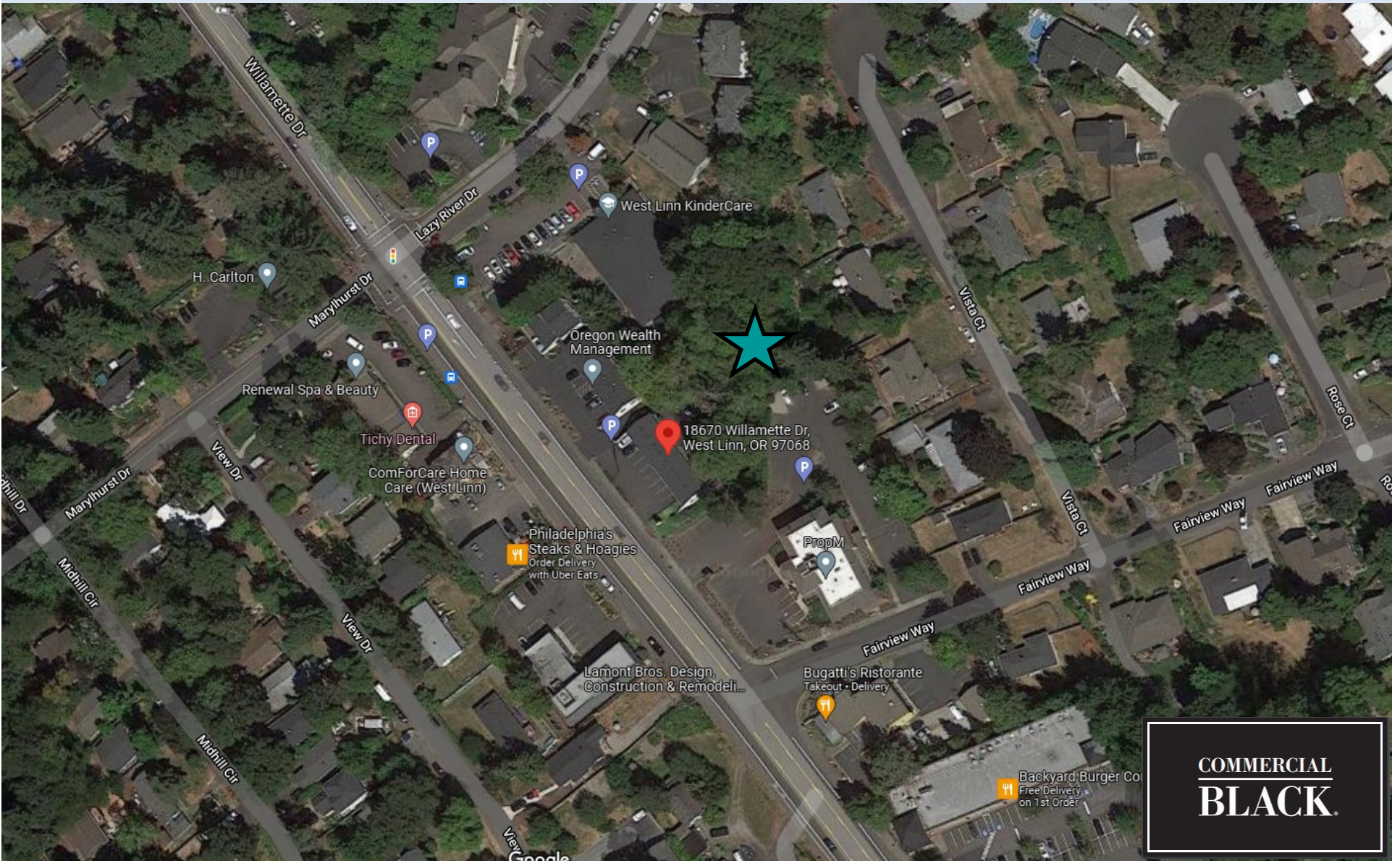


FOR SALE - Vacant Land

18670 Willamette Drive—West Linn Oregon 97068

LAND ONLY - \$298,000 or Best Offer



Maximizing Value with Market Knowledge

Property Overview



\$298,000 or Best Offer. Motivated Seller

+/- 14,166 SF Lot

Bare Land

Zoned General Commercial (GC)

