



**Residential  
Development  
Opportunity**

- in the -

**King City  
Urban Reserve  
Master Plan**

# KING CITY

**FOR  
SALE**

15822 SW BEEF BEND RD, KING CITY OR  
**SHARLIN FARM** DEVELOPMENT



**George N. Diamond**

503.222.2178

gdiamond@capacitycommercial.com

**CALL FOR PRICING**

42.27 AC GROSS • 33.44 AC BUILDABLE



**APPROVED UGB  
EXPANSION**

## KING CITY DEVELOPMENT OPPORTUNITY

### Property Features:

- Residential Development Land in King City, Washington County OR
- Opportunity for Low, Mid and High-Density Residential Configurations including Single-Family Lots, Townhomes and Multifamily / Apartments
- Part of the Proposed Beef Bend and Central Neighborhoods
- See [king-city.or.us](http://king-city.or.us) for the Urban Reserve Area 6D Final Concept Plan

### Location Features:

- Central Location in the King City Urban Reserve Area
- Immediately Adjacent to Proposed Main Street / Town Center Section
- New Waste Water Pump Station to be Installed on Roy Rogers Rd. West of the Site
- Southwest of Tigard in the Portland Metro's Fast-Growing Southwest Region

[View Site Location](#)



**Nicholas G. Diamond**

503.222.2655

ndiamond@capacitycommercial.com

# Residential Opportunity in King City Master Plan

# Sharlin Farm Development

15822 SW Beef Bend Rd, King City OR



Welcome to  
**KING CITY,  
OREGON**

- **25 Minutes**  
to downtown Portland
- **20 Minutes**  
to Nike Headquarters
- **40 Minutes**  
to Portland Airport
- **40 Minutes**  
to wine country
- **1.5 Hours**  
to Mount Hood
- **<2 Hours**  
to the Oregon Coast

**Just southwest of Portland, King City is a small but growing community** nestled in the Tualatin Valley in the greater Portland Metro Area. The city is home to urban amenities, farms and natural spaces, a golf course, and a 17-acre city park.

King City's location on the edge of the Urban Growth Boundary places it close to urban amenities in neighboring cities as well as an abundance of preserved natural space and forest lands. The area is considered the gateway to Willamette valley wine country.

[King City's proposal to expand the Urban Growth Boundary](#) has been approved, which would almost double the 460 acres currently occupied by the city. 400 of these could be developed, bringing around **3,300 new homes**.

A new business district and town center is planned west of the currently developed area, part of the **Concept Plan King City Urban Reserve Area 6D**. Major growth in this area is planned to extend West to East from Roy Rogers Rd.

## [King City Housing Needs Analysis](#)

Washington County presents one of the hottest mature and growing job markets in the region, with massive growth being driven by firms such as the Nike World Headquarters and Intel's multiple corporate and manufacturing campuses. Newly-created jobs have increased the demand for housing in Washington County in the recent years. Intel's Ronler Acres campus boasts over 14,500 employees and is expected to add 1,750 more in its planned [expansion](#).

