

FOR SALE | \$3,600,000
SW PACIFIC HWY LOTS, TIGARD, OR 97223



OFFERING SUMMARY

Sale Price:	\$3,600,000
Lot Size:	1.91 Acres
Zoning:	MU-CBD
Market:	Tigard

LOCATION OVERVIEW

Located right off Hwy 217 at the intersection of Hwy 99W & Hall Blvd. The land is in an ideal location for redevelopment with numerous opportunities for commercial buildings. Many big box retailers such as: Costco, WinCo, Walmart, Lowe's, PetSmart, Car Toys, Fred Meyer Auto Zone, McDonald's, Dutch Bros are just blocks away. Public transit options are available near the location as it is served by TriMet bus 12, and the WES commuter train within easy walking distance.

PROPERTY HIGHLIGHTS

- 1.91 acres at Hwy 99W & SW Hall Blvd intersection
- Ideal location for redevelopment with options for commercial, residential, or mixed-use buildings.
- Next to 2.69 acre lot also for sale and can be combined
- At intersection of Hwy 217 and Hwy 99W with over 40,000 ADT and 1.3 miles from I-5
- Located in Opportunity Zone, Enterprise Zone, and Vertical Housing Development Zone
- Part of the Pacific Highway Gateway subdistrict of the Downtown Tigard Reimagined Project

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
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503.309.5106

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7320 SW Hunziker St. Ste. 203
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Allowable Uses

This property is zoned Mixed Use - Central Business District (MU-CBD). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The MU-CBD zone is designed to provide a pedestrian friendly urban village in downtown Tigard. A wide variety of commercial, civic, employment, mixed use, multifamily, and attached single-family residences are permitted. In addition to the standards of this chapter, development within this zone is subject to the standards of Chapter 18.650, Tigard Downtown Plan District.

To learn more about this zoning, visit:

<https://images2.loopnet.com/d2/YMQzOe2zpJFUiUGaHCLtI9syi6r1vQwRbxIdAYnIJyM/document.pdf>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Residential Use	Transitional Housing
Colleges	Basic Utilities
Community Services	Medical Centers
Cultural Institutions	Custom Arts and Crafts
Daycare	Major Event Entertainment
Emergency Services	Outdoor Entertainment
Religious Institutions	Sales-Oriented Retail
Schools	Bulk Sales
Commercial Lodging	Motor Vehicle Sales/Rental
Eating and Drinking Establishments	Motor Vehicle Servicing/Repair
Personal Services	Vehicle Fuel Sales
Indoor Entertainment	Self-Service Storage
Repair-Oriented Retail	Research and Development
Office	Detention Facilities
Non-Accessory Parking	Wireless Communication Facilities

