

# FOR SALE



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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# DEVELOPMENT LAND/ OWNER USER



## 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

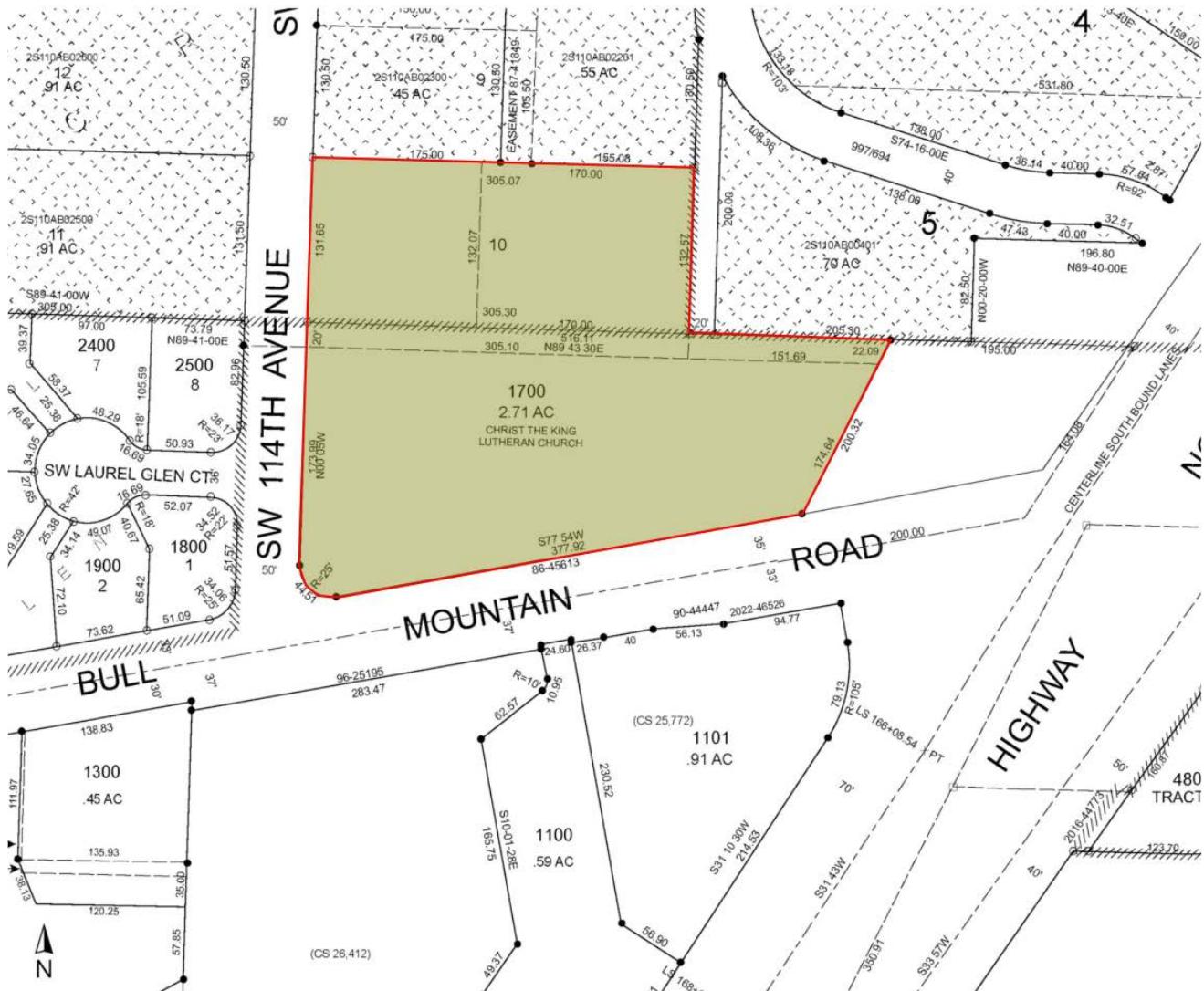
### INCOME

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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