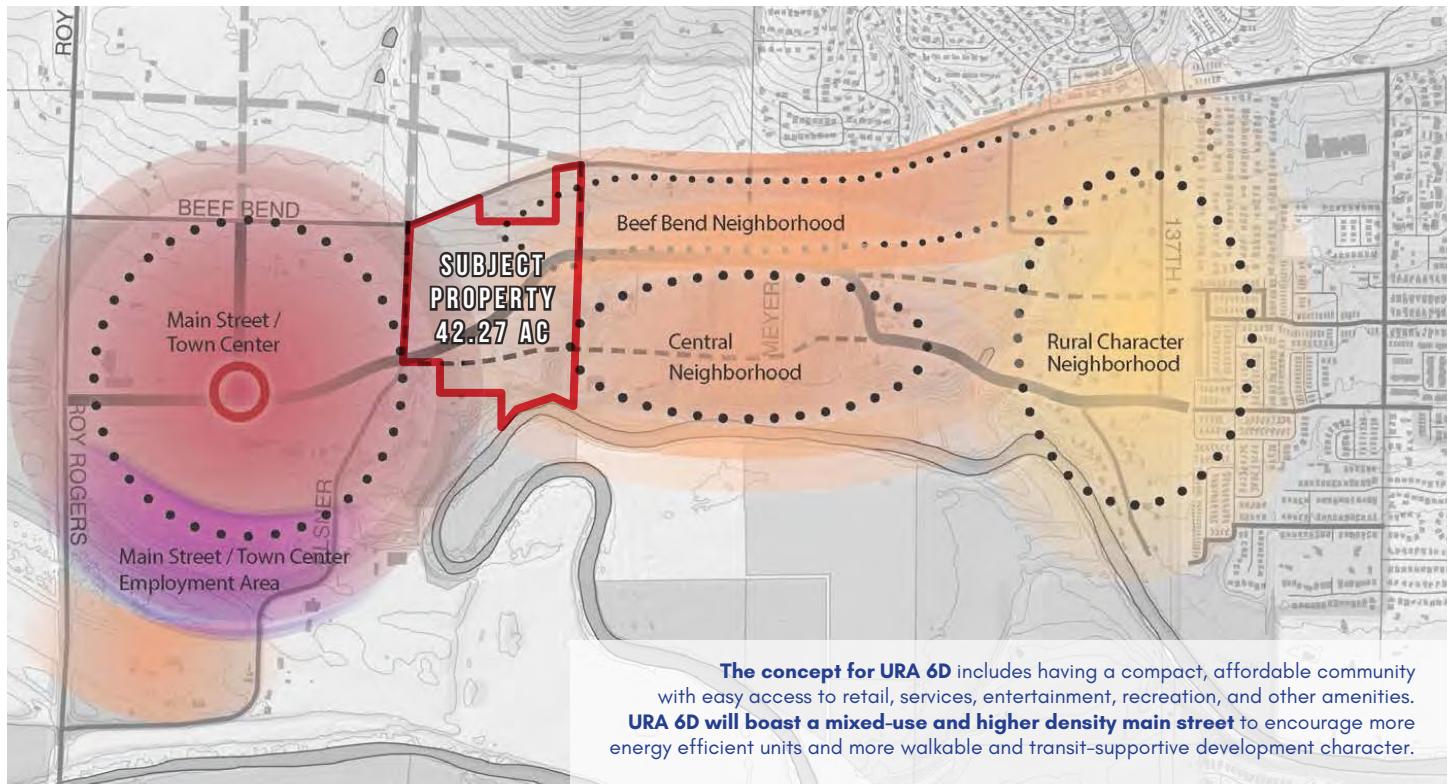


# Residential Opportunity in King City Master Plan

# Sharlin Farm Development

## 15822 SW Beef Bend Rd, King City OR

### KING CITY URBAN RESERVE AREA 6D CONCEPT PLAN - TO BE ANNEXED INTO URBAN GROWTH BOUNDARY

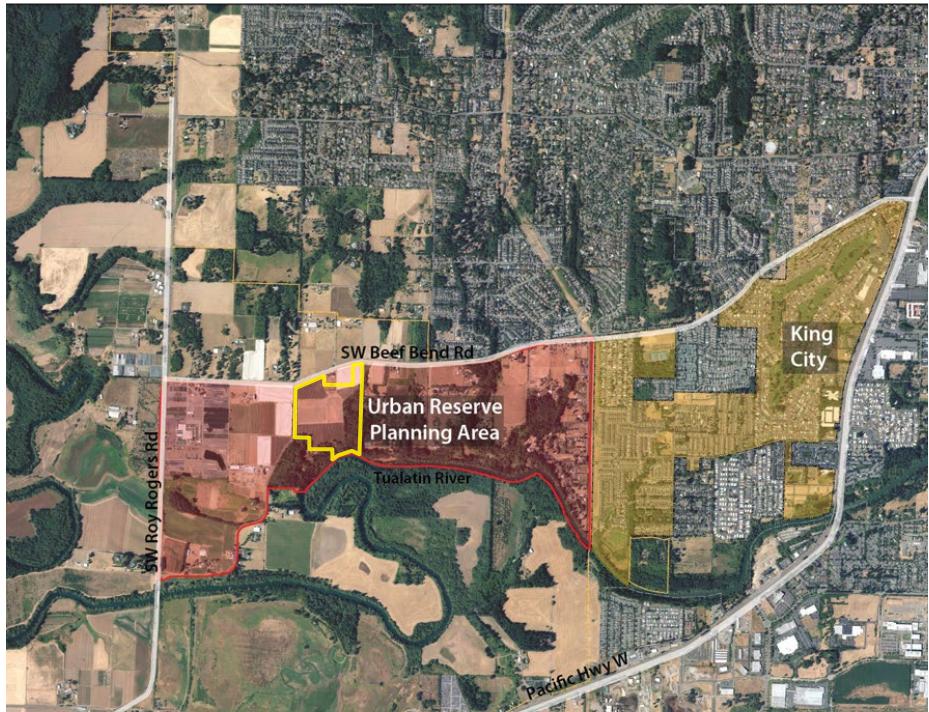


## Planning Area

The URA 6D planning area is approximately 528 acres located immediately west of King City. It was designated by Metro as an Urban Reserve Area in 2011. SW Beef Bend Road and SW Roy Rogers Road border the area on the north and west, respectively. The south boundary is formed primarily by the southern segment of SW Elsner Road and the Tualatin River.

Land along the river is within the 100-year Tualatin River flood plain, and five drainages generally run south from Bull Mountain to the river. Riparian and wetland habitat is found in portions of these areas. The land outside of the flood plain and drainages is currently devoted to agriculture, rural home sites, and a retail garden and landscaping business on SW Roy Rogers Road. The eastern portion of the URA is within Rivermeade Subdivision, which has lots ranging between approximately 1/3 to 3 1/2 acres. Property sizes in the URA tend to become larger from east to west.

Please View Full King City URA 6D UGB Proposal [Here](#)



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## 15822 SW Beef Bend Rd, King City OR

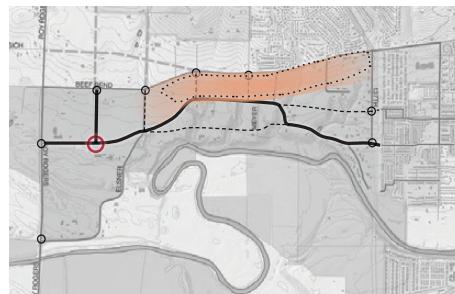
### Land Use Framework

#### NEIGHBORHOODS



##### Main Street/Town Center

The main street/town center character area is in the north-western area of the URA. It would include majority of town center commercial and mixed use residential uses, with major activity around the intersection of collector streets visible and accessible from SW Roy Rogers Road and SW Beef Bend Road. This neighborhood will represent the most dense development in the URA and would include possible civic uses such as a new city hall, school and library, to be further defined in the Master Plan process. Neighborhood-scale commercial activity is desirable, as are public plazas, parks and other places for gathering. The southern portion of the Main Street area is envisioned to accommodate a school and campus-style mixed employment and, possibly, institutional uses. As urban development occurs, care will be taken to separate the Main Street/Town Center area from designated rural areas to the southeast of SW Elsner Road and west of SW Roy Rogers Road.



##### Beef Bend Neighborhood

The Beef Bend character area is directly adjacent to SW Beef Bend Road to the south, between 137th and SW Elsner Road, north of a potential east/west street. This area is defined by improvements to SW Beef Bend Road and has the second highest density, with both attached and detached residential development. There is potential for this area to support a small amount of neighborhood-scale commercial uses in conjunction with housing. Commercial uses would take the form of home-based businesses, and, if there is market demand, office or retail uses on the ground floor of residential buildings. The Beef Bend Neighborhood is connected east-west, and not constricted by the deep wooded ravines farther to the south in the URA.



