

FOR SALE | LAND

Future Urban Development with HSID Zoning

23700 NW West Union Rd Hillsboro OR 97124



\$1,400,000

NW West Union Rd

23700 NW West Union Rd

Property Highlights

- ◆ 9.76 acres
- ◆ Two Level Tax Lots
- ◆ Outside of the 100 year flood plane
- ◆ 1366' frontage on West Union Rd & Helvetia Rd
- ◆ RMLS #18022474

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*each office independently owned and operated.

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Distance to

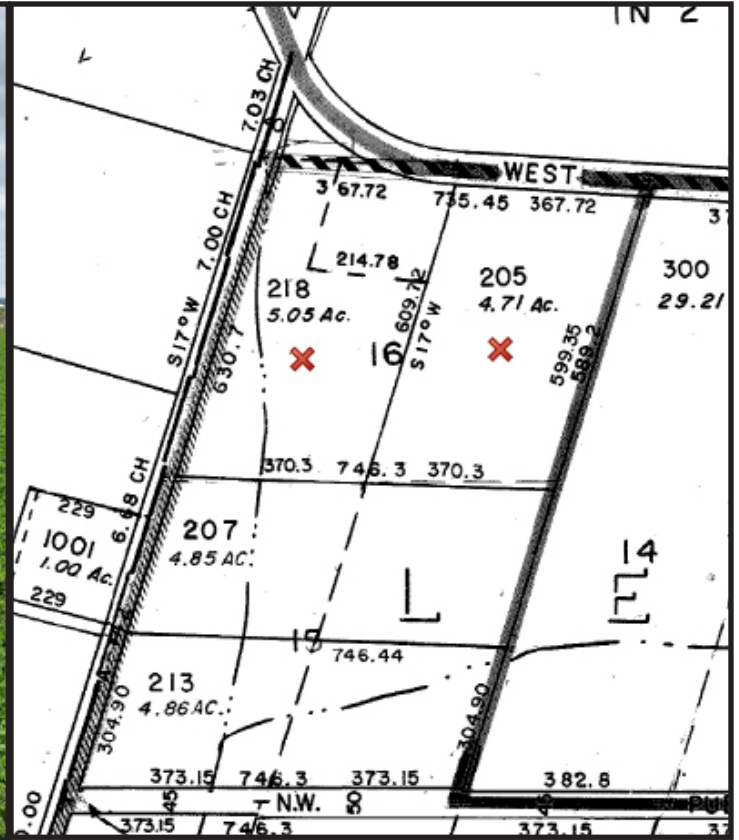
- ◆ 2 minutes, less than a mile from US 26
- ◆ 17 minutes, 14 miles from downtown Portland
- ◆ 20 minutes, 17 miles to I5

Population Summary

2017: 1 Mile	3 Miles	5 Miles
403	16,964	148,221
2022: 1 Mile	3 Miles	5 Miles
428	18,509	160,747



Incredible opportunity to lock in two tax lots just under 10 acres of Hillsboro FD-20, or incorporate into Hillsboro HSID zoning and open up even more potential opportunities. Property is out of the 100 year floodplain, 1366' of frontage on West Union and Helvetia roads. Call agent for details.



Possible Future Development -20 Uses	HSID Zoning Uses
Future Development 20 acre minimum lot size Uses permitted through Type I Procedure:	Commercial Uses: lodging, recreation, parking, durable goods sales, eating & drinking establishments, educational services, office, retail, self service storage, vehicle service & repair
Accessory Uses & Structures	Industrial Uses: industrial services, manufacturing & production, solid waste treatment & recycling, vehicle storage, warehouse & freight movement, wholesale sales
Bus Shelter	Institutional Uses: colleges & universities, community services, detention facilities, hospitals, major assembly facilities, schools
Detached Dwelling Unit	Infrastructure & Utilities Uses: aviation, parks & open space, public safety facilities
Parks	Residential Uses: household living, group living, residential service & residential business
Public & Private Conservation Area	
Manufactured Home	





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