



SAGE HILL DEVELOPMENT

NKA RUNNION LN
PENDLETON, OR 97801

Ashley Moala

C: 541.379.1338

Ashley@whitneylandcompany.com

Christopher Stuvland

C: 541.969-5383

Chris@whitneylandcompany.com

Property Summary



SALE PRICE: **\$540,000**

OFFERING SUMMARY

| | |
|-------------------|------------------------|
| Development Type: | Residential |
| Lot Size: | 15.01 Acres (Gross) |
| Number of Lots: | 44 |
| Zoning: | R-1, City of Pendleton |

PROPERTY OVERVIEW

Sage Hill is a prime residential development site available in Pendleton’s newest developmental area. Plat map approval complete for 44-lot development and Phase I engineering approved. Large lot sizes ranging from .20 to .50 acres. Conveniently located in the desirable Sunridge Estates area, with territorial and open-field views. Easy access to Interstate 84 and just minutes from downtown Pendleton. City services are available to the site at Tutuilla Rd. and Runnion Ave.

PROPERTY HIGHLIGHTS

- Prime Development Opportunity in Great Location
- Large Lot Sizes
- Plat Map Approval or 44-Lot Development

Additional Photos



Zoning & Location Description



ZONING DESCRIPTION

The property is zoned (R-1) LOW DENSITY RESIDENTIAL, which uses are defined in the City of Pendleton Zoning Ordinance 3845, Section 3.2.

(R-1) LOW DENSITY RESIDENTIAL: To provide for the transition of large, sparsely settled areas from rural or agricultural characteristics to urban one-family residential use and to provide areas where an agricultural atmosphere that does not conflict with other urban uses may be retained. Within a designated Opportunity Area, land within the R-1 zone is suitable for the range of urban land uses authorized by a Master Development Plan approved by the City pursuant to the Opportunity Area Subdistrict in Article 7.

City of Pendleton R-1 Zoning allows for Single family, Duplex, Townhome, Condominium (< 4 Units) and Manufactured/Modular dwellings.

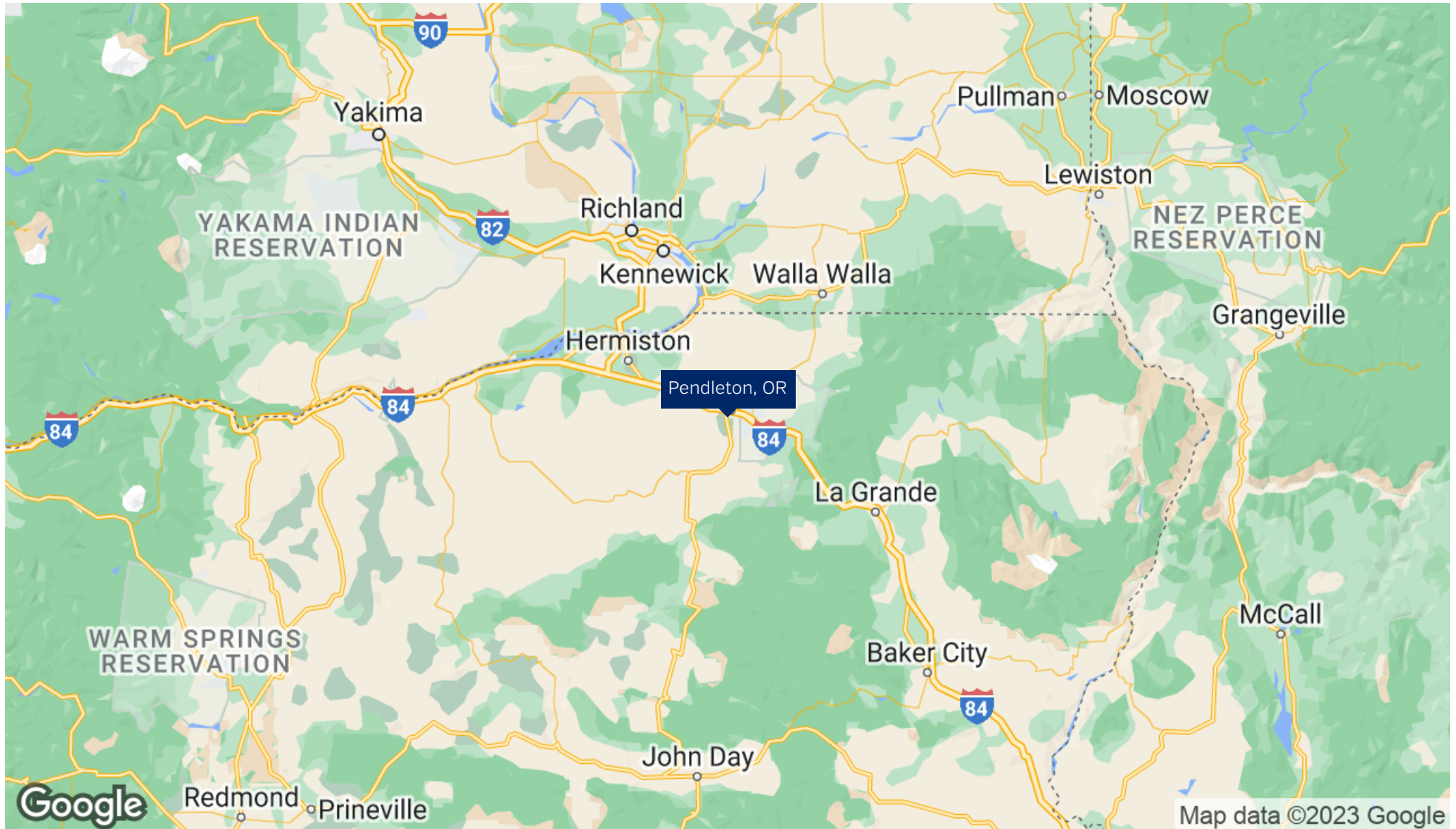
LOCATION DESCRIPTION

The Average Sales Price of nearby single family homes is \$423,000. (RMLS 2023)

