



FOR SALE

M
MELVIN MARK
EST. 1945

DEVELOPMENT LAND/ OWNER USER

11305 SW Bull Mountain Road, Tigard, Oregon 97224

2.71 Acres

Asking: \$3,600,000

Commercial Development Land

Located just off the intersection of SW Bull Mountain Road
and Pacific Highway (Hwy 99)

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DESCRIPTION

11305 SW Bull Mountain Road consists of multiple buildings totaling 17,340 square feet in size, on 2.71 AC of land. The balance of the property consists of surface parking that wraps around the exterior of the building.

LOCATION

The property is located near the intersection of SW Bull Mountain Road and Pacific Highway (Hwy 99), near Central Tigard and about 11 miles southwest of Downtown Portland.

HIGHLIGHTS

The property is located at the intersection of Bull Mountain Rd and Highway 99 with high visibility & traffic counts, plus a public transit stop at the front of the site. The site has nearby access to shopping centers, groceries, and restaurants and lodging in an area with strong demographics.

Commercial Zone Use Standards

For additional information, visit <https://ecode360.com/43705535>

Civic Use Categories

GOVERNMENT SERVICES
SCHOOL OR RELIGIOUS FACILITY*
TRANSPORTATION AND UTILITY CORRIDOR

*subject to conditional use

Other Use Categories

MOTOR VEHICLE FUEL SALES
MOTOR VEHICLE SALES AND RENTAL
MOTOR VEHICLE SERVICING
INDOOR AND OUTDOOR SALES AND SERVICES

Commercial Use Categories

MIXED USE DEVELOPMENT INCLUDING
RESIDENTIAL IF COUPLED WITH COMMERCIAL USE
COMMERCIAL LODGING
OFFICE, QSR, RETAIL, MEDICAL
MOBILITY HUB

Industrial Use Categories

WAREHOUSE AND DISTRIBUTION
WHOLESALE AND EQUIPMENT RENTAL

TIGARD DEMOGRAPHICS

Demographics Source: CoStar DataMetrix

POPULATION

	2 Miles	5 Miles
2024 Population	63,660	262,577
2029 Population Projection	63,985	264,338
Annual Growth 2020-2024	-0.1%	0%
Annual Growth 2024-2029	0.1%	0.1%
Median Age	41.8	41.5
Bachelor's Degree or Higher	43%	49%
U.S. Armed Forces	8	395

HOUSEHOLDS

2024 Households	25,615	104,203
2029 Household Projection	25,756	104,914
Annual Growth 2020-2024	0.8%	1.0%
Annual Growth 2024-2029	0.1%	0.1%
Owner Occupied Households	16,196	65,502
Renter Occupied Households	9,560	39,411
Average Household Size	2.4	2.5
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$958.8M	\$4B

HOUSING

Median Home Value	\$498,712	\$585,857
Median Year Built	1987	1985

INCOME

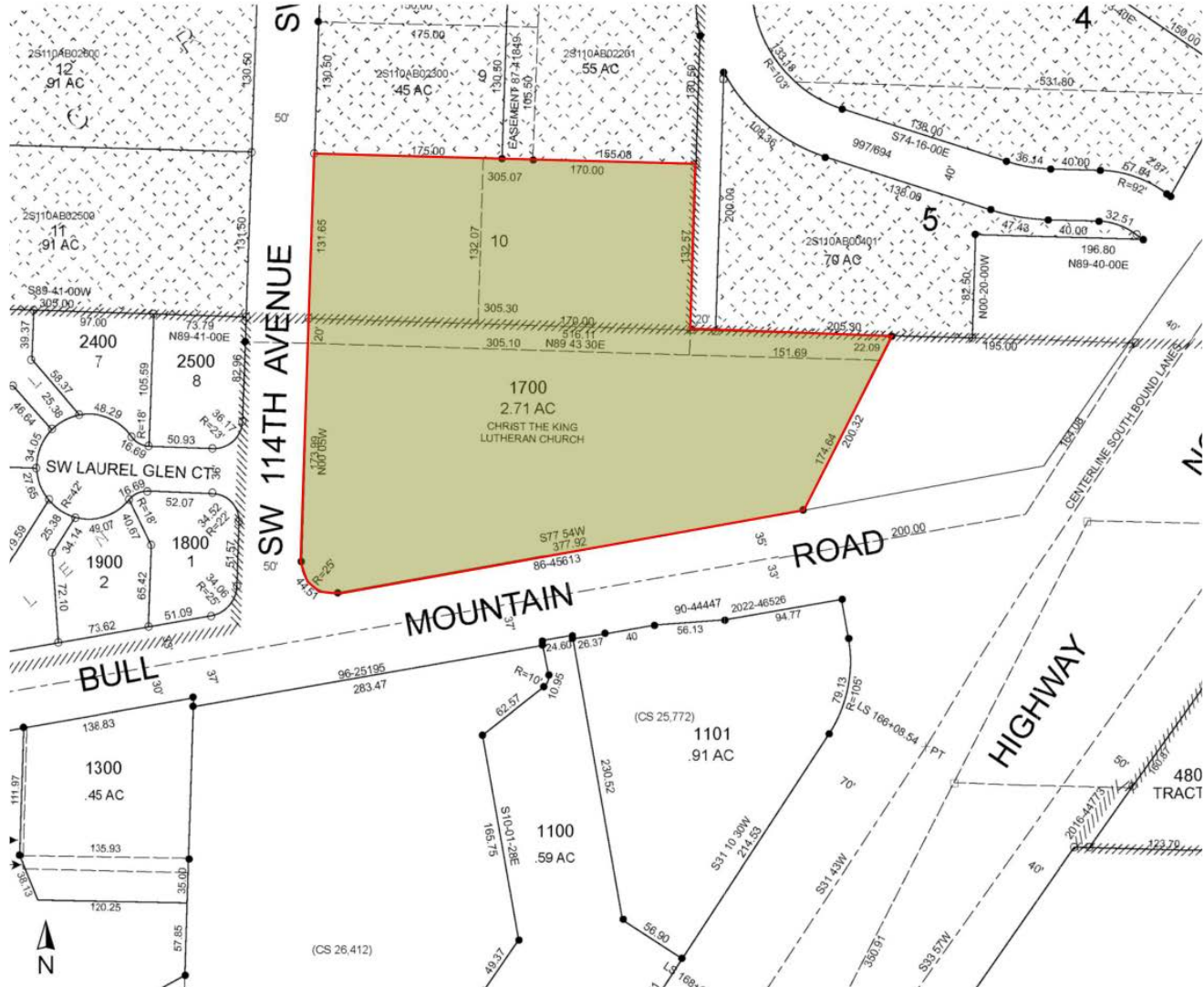
Average Household Income	\$116,902	\$124,883
Median Household Income	\$89,296	\$97,986

Traffic 2025

Collection Street	Cross Street	Traffic Volume
SW Bull Mountain Rd	SW Pacific Hwy E	13,971
Southwest Pacific Highway	SW Pacific Hwy NE	33,166
Southwest Pacific Highway	SW Majestic Ln SW	34,502



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AVAILABILITY 2.71 ACRES (approx.)

\$3,600,000

Commercial Development Opportunity in Tigard

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The information contained herein has been obtained from sources we deem reliable.

We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.