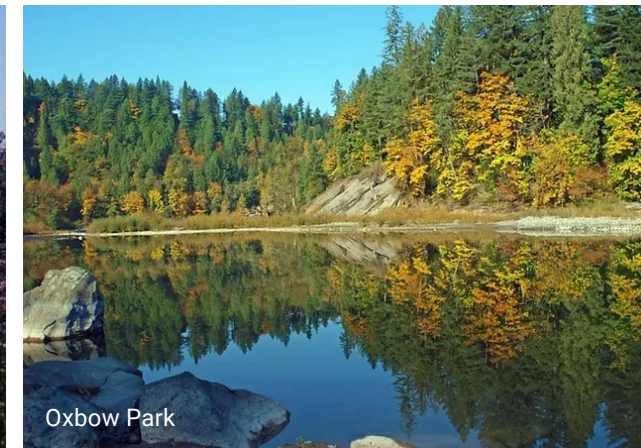


# Excellent Location

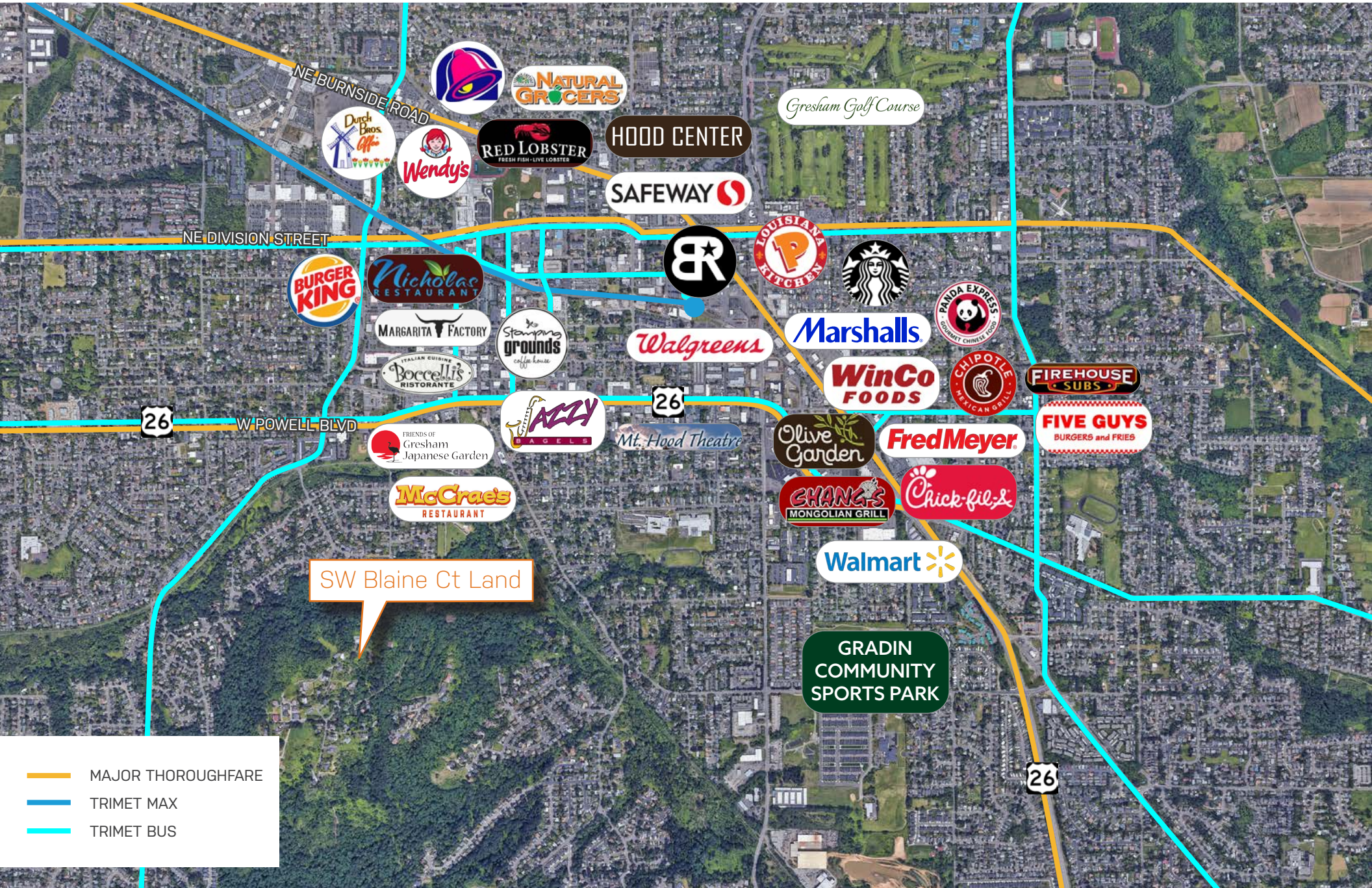
Gresham's strategic location within the Portland metropolitan area makes it a prime investment destination. The city offers a more affordable alternative to the higher-priced real estate markets in neighboring Portland, attracting a diverse population seeking homes to build or purchase without the exorbitant price tags. Featuring quiet and affordable neighborhoods compared to the more expensive urban core to the west, Gresham is an attractive option for investors, developers, and home owners.