##### Central Neighborhood

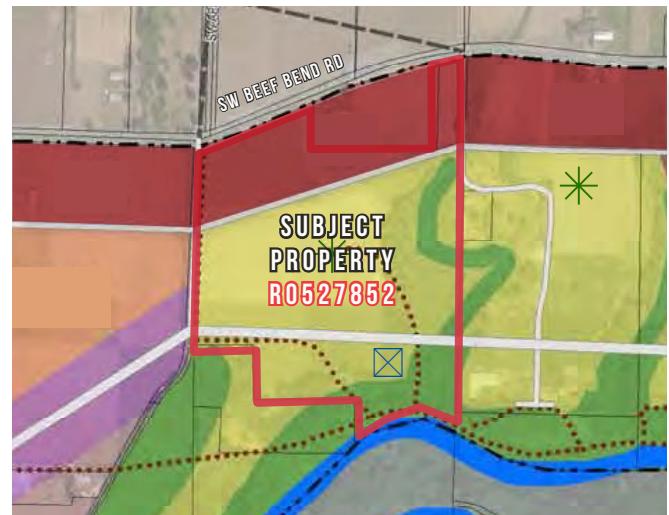
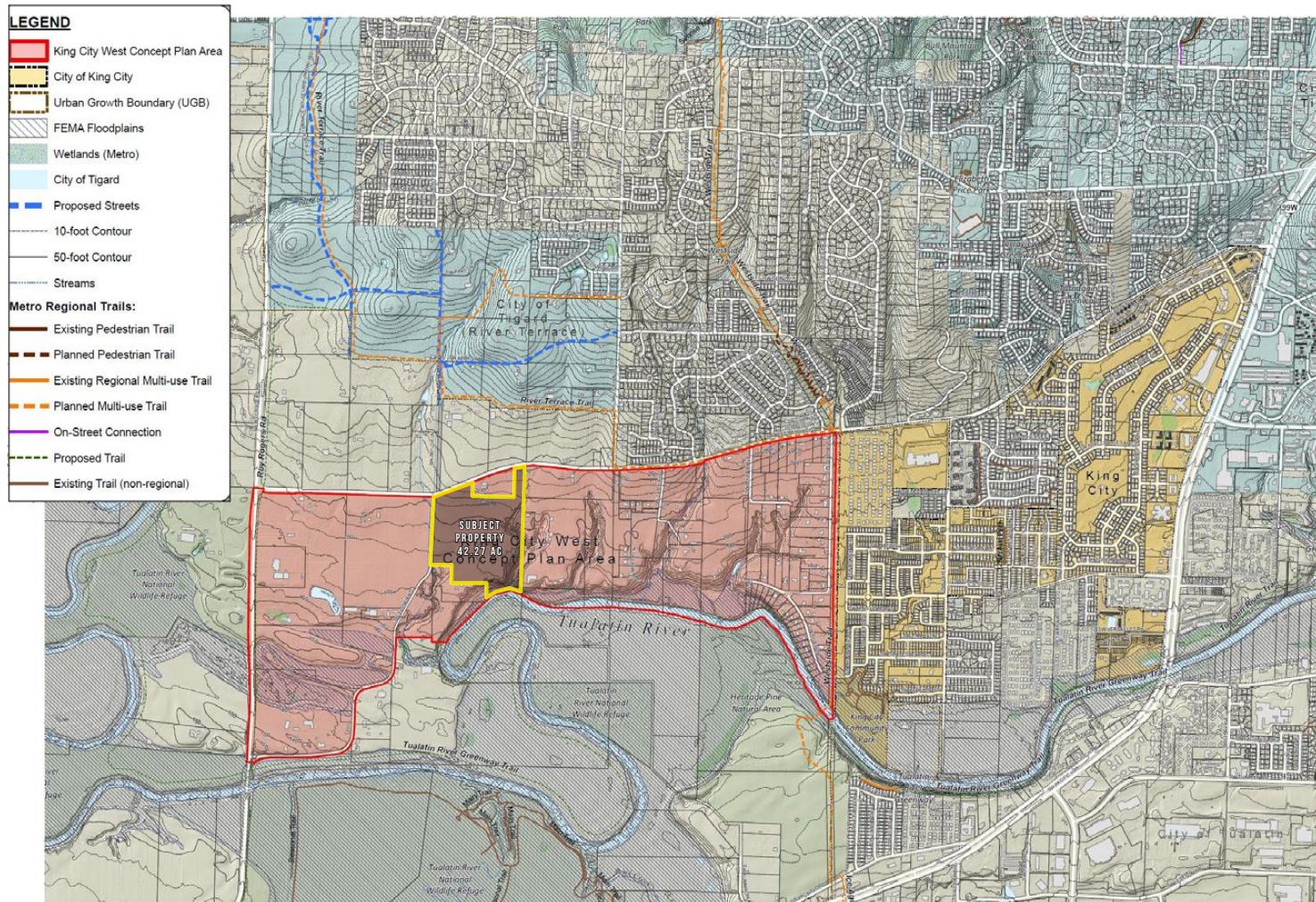
The central neighborhood character area is in the center of the URA. Two smaller neighborhoods are defined by the drainage ravines running north-south towards the Tualatin River. The ravines create separate areas that are well-sized for individual developments, but are connected by a small number of east-west streets and a trail system. This character area is defined as residential, with both attached and detached dwellings, ample neighborhood parks and plenty of wild natural areas along the ravine and river edges.

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## 15822 SW Beef Bend Rd, King City OR

### KING CITY URBAN RESERVE AREA 6D



\* Zoning Designations are Conceptual and Subject to Change

# CONCEPTUAL PLAN

## 515 TOTAL UNITS

13 - 40' LOTS  
 56 - 50' LOTS  
 54 - 2-UNIT ATTACHED  
 86 - ROW HOUSES

209 - TOTAL UNITS  
 200 - TAX LOT 1000 MULTI-FAMILY  
 6.68 AC X 30 UNITS/ACRE

409 - TOTAL UNITS

106 - PORTION OF TAX LOT 100  
MULTI-FAMILY 3.53 AC X 30

515 - TOTAL UNITS

PLANNING & LAND DESIGN  
 RYAN O'BRIEN 503-780-4061  
 ryanobrien1@frontier.com



# CONCEPTUAL PLAN

## 515 TOTAL UNITS

### TOPOGRAPHIC

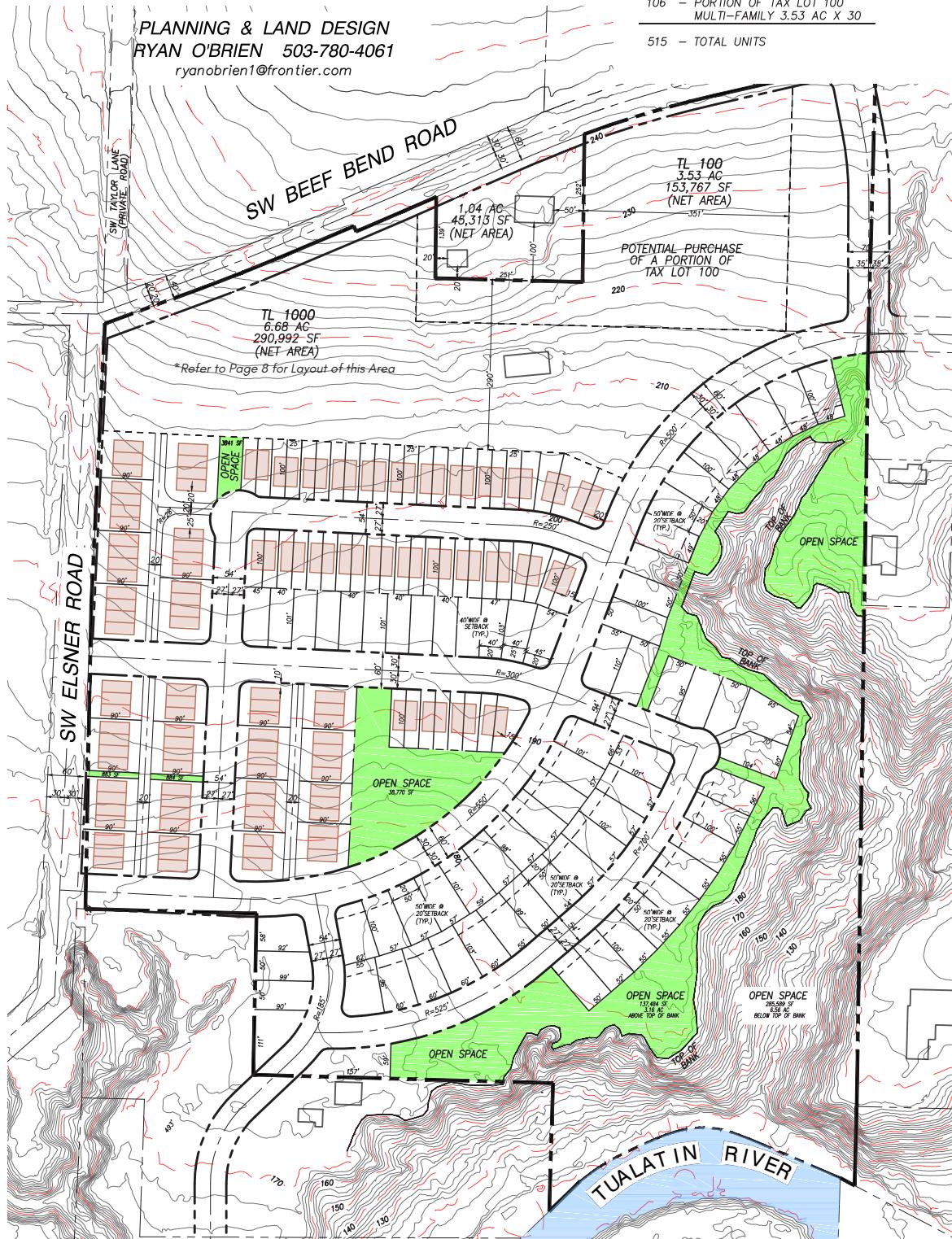
13 - 40' LOTS  
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 6.68 AC X 30 UNITS/ACRE