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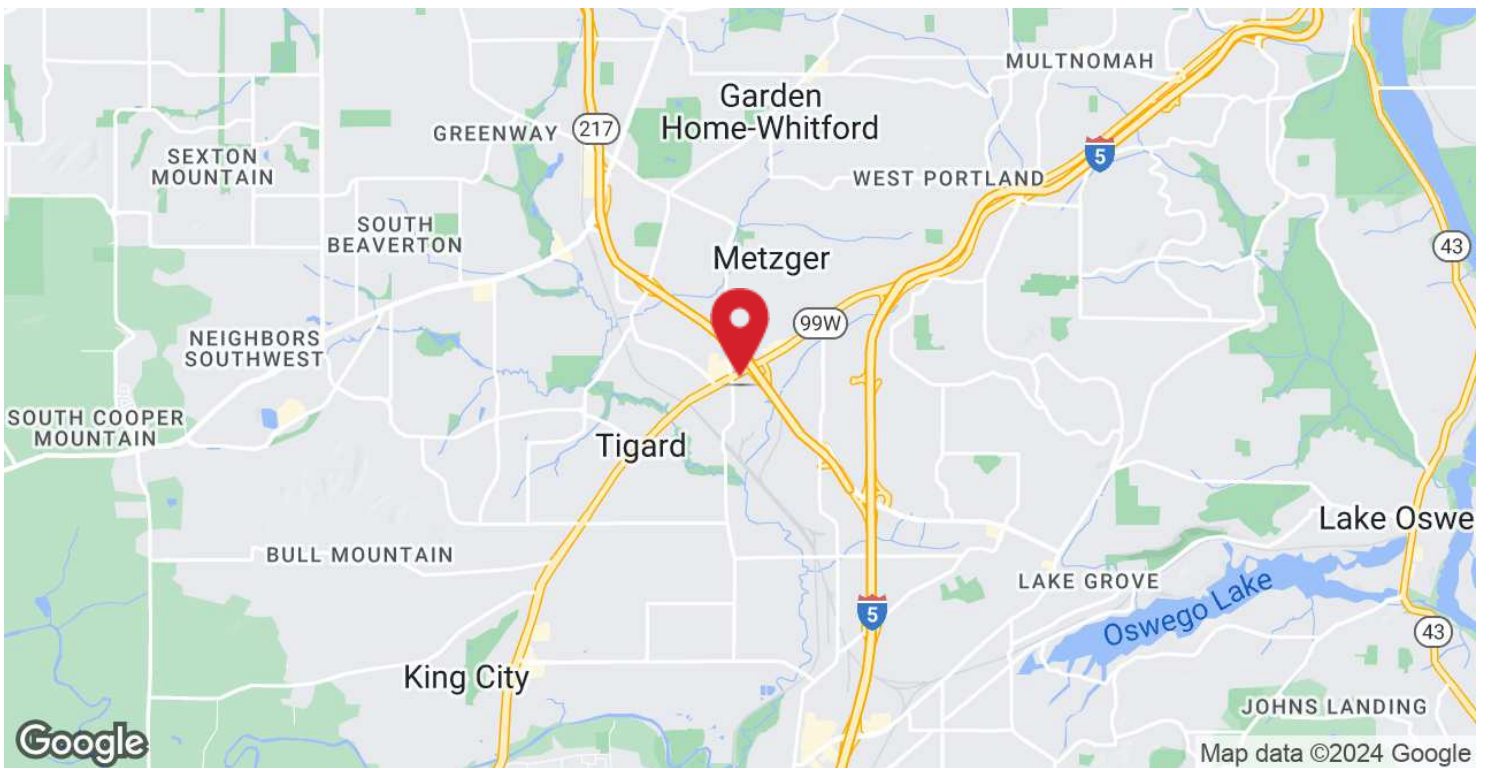
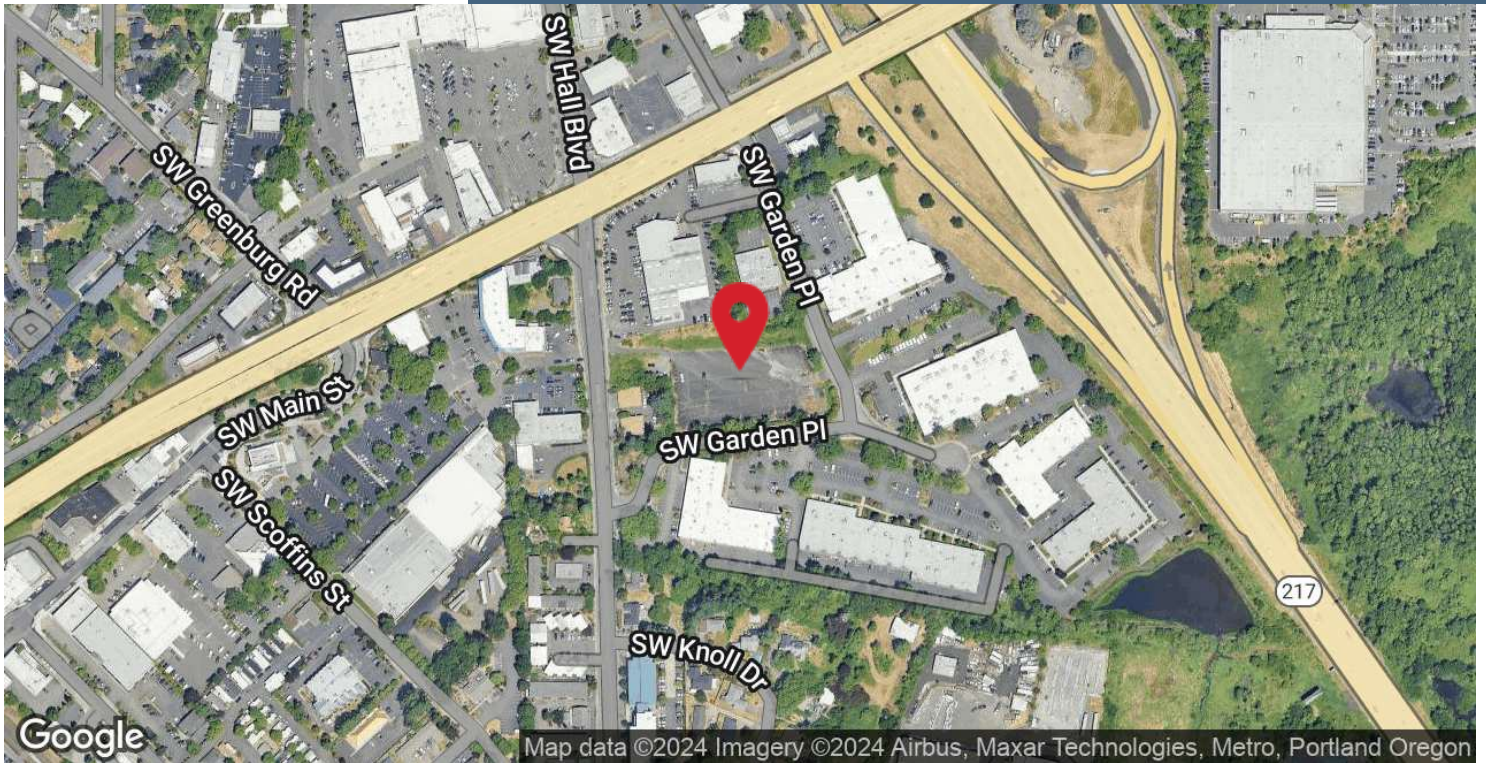
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LOCATION MAPS

