

29880 SE Folsom Rd  
EAGLE CREEK, OR 97022

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COMMERCIAL REAL ESTATE SERVICES





### PROPERTY DESCRIPTION

This fully equipped 2-acre property is zoned EFU and ideal for agricultural or cannabis operations. It includes water rights and 1,200 amps of power, with underground infrastructure for communications, electricity, and propane already in place. The site features 9 greenhouses (6 fully automated, climate-controlled 30x96), 10 shipping containers (6 fully automated, 4 standard), and on-site housing for up to eight workers. The property is zoned for hemp, OLCC-licensed recreational and medical cannabis, with application materials prepped. It also includes \$500,000+ worth of equipment and has a tax-assessed value exceeding \$700,000, making it turn-key and income-ready.

### OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$15,000.00 per month (NNN)
Lot Size:	2 Acres
Zoning:	EFU
Power:	1,200 amps
Water:	Rights Included

### NOTE

Recreational grow license coming available at sellers expense



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### LOCATION OVERVIEW

The property's location in Eagle Creek provides the perfect blend of proximity to the Portland Metro area and the tranquility of a secluded setting. This unique combination enables businesses to benefit from easy access to transportation networks while also offering a peaceful and private environment for their operations.



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