409 - TOTAL UNITS

106 - PORTION OF TAX LOT 100  
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515 - TOTAL UNITS



# CONCEPTUAL PLAN II

## 285 TOTAL UNITS

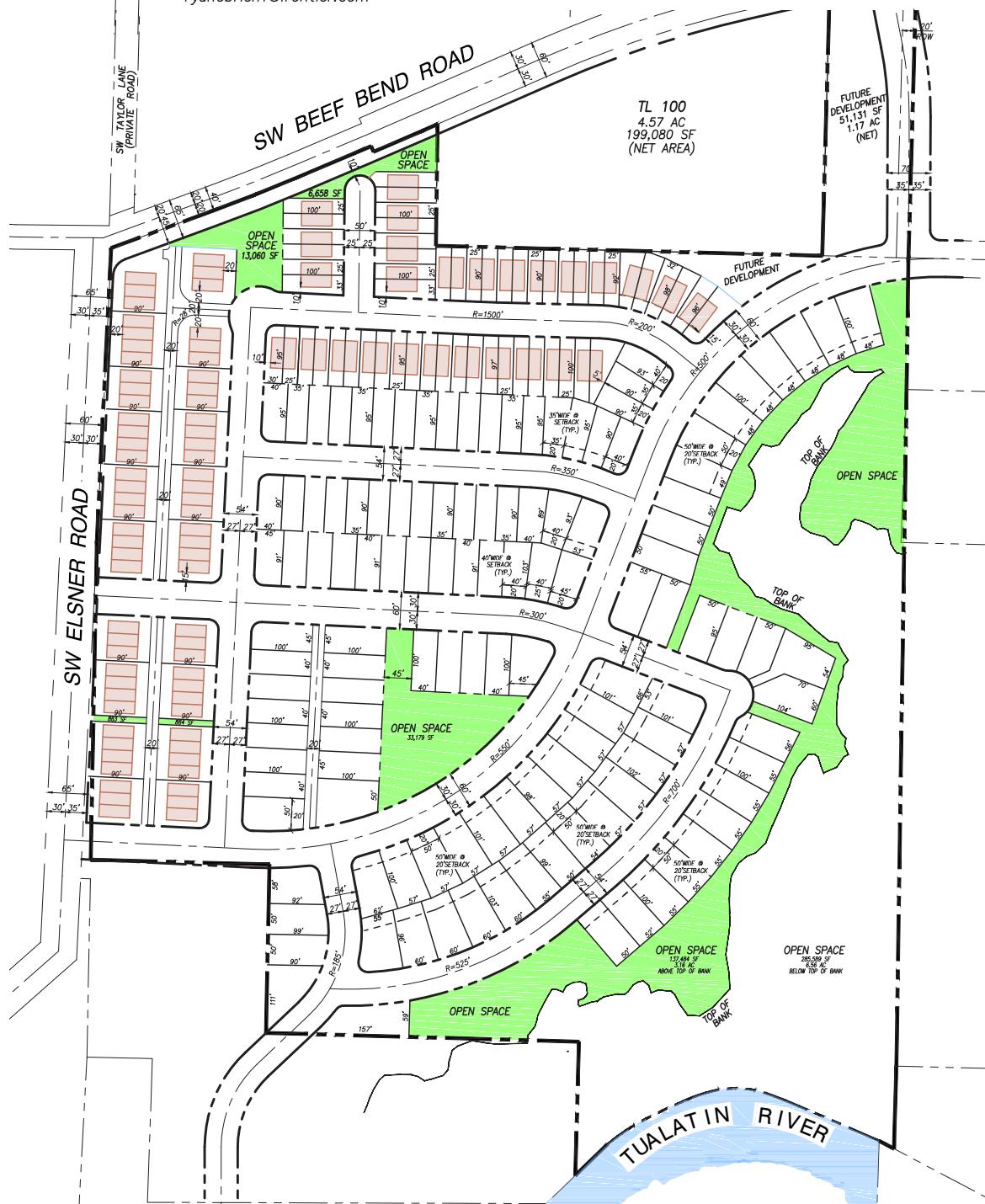
34 - 35' LOTS  
 36 - 40' LOTS  
 55 - 50' LOTS  
 54 - 2-UNIT ATTACHED  
 71 - ROW HOUSES

