

# Bull Mountain Residential Development Opportunity

14705 SW SUNRISE LANE, TIGARD, OR 97224

SW Menlor Ln

148th Ave

SW Catalina Dr

FOR SALE



Megan McElmurry  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



# FOR SALE

14705 SW Sunrise Lane, Tigard, OR 97224

## PROPERTY DESCRIPTION

Rare opportunity for a developer to build on well-located land surrounded by endless amenities and is conveniently only 10 minutes from Highway 217. The property consists of approximately 2.63 acres.

## PROPERTY HIGHLIGHTS

- The developer can build up to 14 townhomes (buyer to do own due diligence)
- Within walking distance to Progress Ridge Town Square and Big Al's family entertainment center

## OFFERING SUMMARY

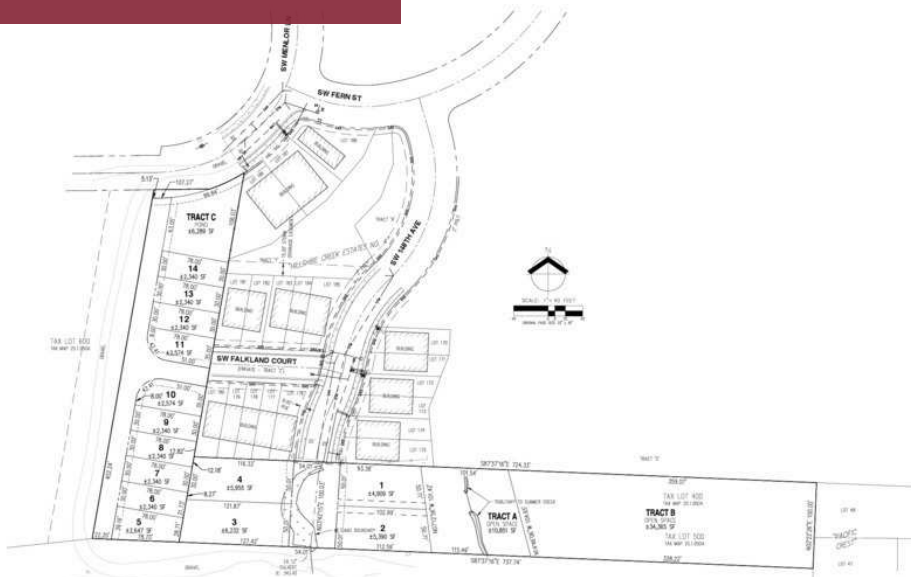
Sale Price:	Subject To Offer
Lot Size:	2.63 Acres
Zoning:	R-7

## R-7 ZONING INFORMATION

The R-7 zone is a single-dwelling zone which allows 1 dwelling unit per 7,000 ft<sup>2</sup>. The major types of new housing development will be limited to single-family houses, accessory dwelling units (ADU) and duplexes on corners. Generally, the uses and character of this zone are oriented towards Residential with the primary use being household living.

**Info is from *PortlandMaps.com*, buyer is encourage to do their own due diligence.**

Maximum Height:	30' which is generally 2-3 stories
Maximum Density:	1 unit per 7,000 SF
Parking:	1 parking space per dwelling unit except ADUs