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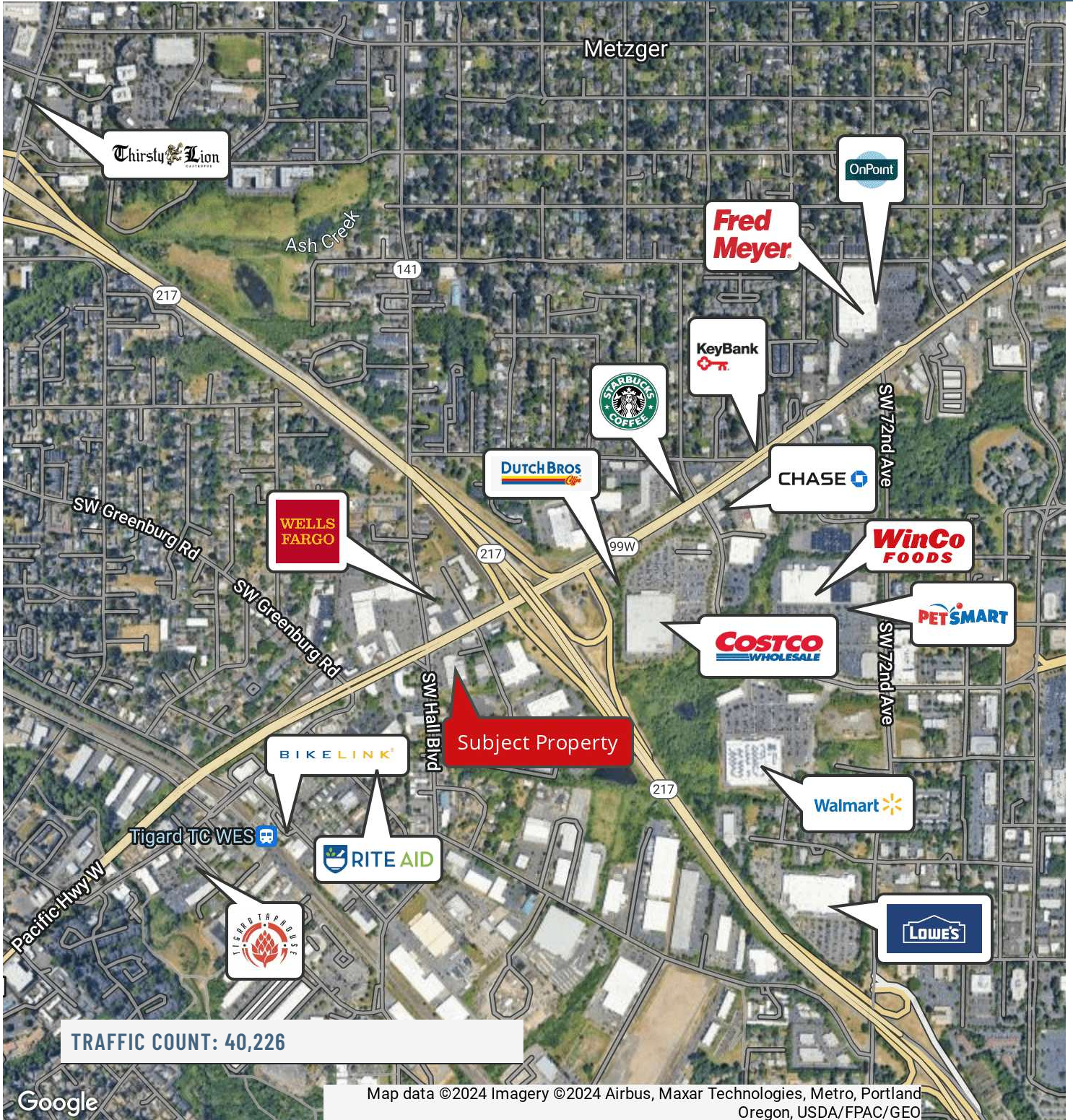
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RETAILER MAP

