

Excellent Development Site

176-192 S Hazel Dell Way, Canby, OR 97013



SIGNALIZED
CORNER

99

Pacific Highway

SE 1st Avenue

Land Size

Total $\pm$ 0.85 AC / $\pm$ 37,077 SF
Usable $\pm$ 0.40 / $\pm$ 17,424 SF



SIGNALIZED
CORNER

Land Size

Total $\pm$ 3.17 AC / $\pm$ 137,886 SF

S Hazel Dell Way

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APEX
REAL ESTATE PARTNERS

Prime Development Opportunity in Canby

176 - 280 S Hazel Dell Way presents a rare opportunity to acquire ± 4.02 AC / $\pm 175,503$ SF of land at a highly visible signalized intersection in one of Canby's busy commercial corridors. Benefiting from exposure to more than 6,000 vehicles per day, the site offers excellent visibility, convenient access, strong frontage, and direct access to the Canby Loop bus route. The property's flexible C-M zoning creates significant flexibility for owner-users, investors, and developers alike. The combination of flexible zoning, continued growth in the Canby market, and a prominent corner location offers long-term value for a wide range of commercial and industrial uses.



Property Overview



ADDRESS

176-280 S Hazel Dell Way
Canby, OR 97013



ZONING

Heavy Commercial
Manufacturing (C-M)



URBAN RENEWAL DISTRICT

Yes



LAND SIZE

Total $\pm$ 4.02 AC / $\pm$ 174,963 SF
Usable $\pm$ 3.57 AC / $\pm$ 155,310 SF



TOPOGRAPHY

Relatively flat



RURAL STRATEGIC INVESTMENT ZONE

Yes

Zoning Highlights

HEAVY COMMERCIAL MANUFACTURING (C-M)

C-M zoning is designed to support a broad range of commercial and industrial activities. It permits uses such as retail and wholesale operations, service establishments, manufacturing and processing facilities, warehousing, and distribution centers. It accommodates automobile-related businesses, including sales, service, and repair, as well as other commercial enterprises like restaurants, theaters, and kennels. The zone emphasizes flexibility for businesses requiring larger spaces or combining manufacturing with commercial operations. Its primary focus is on economic and industrial development.

Zoning Use Examples

OFFICE



INDUSTRIAL



HOSPITALITY



RETAIL/ RESTAURANT



HEALTHCARE



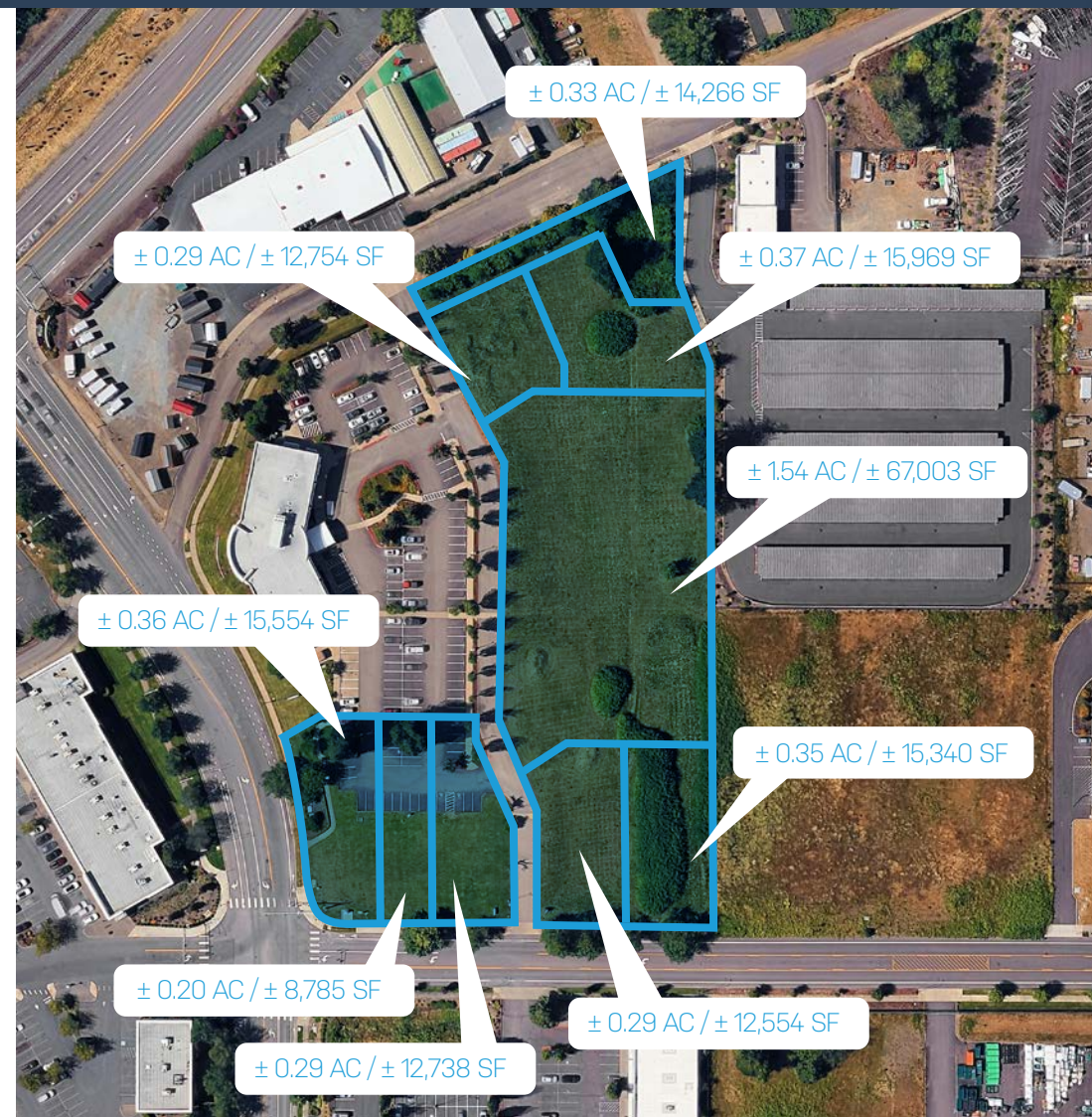
AUTO



ENTERTAINMENT



INSTITUTIONAL



Location Highlights

Canby has become a popular destination thanks to its strategic location, growing economy, and continued investment throughout the community. The city offers convenient access to Highway 99E, I-5, I-205, and the greater Portland metro area, making it easy for businesses to serve customers across the region. A growing population, expanding employment base, and ongoing residential and commercial development continue to drive activity in the market. Combined with its strong regional connectivity and business-friendly atmosphere, Canby is well-positioned for continued growth and investment in the years ahead.

