

# Land Site For Sale

SE Rock Creek Blvd & SE Parklane Dr

New apartments  
being developed

cresa::

## Development Site for Sale

SE Rock Creek Blvd & SE Parklane  
Happy Valley, OR

### Features:

- Vacant, development ready lot
- Entitlement and predevelopment process completed
- Flat lot at new intersection
- Potential rezone to Commercial (CCC)

### One-of-a-kind, Industrial Commercial Lot in Happy Valley

Gross Site Area	3.89 Acres
Developable Area	Approximately 2.3 acres of net buildable area
Zoning	IC (Industrial Campus) - Zoning change to CCC is possible
Price	\$1,250,000

Surrounding land is disappearing rapidly with new apartments and other developments in process.

### Contact:

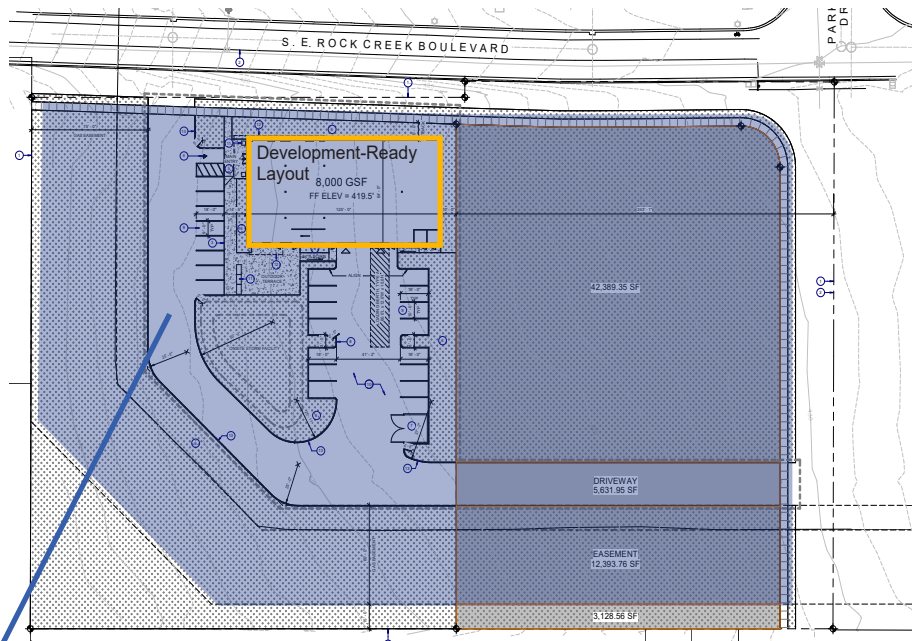


**Sean Heaton**  
503.320.1961  
sheaton@cresa.com



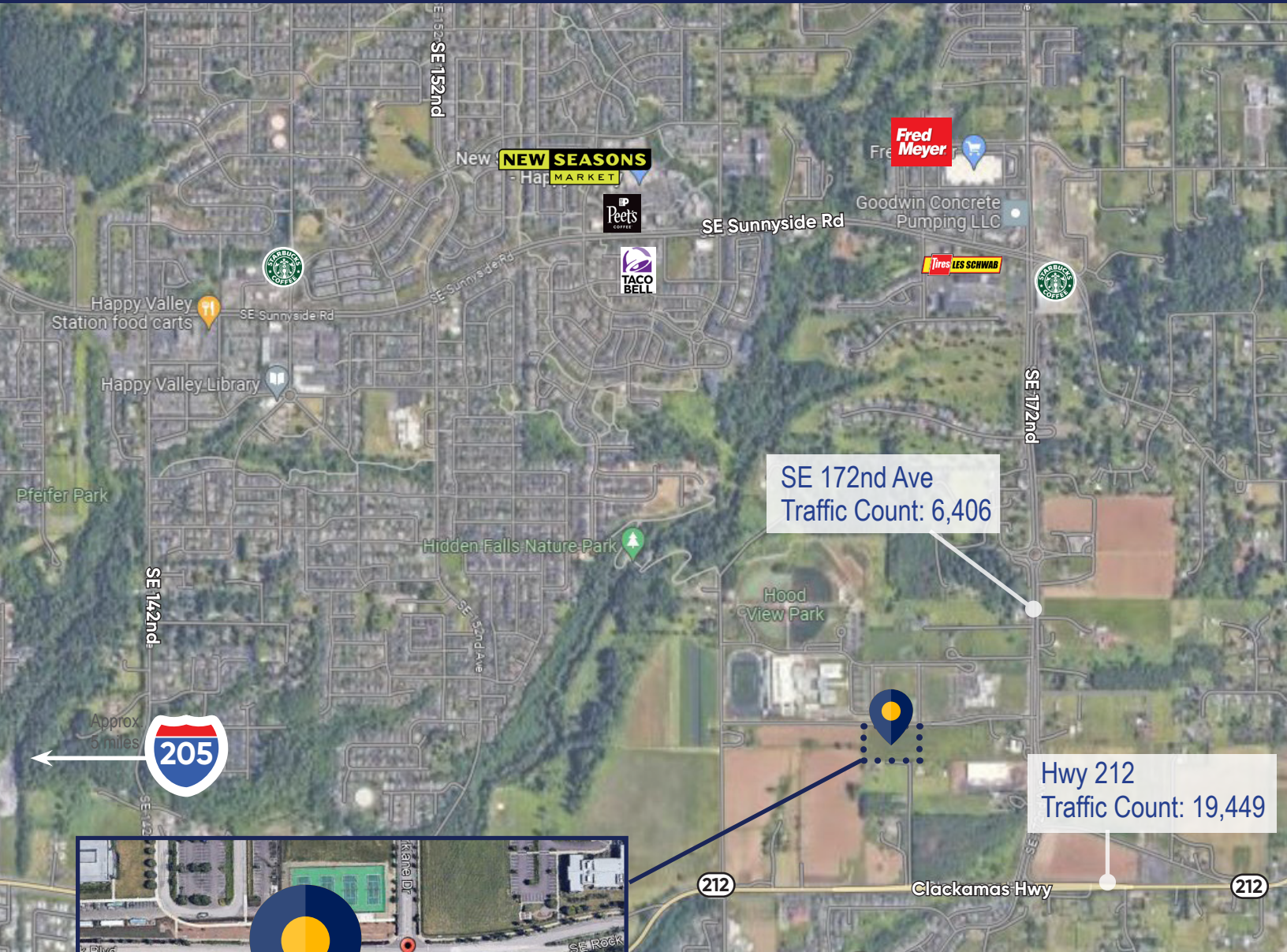
**Mike Whitten**  
541.840.7990  
mwhitten@cresa.com

# Site Plan



# Land for Sale

SE Rock Creek Blvd & SE Parklane  
Happy Valley, OR



SE 172nd Ave  
Traffic Count: 6,406

Hwy 212  
Traffic Count: 19,449



### Contact:



**Sean Heaton**  
503.320.1961  
sheaton@cresa.com



**Mike Whitten**  
541.840.7990  
mwhitten@cresa.com



1355 NW Everett St, Suite 100 | Portland, OR 97209

[cresa.com/Portland](http://cresa.com/Portland)