



FOR SALE



RESIDENTIAL DEVELOPMENT LAND

Washington County Residential Development Land

Lot A: 2.59 AC (112,820 SF) | **Lot B:** 1.36 AC (59,242 SF)

Combined: 3.95 AC (172,062 SF) | **Price:** \$2,500,000*

14025 SW 150th Ave, Tigard, OR 97224

- Two Residential Lots
- Zoning: Residential 6 (R-6) - [View Online](#)
- Washington County development land
- *Less a mutually agreed upon allowance to bring the sewer to the property.

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

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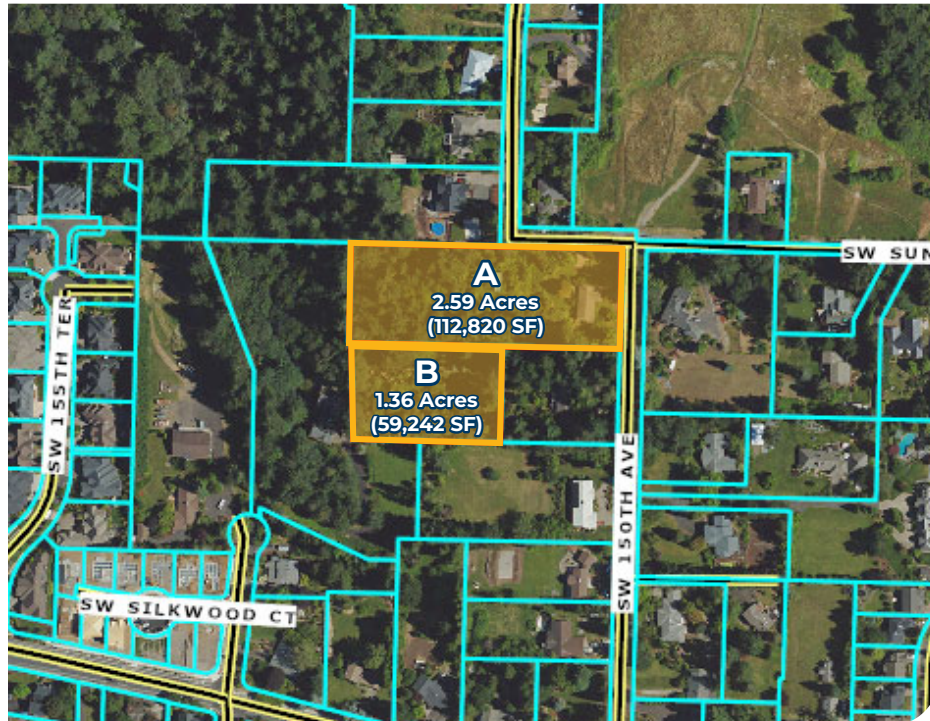
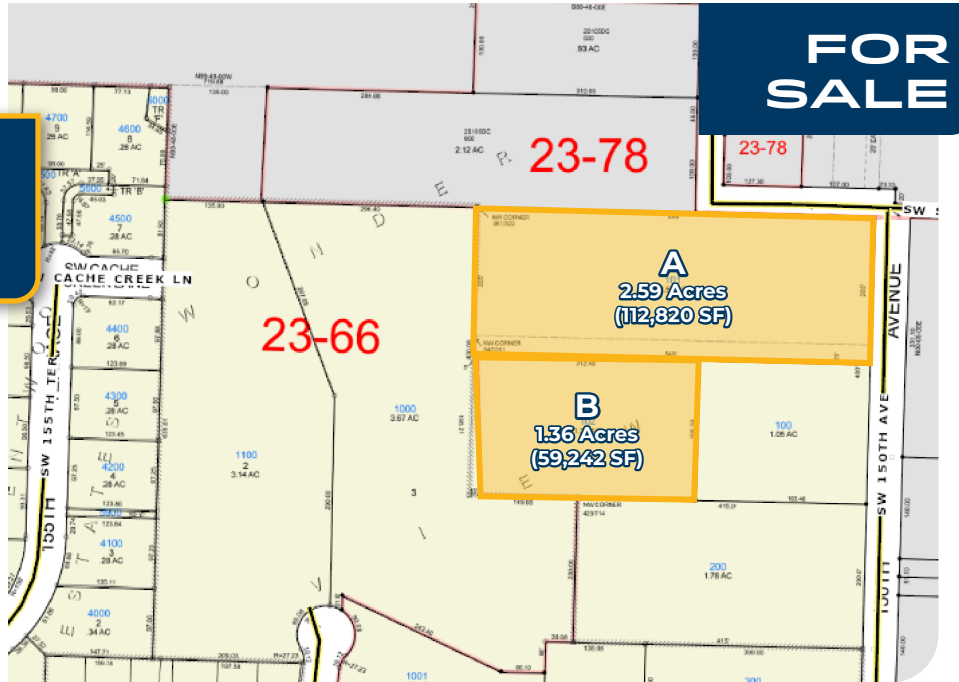
RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA

