

**FOR SALE**

**±15.976 Divisible Acres**

**NE Wagon Dr & NE Croeni Ave - Hillsboro, OR**

Flat, utility-served, development-ready land with site improvements one block off Cornelius Pass Road & Highway 26 in Hillsboro / West Union.



**CUSHMAN &  
WAKEFIELD**



## PROPERTY HIGHLIGHTS

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LAND AREA	±15.976 Total Acres (±695,914.56 SF)
DIVISIBILITY	Divisible down to ±1.705 Acres
TOPOGRAPHY	Flat
CONDITION	Grass / Scraped
IMPROVEMENTS	Fully utility served with curbs, gutters, sidewalks and lights - including multiple curb-cuts
ZONING	I-P "Industrial Park" (City of Hillsboro)
POTENTIAL USE	Uses include: service, outdoor storage, production, warehouse, wholesale, etc  Limited & Conditional commercial uses include: lodging, education, recreation, storage, office, etc
INCENTIVES	Enterprise Zone Program ( <a href="#">Link</a> )
PRICING	<b>Call for Pricing or Discuss Build-to-Suit Opportunities</b>

Located just off Highway 26 between popular NE Cornelius Pass Road and Brookwood Parkway exits / on-off ramps.

This desirable series of adjacent vacant lots allow for a variety of potential uses via either large scale development or several smaller divisible uses.

Flexible zoning and Enterprise Zone incentives welcome a number of possible tenants or owner/users. Popular neighbors like Century High School, DEQ and the new Cedar Tree Hotel drive high traffic counts and excellent visibility from all fronts.





# Site Plan

15.976 Total Acres (695,914.56 SF) - Divisible to 1.705 AC



NE Wagon Dr

Development Area  
9.5 AC

2.873  
AC

5340 NE Croeni  
1.898 AC

5225 NE Five Oaks  
1.705 AC

NE Wagon Dr

NE Five Oaks Dr

NE Cornelius Pass Rd







HIO-Hillsboro  
4.1 miles



Interchange  
7.3 miles



Portland CBD  
12.8 miles



Interchange  
12.9 miles



PDX-Portland  
24.9 miles



Gordan Faber  
Recreation Complex  
& Hillsboro Stadium



Exit  
62

NE CORNELIUS PASS RD



NE FIVE OAKS DR

CORNELIUS PASS  
MINI STORAGE

SUBJECT  
PROPERTY

NE CROENI AVE

NE WAGON DR



CEDAR TREE HOTEL

Liberty  
High School



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WAKEFIELD**

LISTED EXCLUSIVELY BY:

**BRAD CARNESE**

+1 503 504 0102

[brad.carnese@cushwake.com](mailto:brad.carnese@cushwake.com)

[cushwake.com](http://cushwake.com)

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