250 - TOTAL SINGLE FAMILY ATTACHED & DETACHED UNITS

35 - 1.17 NET ACRES -  
 FUTURE MULTI-FAMILY  
 DEVELOPMENT  
 @ 30 UNITS/ACRE

285 - TOTAL UNITS

PLANNING & LAND DESIGN  
 RYAN O'BRIEN 503-780-4061  
 ryanobrien1@frontier.com



# CONCEPTUAL PLAN II

**285 TOTAL UNITS**  
**TOPOGRAPHIC**

34 - 35' LOTS  
36 - 40' LOTS  
55 - 50' LOTS  
54 - 2-UNIT ATTACHED  
71 - ROW HOUSES

250 - TOTAL SINGLE  
FAMILY ATTACHED &  
DETACHED UNITS

35 - 1.17 NET ACRES -  
FUTURE MULTI-FAMILY  
DEVELOPMENT  
@ 30 UNITS/ACRE

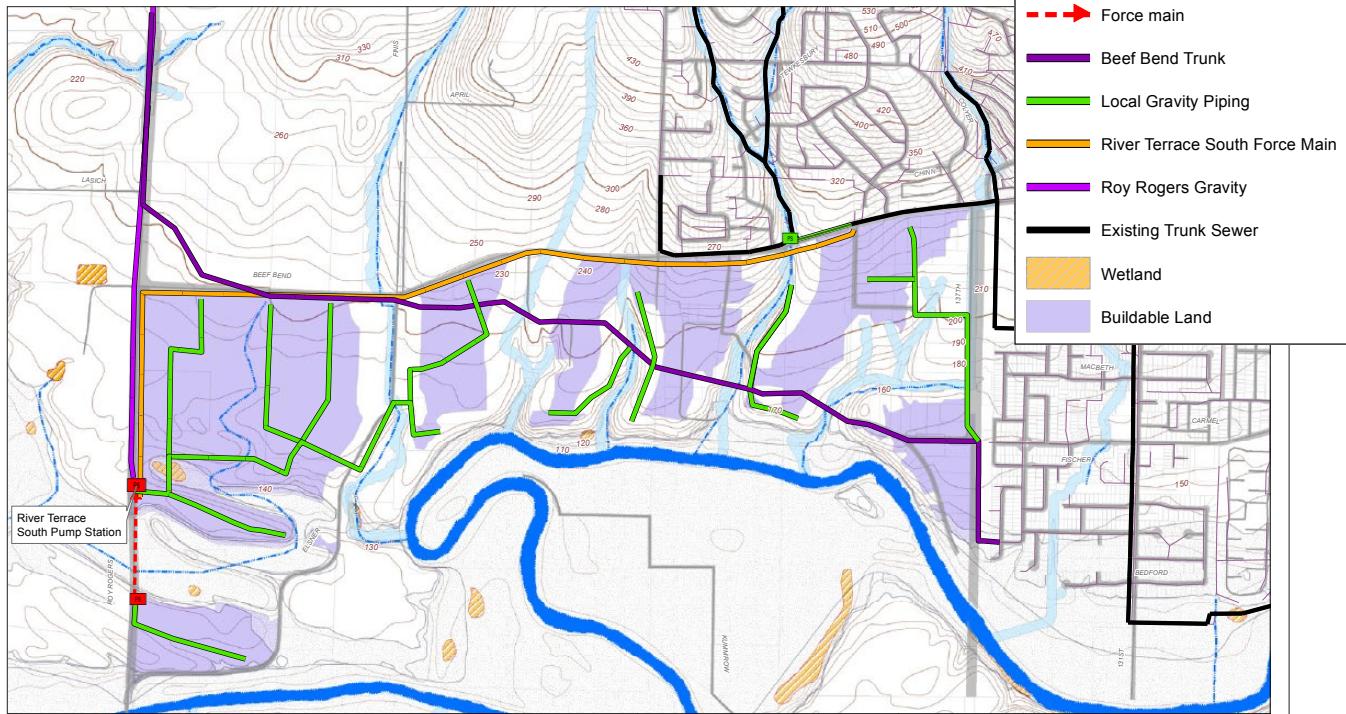
285 - TOTAL UNITS

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### WASTE WATER MANAGEMENT PRELIMINARY OPTIONS



Option 1: Gravity trunk service through drainage culverts adjacent to roadways.

*The figure shown above is preliminary in nature. It was developed to test the feasibility of public utility service at a concept level of planning, and is subject to change during master planning. During the Master Plan phase, the City will work closely with Clean Water Services and other municipalities to refine the design, location, phasing and funding of public utilities.*

#### Option 1:

Gravity Trunk Service through URA 6D: This option would involve the installation of a gravity trunk line beginning north of the planning area along SW Roy Rogers Road, south and east to SW Beef Bend Road, and then east to the existing gravity flow system in King City. With this design, the western portion of the planning area would rely upon gravity flow to the CWS pump station on SW Roy Rogers Road. With the exception of the southern-most portion of the URA, the land located east of SW Elsner Road would generally be able to connect with the trunk line without pumping.

#### Option 2:

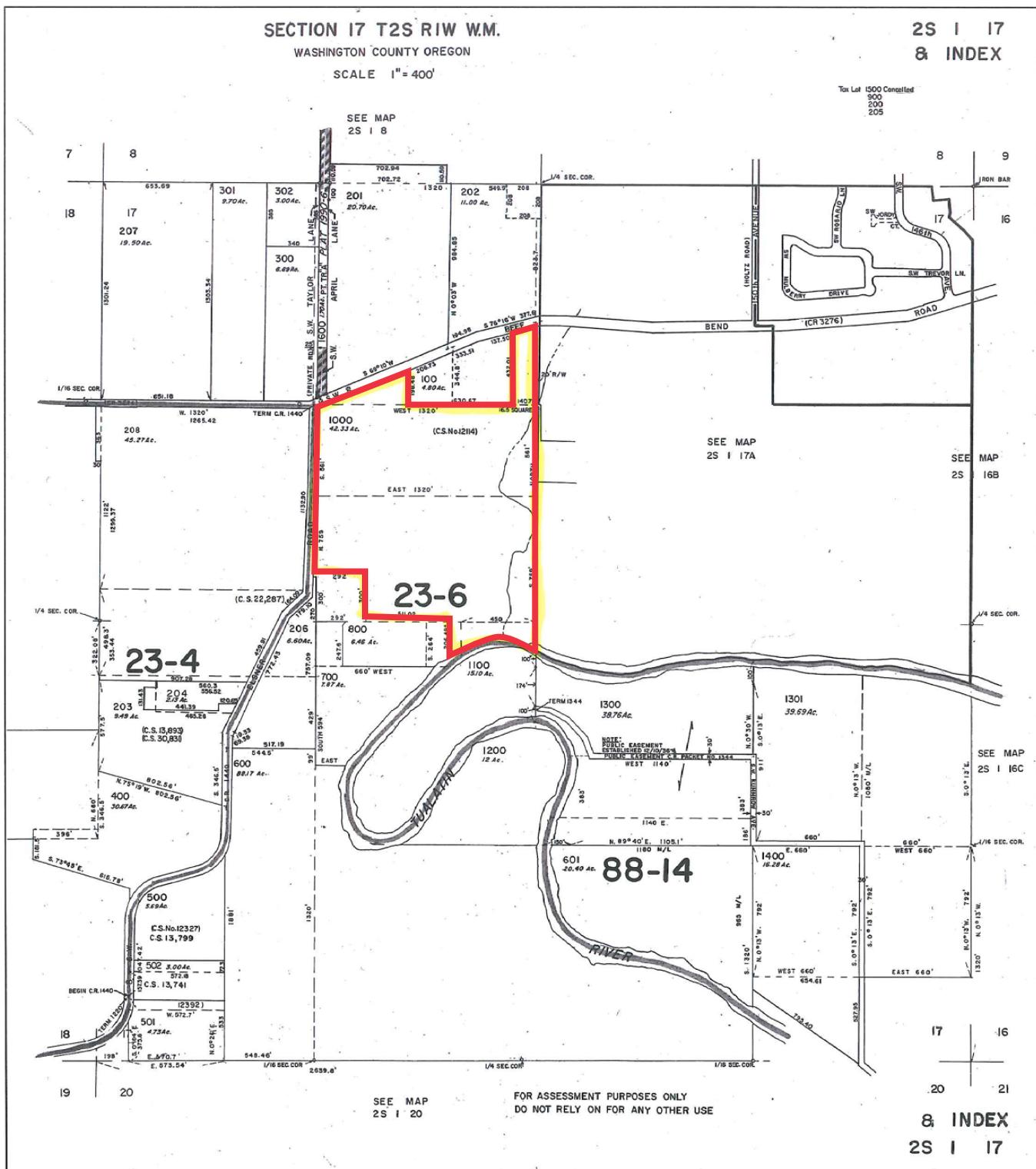
Small Subdistrict Pump Stations: This option would involve the installation of a series of smaller sub-area drainage pump stations that avoid drainage crossings and can develop incrementally. Smaller pump stations provide flexibility in the location and timing of development, however, from a cost and maintenance standpoint, the preferred design would be a series of gravity fed nodes with occasional localized pump stations.

The design of the sanitary/sewer system including pipe locations and configurations will be determined during the master planning process, in coordination with CWS. Pipe conveyance or future pump stations will be analyzed and coordinated with transportation projects.