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PROPERTY SUMMARY



**FOR
SALE**

Property Overview - Lot A

Address	14025 SW 150th Ave, Tigard, OR 97224
Asset Type	Residential Land
Property Zoning	Residential 6 (R-6) - View Online
Tax Lot Size	Approx. 2.59 Acres / 112,820 SF
Parcel ID	R483649
Tax Lot ID	2S108AB00101

Property Overview - Lot B

Address	14025 SW 150th Ave, Tigard, OR 97224
Asset Type	Residential Land
Property Zoning	Residential 6 (R-6) - View Online
Tax Lot Size	Approx. 1.36 Acres / 59,242 SF
Parcel ID	R483658
Tax Lot ID	2S108AB00102

Property Overview - Lots A & B Combined

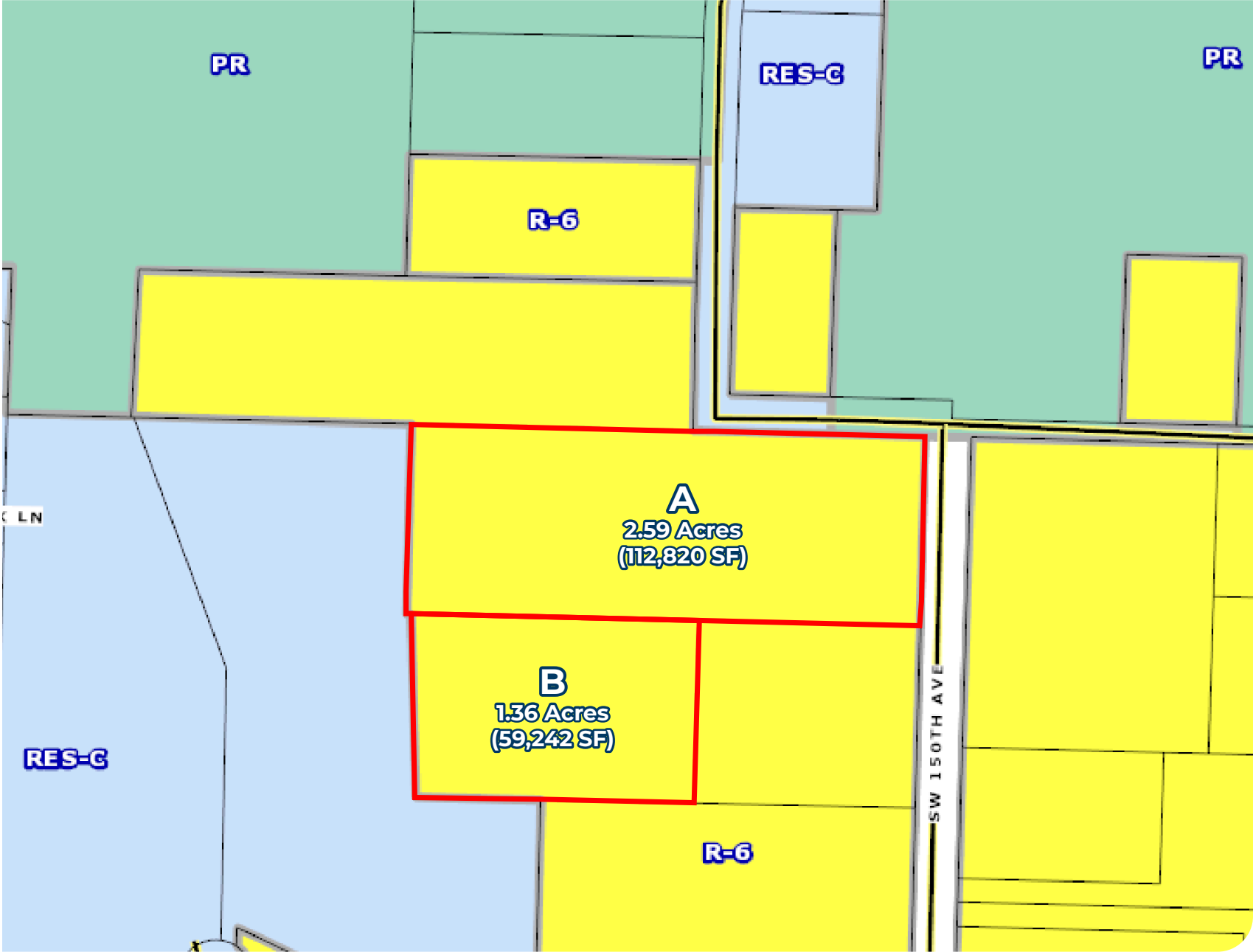
Address	14025 SW 150th Ave, Tigard, OR 97224
Asset Type	Residential Land
Property Zoning	Residential 6 (R-6) - View Online
Sale Price (A+B)	\$2,500,000* (\$14.53/SF)
Total Tax Lot Size	Approx. 3.95 Acres / 172,062 SF
*Less a mutually agreed upon allowance to bring the sewer to the property.	

