

PROPOSED DEVELOPMENT



FOR SALE

11190 SW TONQUIN PL

SHERWOOD, OR 97140

SALE PRICE
\$3,600,000

LOT SIZE
4.99 Acres

CLAYTON MADEY, SIOR
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PROPERTY DESCRIPTION

Industrial land within Tualatin's urban growth boundary is available for sale. The property is currently zoned FD-20 in Washington County, which permits a wide array of uses, including contractor establishments. Approval for a contractor's establishment has already been granted, saving a buyer the time, cost, and uncertainty of achieving county approval for a contractor's use.

The property is located within Tualatin's comprehensive plan as "BCE (Basalt Creek Employment)," an industrial zone within Tualatin. Upon annexation into Tualatin, the property will be zoned BCE and eligible for industrial development.

The property features a beautiful home, two shops, and flat land. The site affords a wide array of options for short term use, plus long-term value based on the zoning, location, and inclusion in the UGB.

PROPERTY HIGHLIGHTS

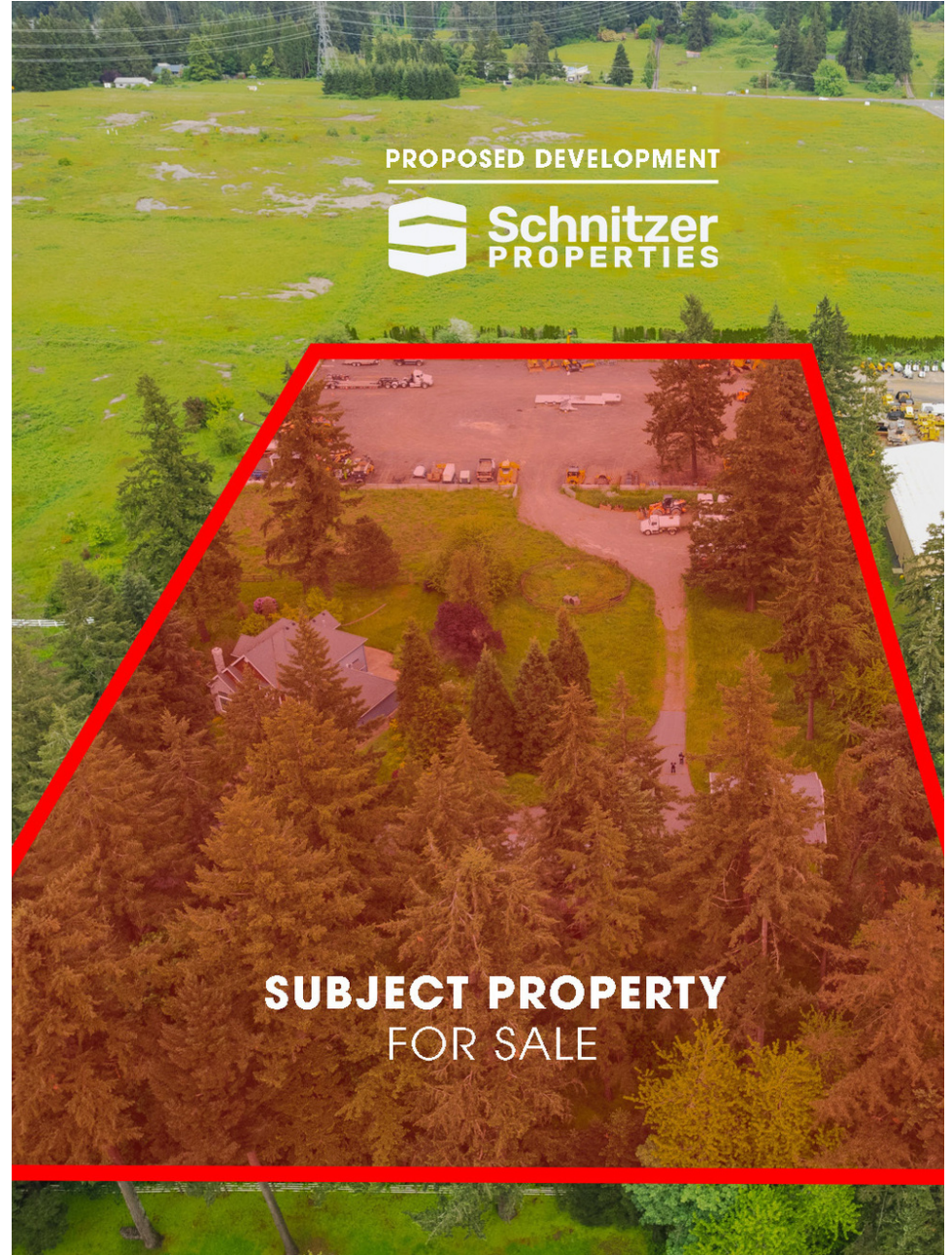
- Inside Tualatin UGB
- "Contractor establishment" use granted by the County
- Flat topography
- Close I-5 proximity
- Southwest Portland suburban location