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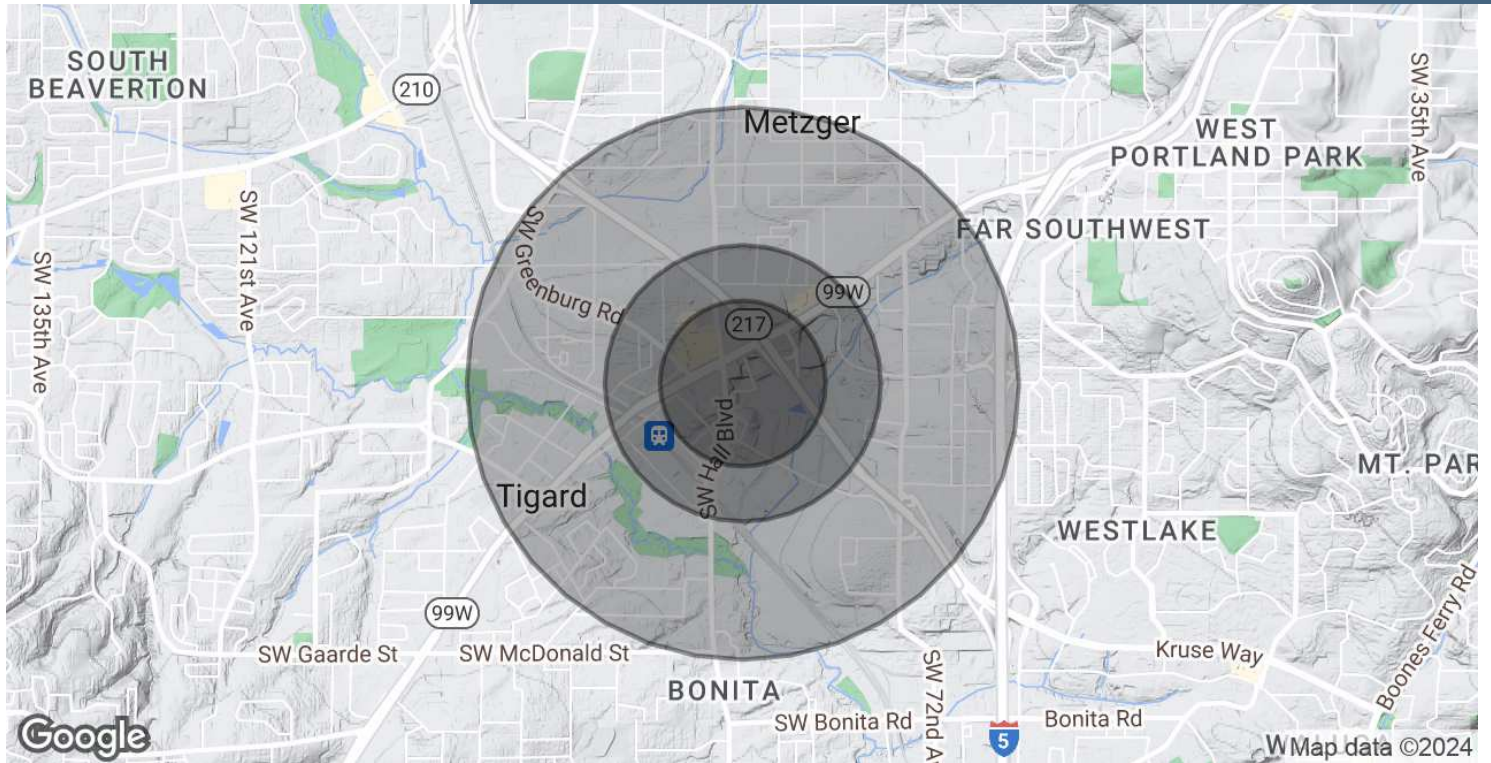
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,611	3,807	13,257
Average Age	38	38	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	738	1,653	5,531
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,403	\$86,321	\$100,173
Average House Value	\$578,687	\$576,274	\$586,897

Demographics data derived from AlphaMap

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