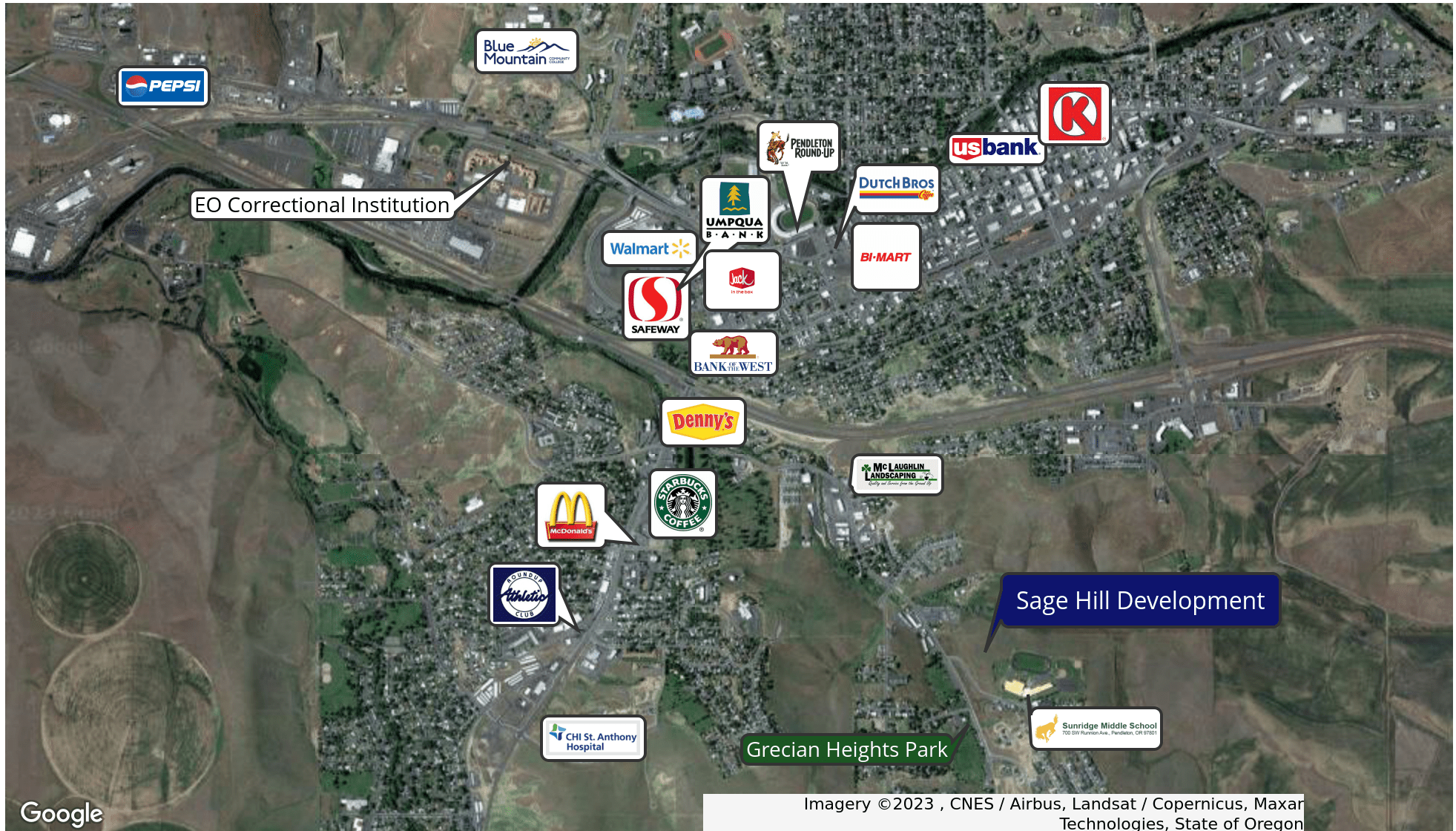
The property is situated across the street from a park and just minutes from downtown Pendleton and I-84.

Pendleton is the cultural center of Northeastern Oregon and within 3-4 hours of Seattle, Spokane, Portland and Boise and within 50 minutes to Tri-Cities, Washington. With thriving tourism, Pendleton is a regional hub for events and home to major employers, Blue Mountain Community College, Wild Horse Resort & Casino, EOCC, St. Anthony's Hospital, Walmart, the Pendleton Airport and others in Aviation, Manufacturing, Warehousing and Distribution.

Regional Map



Local Retailer Map



Aerial Map



Demographics Map & Report

POPULATION

| | 1 MILE | 10 MILES | 30 MILES |
|----------------------|--------|----------|----------|
| Total Population | 3,044 | 17,810 | 71,190 |
| Average Age | 44.1 | 36.9 | 37.0 |
| Average Age (Male) | 36.0 | 32.9 | 35.1 |
| Average Age (Female) | 52.7 | 41.6 | 38.2 |

HOUSEHOLDS

| | 1 MILE | 10 MILES | 30 MILES |
|---------------------|--------|----------|----------|
| Total Households | 1,385 | 7,730 | 27,623 |
| # of Persons per HH | 2.2 | 2.3 | 2.6 |

* Demographic data derived from 2020 ACS - US Census