# Residential Opportunity in King City Master Plan

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15822 SW Beef Bend Rd, King City OR



Map No. 2S11700 01000

# Residential Opportunity in King City Master Plan

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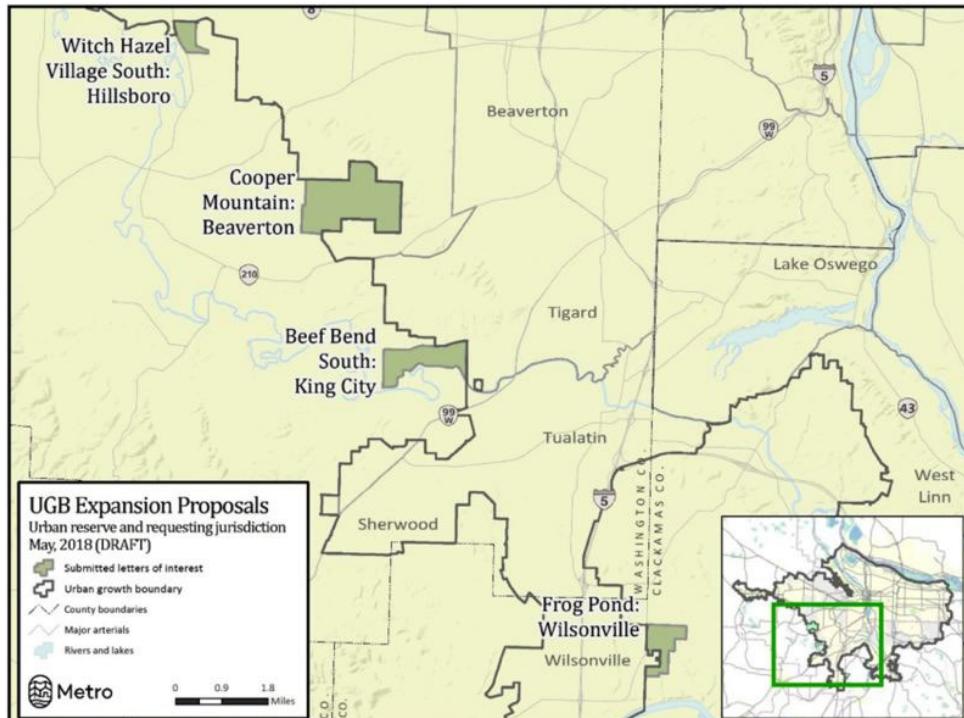
BeavertonValleyTimes



## Metro exec gives green light to Beaverton, King City expansion

Jim Redden - Thursday, August 28 2018

**They, along with Hillsboro and Wilsonville, hope to expand and create more housing**



Beaverton and King City just received the green light from the chief operating officer of the Metro regional government to move forward with plans to expand westward, creating areas for more housing.

The ruling from Martha Bennett, Metro chief operating officer, was handed down today (Tuesday, Aug. 28). The recommendation now goes to Metro's elected council, which controls the urban growth boundary, the invisible barrier around Portland's suburbs beyond which urban development is not allowed.

Beaverton and King City had asked for an expansion of the boundary to make room for more housing. So, too, did Hillsboro and Wilsonville. *Continued on next page*

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*Continued*

Bennett is recommending a "yes" decision for all three.

"I believe that all four cities are ready to take the next steps towards getting homes built in the proposed UGB expansion areas," Bennett wrote. "These cities have demonstrated governance, infrastructure and market factors that will lead to housing development. All four cities are working to reduce barriers to development in their existing urban areas and seeking to improve their engagement with diverse communities. For those reasons, I recommend that the Metro Council expand the region's UGB in the areas proposed by these four cities."

### **The cities' proposals include:**

- **Beaverton** – Cooper Mountain: 1,232 total acres; 600 buildable acres; 3,760 homes planned.
- **King City** – Beef Bend South: 528 total acres; 400 buildable acres; 3,300 homes planned.
- **Hillsboro** – Witch Hazel Village South: 150 total acres; 75 buildable acres; 850 homes planned.
- **Wilsonville** – Advance Road (Frog Pond): 271 total acres; 192 buildable acres; 1,325 homes planned.

"The four expansion proposals constructively explored the elements that lead to readiness for urban growth boundary (UGB) expansions: governance, infrastructure

funding strategies and market conditions," Bennett wrote.

Beaverton Mayor Denny Doyle said he was confident that the plan would pass muster. "This is really good news but staff worked really hard for it," he said Tuesday evening. "Metro council likely will put conditions on it. That's OK. We're ready for that. We're going to do this, but we're going to do it right."

The Metro council is expected to take up Bennett's recommendations Tuesday, Sept. 4.

<https://pamplinmedia.com/bvt/15-news/404544-302263-metro-exec-gives-green-light-to-beaverton-king-city-expansion>

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## AREA HOME MARKET INFO

Provided by Neighborhood Scout

MEDIAN PRICE  
**\$595,765**

AVG RENTAL PRICE  
**\$1,931 / MO**

MEDIAN REAL ESTATE PRICE  
**HIGHER THAN 91%**  
OF OTHER OREGON NEIGHBORHOODS



SW Beef Bend Rd / SW Roy Rogers Rd (River Terrace) median real estate price is \$595,765, which is more expensive than 91.0% of the neighborhoods in Oregon and 88.3% of the neighborhoods in the U.S.

The average rental price in SW Beef Bend Rd / SW Roy Rogers Rd is currently \$1,931, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 84.7% of the neighborhoods in Oregon.

SW Beef Bend Rd / SW Roy Rogers Rd is a suburban neighborhood (based on population density) located in Tigard, Oregon.

SW Beef Bend Rd / SW Roy Rogers Rd real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in the SW Beef Bend Rd / SW Roy Rogers Rd neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.



US News  
#6 in USA  
Best Places  
to Live



PORTLAND'S ECONOMY, NEIGHBORHOODS, RESOURCES, NATURAL SETTING AND THE LIFESTYLE OPTIONS THEY SUPPORT CONTINUE TO ATTRACT NEW RESIDENTS AND VISITORS TO THE CITY. OVER THE NEXT 20 YEARS, PORTLAND IS EXPECTED TO ADD MORE THAN 260,000 NEW RESIDENTS TO THE ROUGHLY 620,000 PEOPLE WHO LIVE HERE TODAY AND ABOUT 140,000 NEW JOBS TO THE MORE THAN 370,000 IN PORTLAND RIGHT NOW.

-Bureau of Planning & Sustainability

*"Portland is one of the most beautiful cities in the country. It caters to everyone, having activities for families, young professionals and the elderly population alike. There's some of the best restaurants in the world, access to gorgeous nature, even a professional basketball team. People want to live here, they'll continue to live here, and that won't be changing anytime soon."*

**-Portland Development Group**



**THE LONG-STANDING DEVELOPMENT COMMITMENT IN PORTLAND IS TO GROW UP, NOT OUT.**

**Portland became one of the country's top urban destinations in 2017.** With this type of influx comes the increase in rental properties, higher demands for housing, and the largest equity gains and appreciation rates. Because of this, for cities with a high number of millennials—which also includes Austin, Denver and Boston—investors can see some of the greatest returns. Portland continues to be a highly desirable place to live, work and play in the Pacific Northwest.

Portland is the longtime home of three of the world's largest brands: Nike, Adidas and Intel. Many other companies are choosing to relocate major operations to the Portland area or open new locations. AirBnB has set up a downtown office, bringing a wave of employees and economic boost with it. Google has made public its plans to start a Portland location office, and Under Armour has recently completed the awaited construction of its new headquarters and campus in the beautiful southern part of the city's urban core.