Capacity Commercial Group is pleased to exclusively present for sale two residential parcels in the Bull Mountain area of Washington County. Adjacent to Sunrise Park, the property is zoned R-6. There is currently one single family home on the properties.

*Property is currently in Washington County, not the City of Tigard. Should buyer elect to annex the property into the City of Tigard, it will be at the buyers responsibility and cost.



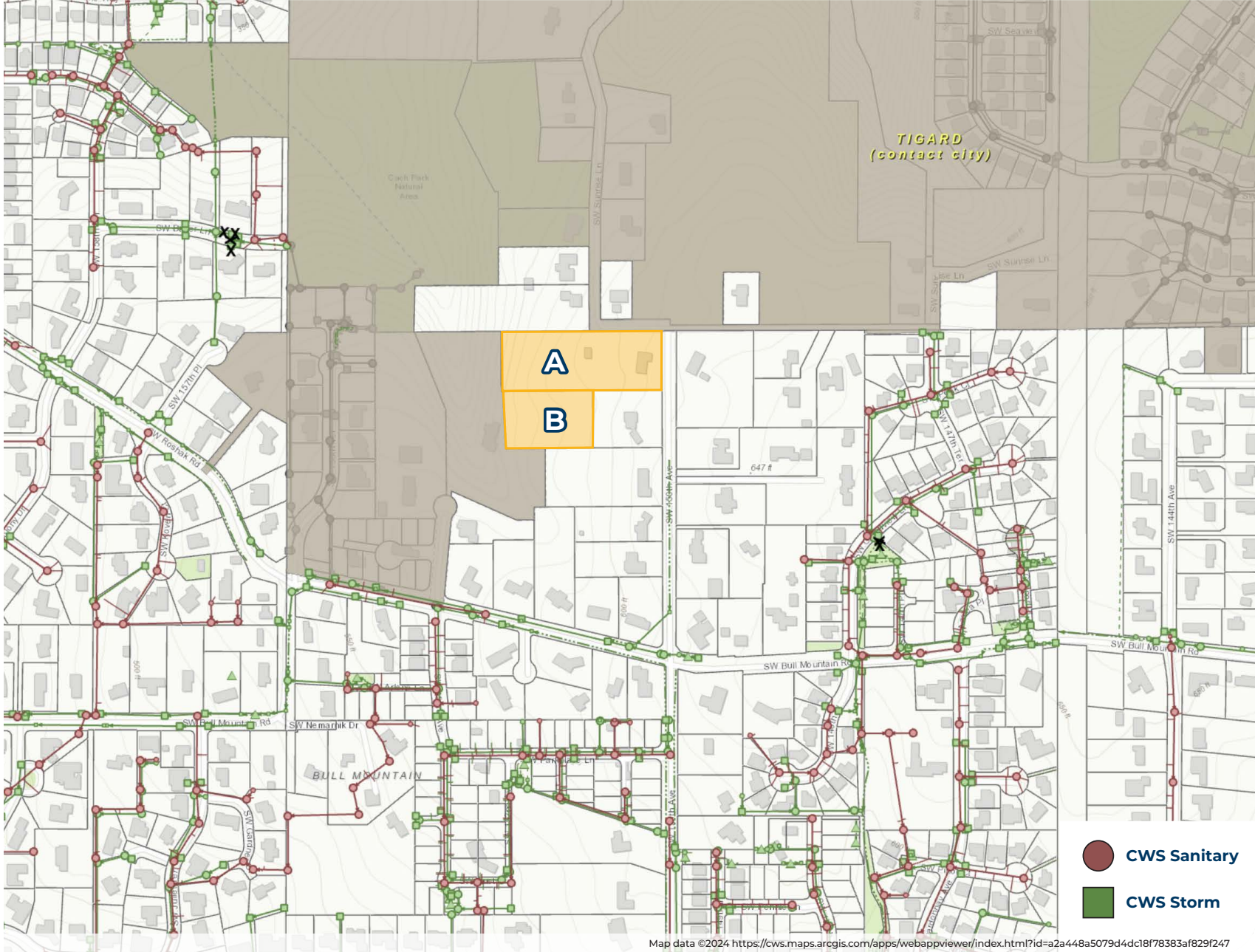
ZONING: RESIDENTIAL 6 (R-6)