Moreover, Gresham's economy has been steadily growing, with a strong job market and a diverse range of employment opportunities. The city's proximity to major employers, including Boeing and numerous healthcare facilities, further enhances its housing market appeal. Developers and investors can tap into this demand, providing homes to families planting their roots in the area.

Gresham's commitment to urban development and infrastructure improvements also contributes to its attractiveness for home buyers, developers, and investors. As the city continues to evolve, the value homes in well-located areas is likely to appreciate.

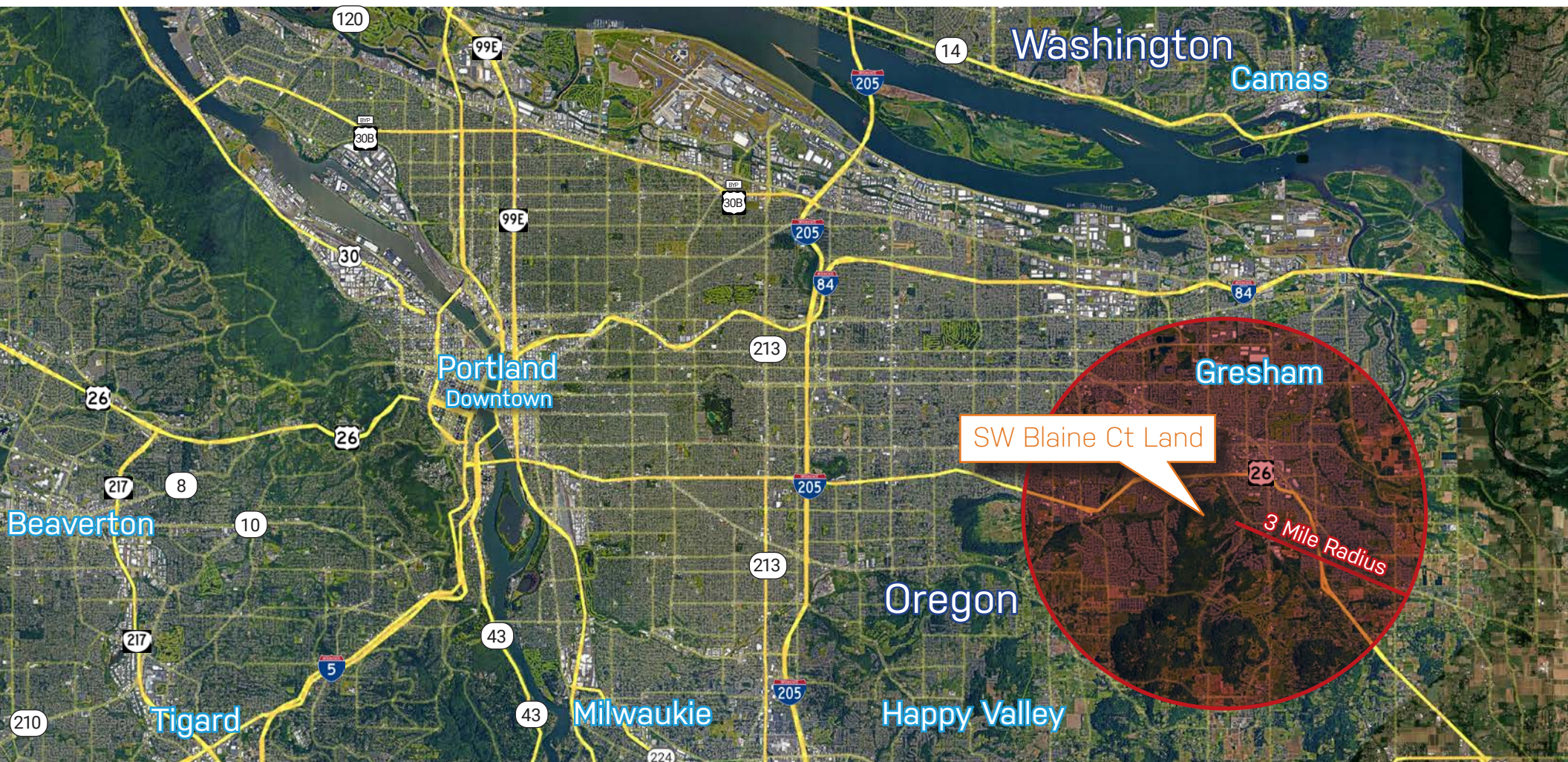


# Excellent Amenities








- MAJOR THOROUGHFARE
- TRIMET MAX
- TRIMET BUS

# Great Access & Demographics



## Trends - 3 Mile Radius

	2010 Population	87,173		Avg Household Size	2.7		Total Employees	26,349
	2023 Population	93,140		Owner Occupied	58.5%		Total Businesses	3,534
	Median Age	36.3		Renter Occupied	40.6%			
	2010 Households	32,168		Avg Household Income	\$85,374			
	2023 Households	34,808		Median Household Income	\$69,089			
				Total Consumer Spending	\$1.1B			