OFFERING SUMMARY

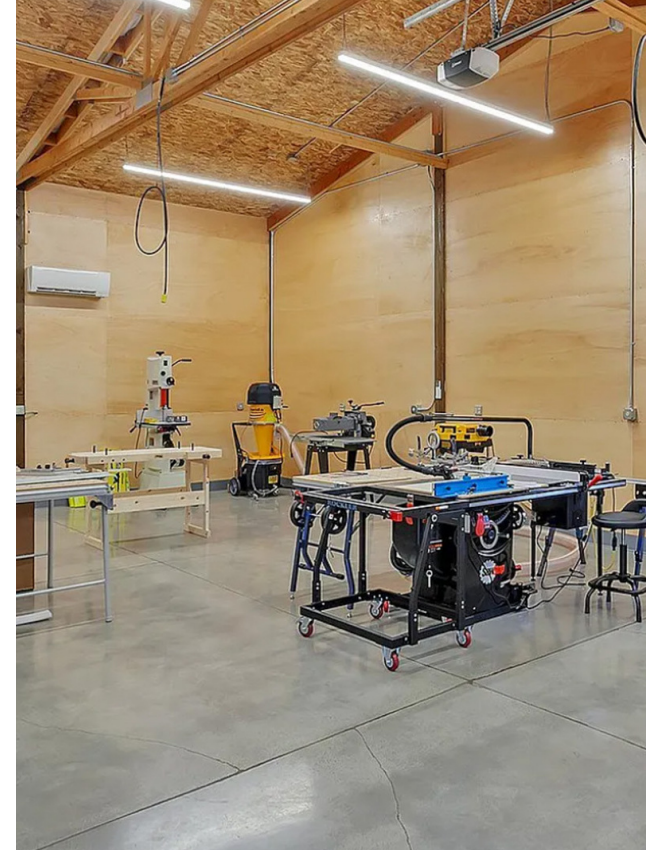
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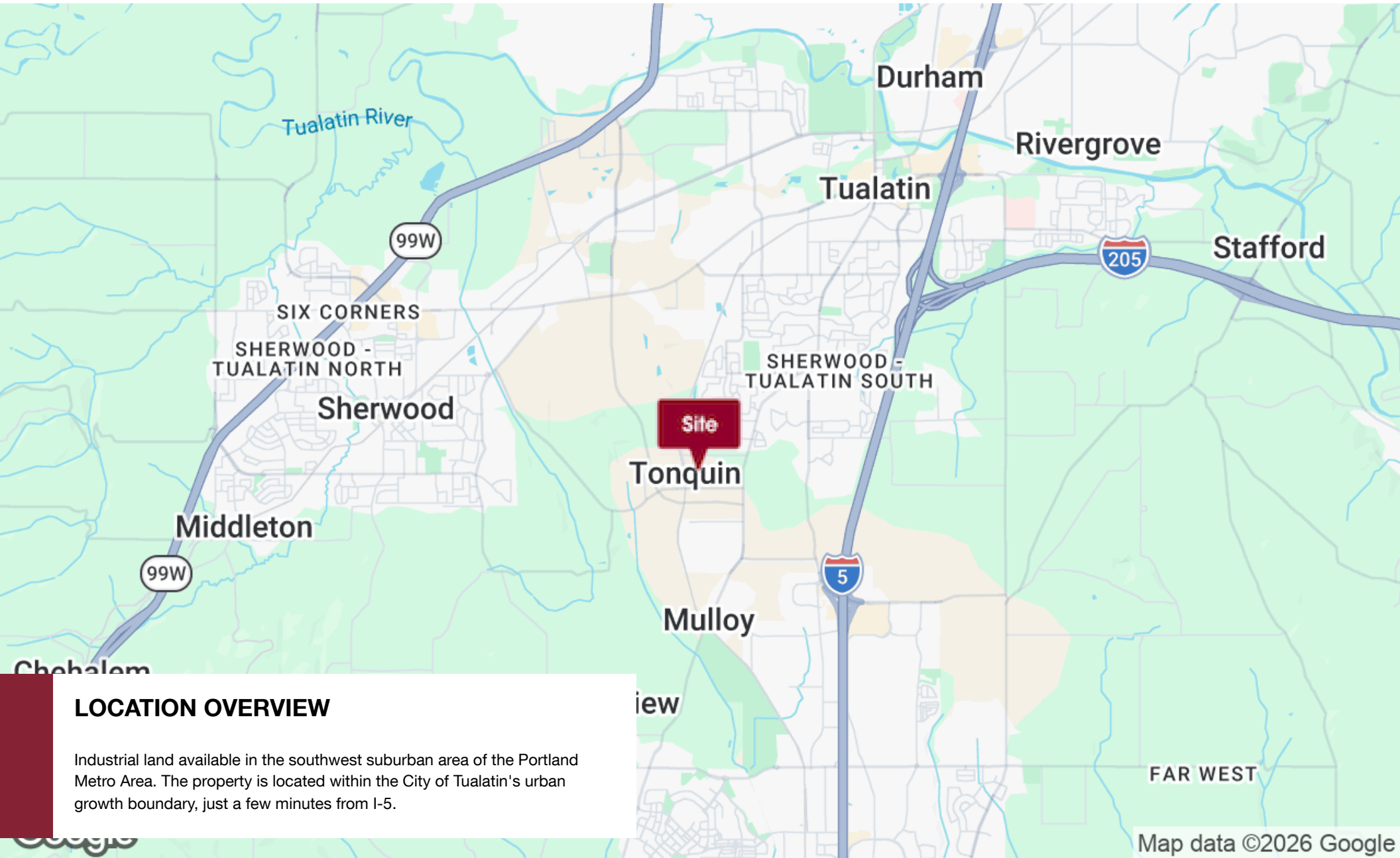
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LOCATION OVERVIEW

Industrial land available in the southwest suburban area of the Portland Metro Area. The property is located within the City of Tualatin's urban growth boundary, just a few minutes from I-5.

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