[Link to West Linn Development Code](#)



Community Development Code Ch. 19 GENERAL COMMERCIAL, GC

GC 1 hits First Hit Prev Hit Next Hit Prev Doc Next Doc

Advanced Search

Search Results

Searching for: GC
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Chapter 57 WIRELESS COMMUNICATION FACILITIES (WCF) (2 hits)
Chapter 19 GENERAL COMMERCIAL, GC (2 hits)
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Chapter 81 BOUNDARY CHANGES (1 hits)

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Chapter 19
GENERAL COMMERCIAL, GC

Sections:

19.010 PURPOSE
19.020 PROCEDURES AND APPROVAL PROCESS
19.030 PERMITTED USES
19.040 ACCESSORY USES
19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS
19.060 CONDITIONAL USES
19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS
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19.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

19.010 PURPOSE

The purpose of this zone is to provide for the concentration of major retail goods and services at centers. The intent is to provide for the provision of a variety of goods and services and for comparison shopping, to accommodate new businesses and employment opportunities, to promote a suitable mix of commercial uses, to contribute to community identity and to assure that the commercial development is scaled to blend with nearby residential areas, and that the residential areas are protected from noise, glare of lights, traffic congestion and other possible adverse effects. This zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan.

19.020 PROCEDURES AND APPROVAL PROCESS

A. A use permitted outright, CDC 19.030, is a use which requires no approval under the provisions of this code. If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.

B. A use permitted under prescribed conditions, CDC 19.050, is a use for which approval will be granted provided all conditions are satisfied, and:



John Gibson
 Licensed Oregon Principal Broker
 OR # 971000078
 503-860-3267
john.gibson@commercialblack.com

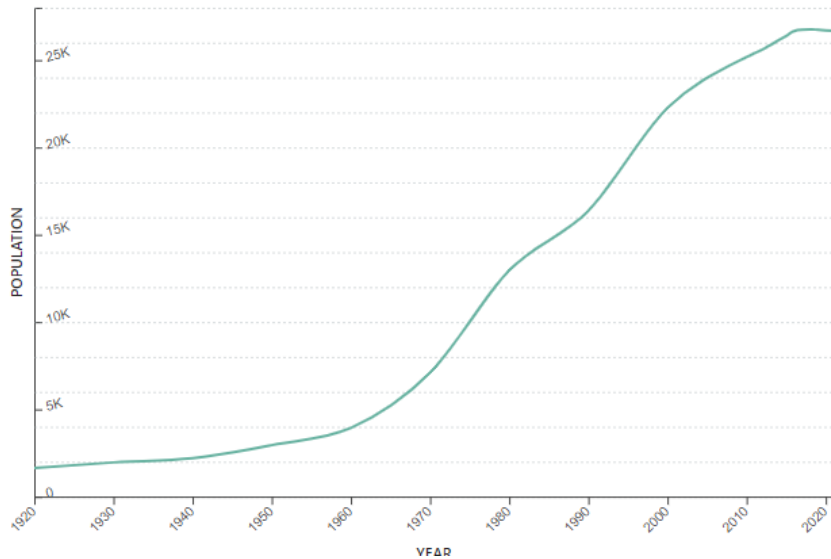
623 NE 23rd Avenue
 Portland, OR 97232
www.commercialblack.com



Demographics

West Linn, Oregon Population 2021

26,680



State	Oregon
County	Clackamas County
Land Area (mi ²)	7.4 sq mi
Density (mi ²)	3,601.50/sq mi
2020 Growth Rate	-0.10%
Growth Since 2010	6.26%
Rank in State	22nd
Rank in Country	1445th

West Linn Demographics

According to the most recent ACS, the racial composition of West Linn was:

- White: 85.92%
- Asian: 6.57%
- Two or more races: 3.65%
- Other race: 1.70%
- Black or African American: 1.70%
- Native American: 0.30%
- Native Hawaiian or Pacific Islander: 0.16%

Name	↓ CSV ↓ JSON	
	Median	Mean
Households	\$111,042	\$147,612
Families	\$132,813	\$166,930
Married Families	\$141,180	-
Non Families	\$49,500	\$83,845