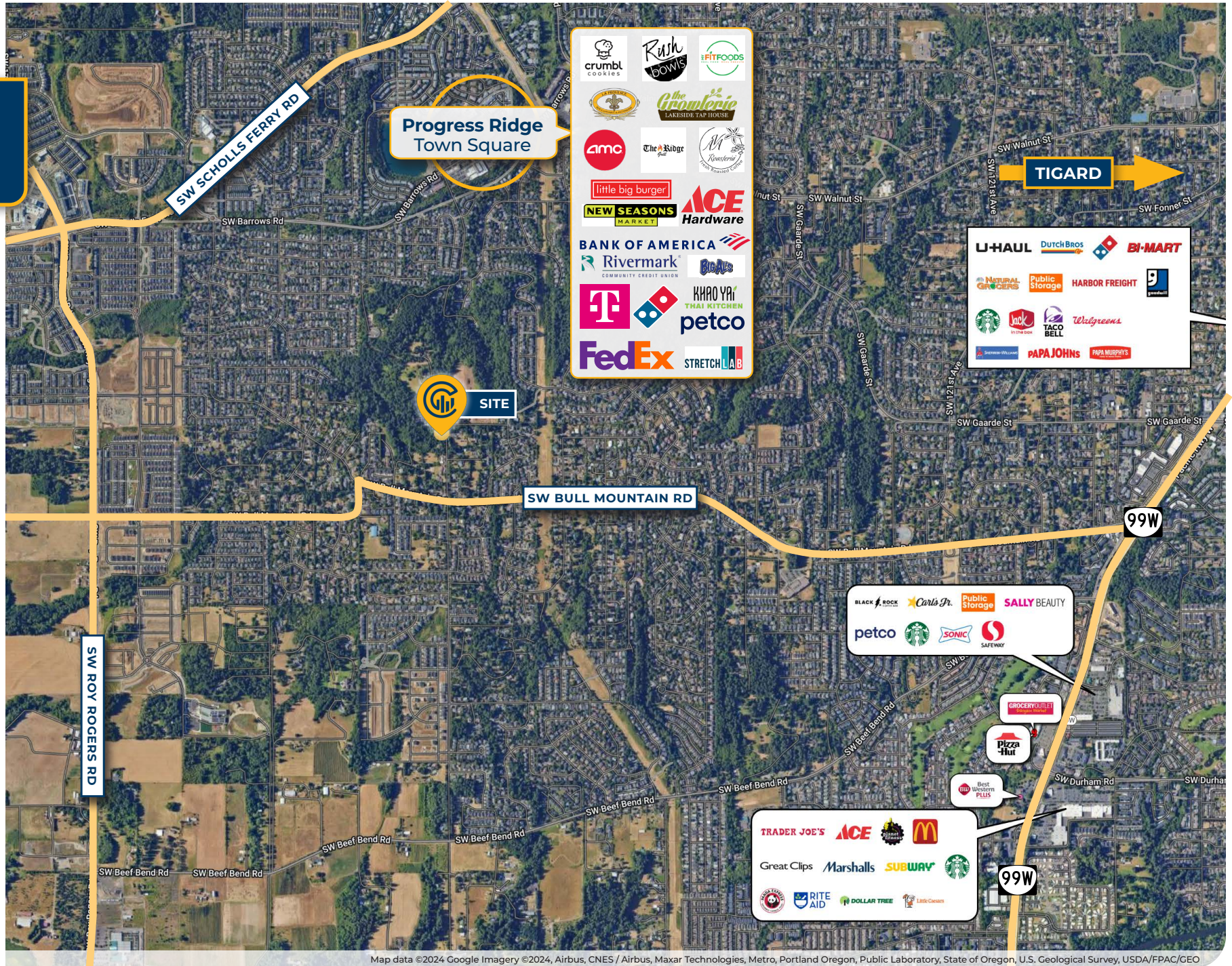
SEWER MAP

PUBLIC SANITARY AND STORM SEWERS



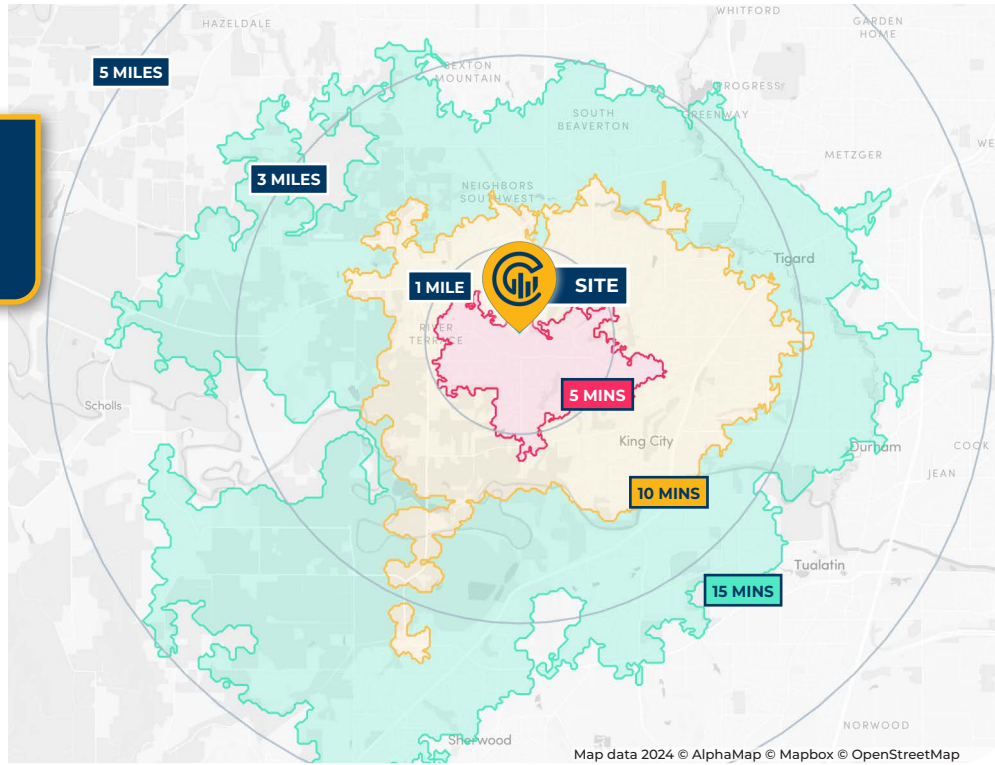


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	15,706	95,339	243,294
2028 Projected Population	16,905	96,172	243,219
2020 Census Population	15,256	93,932	241,898
2010 Census Population	12,606	84,058	220,547
Projected Annual Growth 2023 to 2028	1.5%	0.2%	-
Historical Annual Growth 2010 to 2023	1.9%	1.0%	0.8%
Households & Income			
2023 Estimated Households	5,618	39,019	97,031
2023 Est. Average HH Income	\$169,498	\$146,650	\$140,954
2023 Est. Median HH Income	\$148,939	\$115,740	\$110,237
2023 Est. Per Capita Income	\$60,640	\$60,076	\$56,302
Businesses			
2023 Est. Total Businesses	475	3,041	14,071
2023 Est. Total Employees	1,489	16,551	111,462

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
 ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023,
 TIGER Geography - RS1

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