**POPULATION (CITY)**  
**653,115**

**POPULATION (METRO)**  
**2,478,810**

**ZILLOW MEDIAN HOME (2020)**  
**\$458,300**

**MEDIAN HOUSE. INCOME**  
**\$73,097**

## *Culture and Events*

A major portion of Portland's culture is in the arts and entertainment, from markets to museums and stages of all sizes, you will find what keeps this city so vibrant. Additionally Portland is comprised of a number of shopping districts with national retailers, designer boutiques, and pop-up and consignment shops.

Oregon Zoo • Portland Art Museum • Oregon Historical Society • Oregon Museum of Science and Industry • World Forestry Center • Pittock Mansion • Art Walk • Oregon Symphony • Portland Opera • Portland Youth Philharmonic • Portland Baroque Orchestra • Portland Center Stage • Artists Repertory Theatre • Oregon Ballet Theatre • Portland Rose Festival • Saturday Market • Oregon Brewers Festival • Portland Intl. Film Festival

## *Urban Gastronomy*

Farmers markets, local co-op grocers, and national grocers supply not only your kitchen at home, but restaurants and food carts all over Portland. With its vast breweries, local wineries in the Willamette and Tualatin valleys, and artisan distilleries. Portland hosts a number of festivals throughout the year. Oregon Brewers Festival is the largest outdoor craft beer festival in North America with 100,000 attendees, and Bite of Oregon is the state's top culinary event attracting over 50,000 foodies.

Higgins • Departure • Luc Lac • Deschutes Brewery • Bamboo Sushi • Duck House • Le Pigeon • Ataula • Olympia Provisions • Nostrana • Ava Gene's • Pok Pok • Ned Ludd • Ox • Aviary • Mother's Bistro • Voodoo Doughnut • Blue Star Donuts • STASH Tea • Townshend's Tea • Stumptown Coffee Nossa Familia • Kiosko • Upper Left Roasters • Steven Smith Teamaker • Portland Farmer's Market • Bridgeport Brewing Company • Hair of the Dog Brewing • Hopworks Urban Brewery • Base Camp Brewing • Cascade Brewing • McMenamins • Widmer Brothers

## *Lifestyle & Green Space*

In Portland, even when it is raining, it is difficult to stay inside, there is so much to explore. When it does eventually stop raining and the sun comes out from behind the clouds, it becomes apparent why people love this city so much. Portlanders love the natural beauty, ample parks and gardens that span the entire city, the ease of transportation, and especially its sports.

Washington Park • Forest Park • Intl. Rose Test Garden • Lan Su Chinese Garden • Japanese Garden • Crystal Springs Rhododendron Garden • Mill Ends Park • Oaks Park • Sauvie Island • Mt Hood • Timberline Lodge • Hoyt Arboretum • Park Blocks • Council Crest Park • Laurelhurst Park • Cathedral Park • Tom McCall Waterfront • Mt Tabor

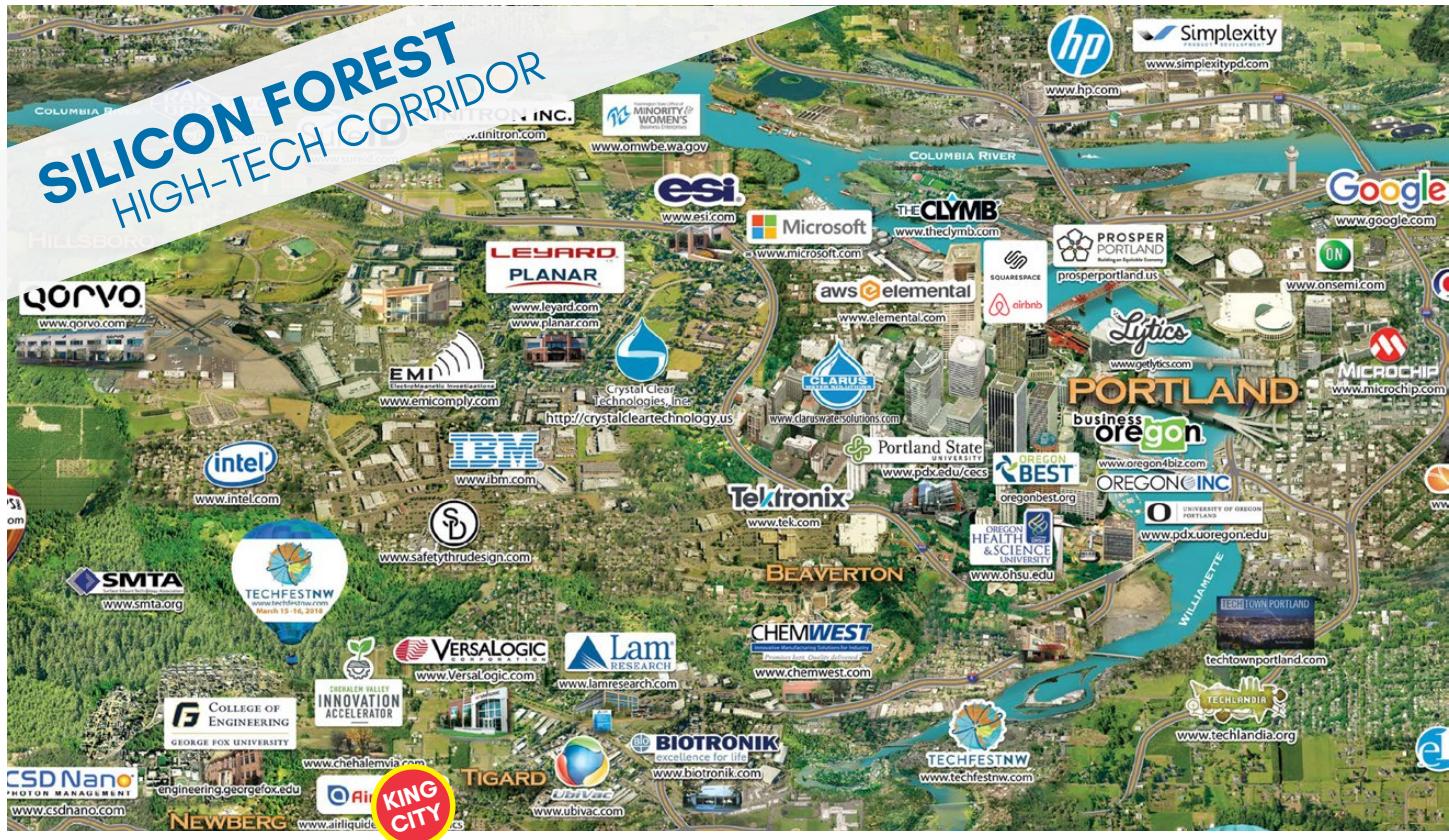
**IN KING CITY:** National Wildlife Refuge across the river from site • Four golf courses within five miles • Bordered to the South by Tualatin River – renowned for wildlife and kayaking with multiple access points close by



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15822 SW Beef Bend Rd, King City OR



Source: Silicon Maps - [www.siliconmaps.com](http://www.siliconmaps.com)