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR



# FOR SALE

14705 SW Sunrise Lane, Tigard, OR 97224



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



# FOR SALE

14705 SW Sunrise Lane, Tigard, OR 97224

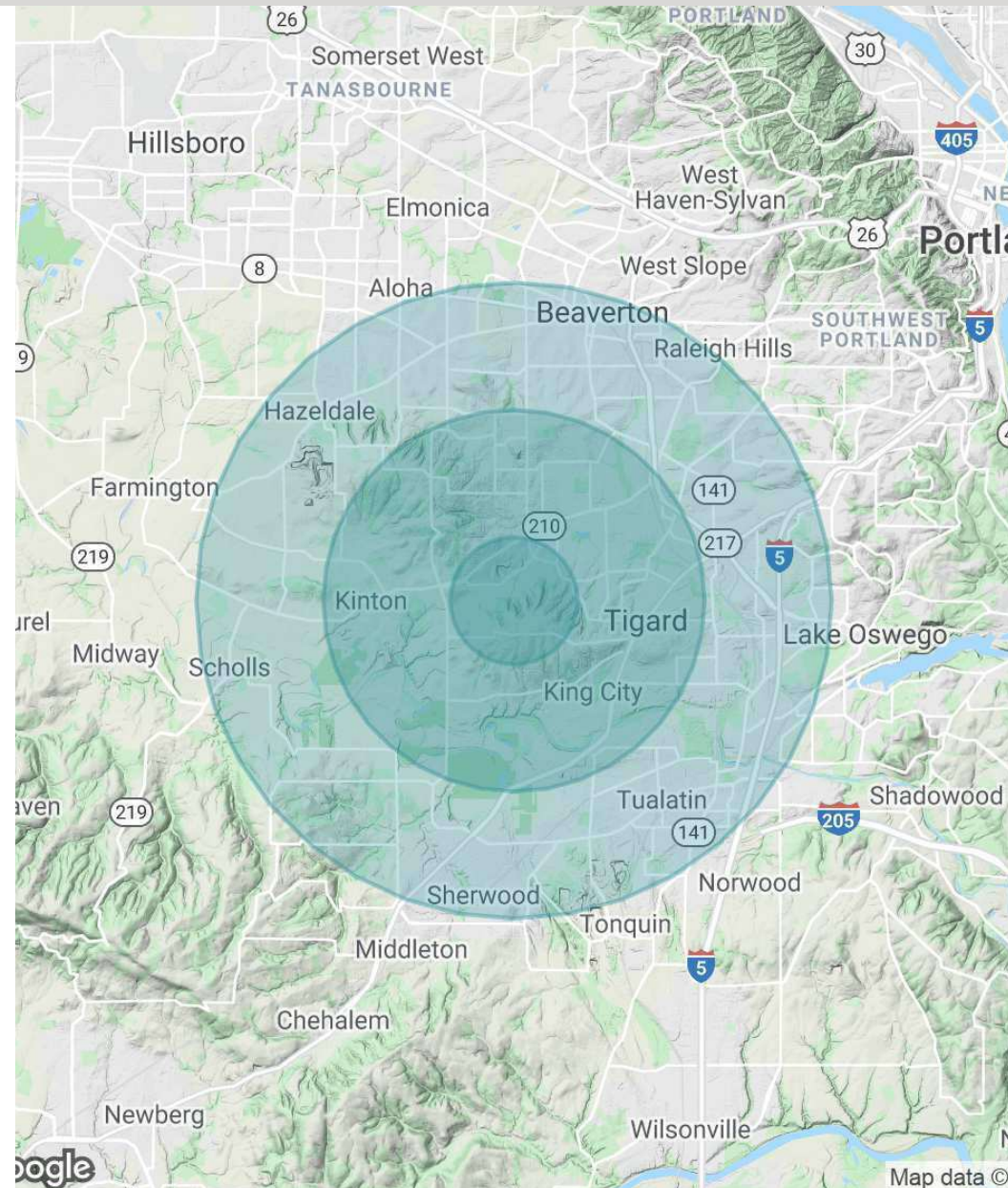
## ABOUT TIGARD

With a diverse economy, strong schools and outstanding parks, Tigard is one of the most livable cities in Oregon. Since its incorporation in 1961, the city has grown to become a desirable and affordable community in the Portland metro area. Residents enjoy access to more than 16 miles of paved trails and nearly 550 acres of parks and open spaces.

Residents have a range of public transportation choices to nearby Portland, Beaverton and Hillsboro. Other amenities include shopping at Bridgeport Village and Washington Square Mall as well as easy access to multiple full service medical facilities. The Cascade Mountains, Oregon's famed beaches and the Columbia Gorge are all accessible as day trips.

### DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
Total Population	15,332	102,553	246,089
Total Households	5,978	40,731	97,727
Average HH Income	\$92,252	\$89,599	\$77,787
Average House Value	\$506,068	\$368,887	\$342,311



**Megan McElmurry**

503.972.7274

megan@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500