Largest Employers 2020 - Portland Metro Area

Rank	Company	Location	Number of Employees
1	Nike	Beaverton	73,100
2	Daimler Trucks North America	Portland	34,015
3	Collins	Wilsonville	31,200
4	Precision Castparts	Portland	30,100
5	Fred Meyer	Portland	30,000
6	Medical Management International	Portland	13,481
7	Lithia Motors	Medford	13,000
8	Oregon Health & Science University	Portland	12,740
11	AMERICAN STEEL	Portland	7,500
13	Columbia Sportswear	Portland	7,000
14	NW Staffing Resources	Portland	6,700
15	Mentor Graphics	Wilsonville	5,968
16	PacificCorp	Portland	5,700
17	City of Portland, Oregon	Portland	5,000
18	Cambia Health Solutions	Portland	5,000
19	Pamplin Communications	Portland	4,500
20	Reser's Fine Foods	Beaverton	4,500
21	Umpqua Holdings	Portland	4,491
22	Tektronix	Beaverton	4,359
24	Portland Community College	Portland	4,140
25	Shari's Cafe and Pies	Beaverton	4,000
28	New Seasons Market	Portland	4,000
29	KinderCare	Portland	3,878
30	PCC Structurals	Portland	3,769
31	The Old Spaghetti Factory	Portland	3,700
32	Avamere Family of Companies	Wilsonville	3,698
33	Legacy Emanuel Medical Center	Portland	3,619
34	Schnitzer Steel Industries	Portland	3,575
35	McMenamins	Portland	3,528

## NIKE



Blue Ribbon Sports founded in 1964, in Eugene Oregon, took on the name Nike in 1971 when they prepared to launch their own line of footwear. As they expanded, they began manufacturing apparel for a variety of sports, and moved their headquarters to an eight building campus in Beaverton, Oregon. The campus has expanded to 35 buildings and employs 8,500 people in the state of Oregon.

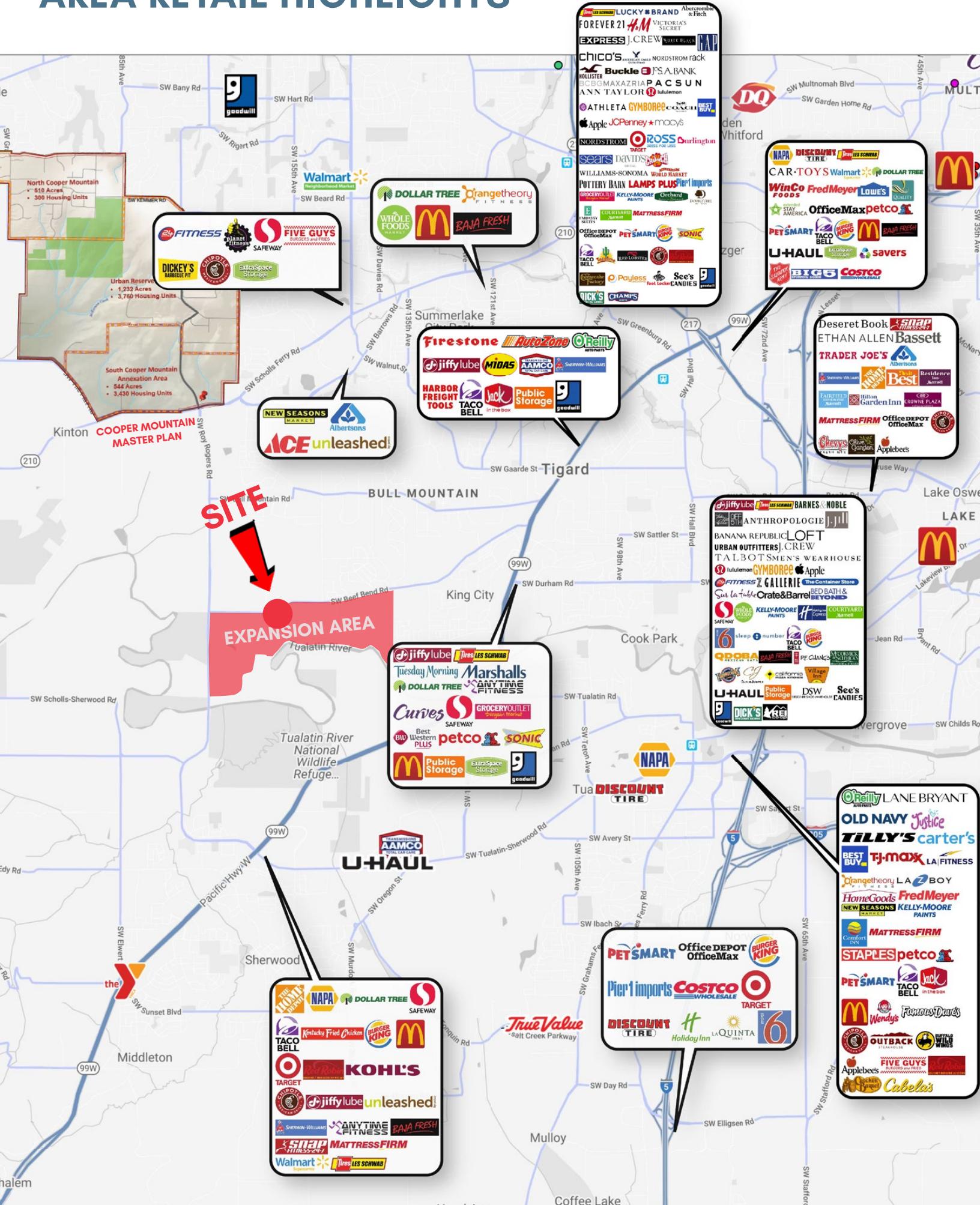
## INTEL



Intel was founded on a vision for semiconductor memory products in 1968 by scientists Robert Noyce and Gordon Moore, and in 1971 they had introduced the world's first microprocessor.

Intel has 82,500 employees worldwide, 18,600 of which are locally based at the company's Ronler Acres Campus in Hillsboro, OR is undergoing a 3.6 million SF expansion that will bring in 1,000 additional employees.

## AREA RETAIL HIGHLIGHTS



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## PORTLAND AREA JOB GROWTH

THE PORTLAND-VANCOUVER-HILLSBORO AREA RECORDED A TOTAL EMPLOYMENT STATISTIC OF OVER 1,273,000 JOBS FILLED AS OF JANUARY 2019, A CHANGE OF +19.1% FROM 10 YEARS PRIOR.

JAN 2009: 1,069,533 | JAN 2019: 1,273,796

Figures Provided by Bureau of Labor Statistics and Department of Numbers

### EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



### 15822 SW Beef Bend Rd

Portland, OR 97224

#### AREA DEMOGRAPHICS

	1 mi radius	3 mi radius	5 mi radius
2018 Estimated Population	4,039	65,242	185,159
2023 Projected Population	4,379	70,919	200,699
2010 Census Population	3,535	60,030	170,236
2000 Census Population	2,325	46,948	142,500
Projected Annual Growth 2018 to 2023	1.7%	1.7%	1.7%
Historical Annual Growth 2000 to 2018	4.1%	2.2%	1.7%
2018 Est. HH Income Under \$15,000	0.1%	5.7%	5.5%
2018 Est. Average Household Income	\$121,508	\$108,712	\$107,422
2018 Est. Median Household Income	\$99,441	\$87,430	\$87,404
2018 Est. Per Capita Income	\$43,463	\$43,686	\$41,347
2018 Est. Total Businesses	37	1,887	8,905
2018 Est. Total Employees	140	16,862	88,567

\*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com