

The Knoll Apartment Site

12390 SOUTHWEST KNOLL DRIVE, TIGARD, OR 97223



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

12390 Southwest Knoll Drive, Tigard, OR 97223

LOCATION DESCRIPTION

The proposed Knoll Apartments at 12390 SW Knoll Drive in Tigard, Oregon! Nestled in a vibrant and sought-after neighborhood, these apartments are designed to offer modern living in a serene suburban setting. The Knoll Apartment site is also located in a Qualified Opportunity Zone allowing substantial tax benefits to the developer.

The Knoll will feature contemporary architecture, blending seamlessly with the surrounding landscape of well-maintained streets and green spaces. The area is known for its mix of residential tranquility and accessibility to urban amenities.

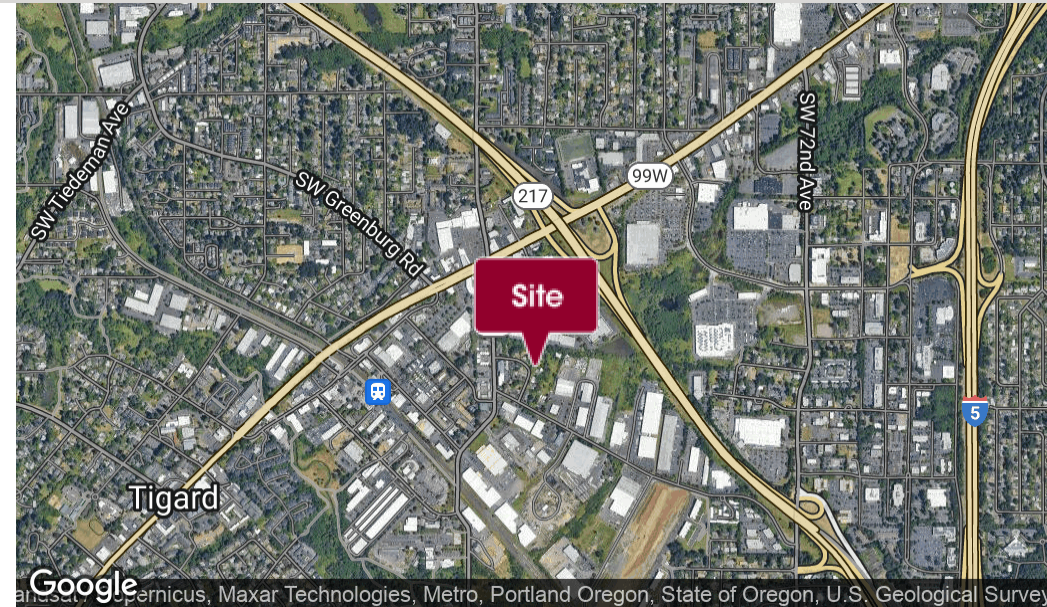
Anticipate a variety of floor plans catering to different lifestyles, from cozy studios to spacious multi-bedroom units. These residences are expected to offer open-concept layouts, abundant natural light, and thoughtfully designed interiors featuring modern fixtures and finishes.

Residents can look forward to a host of amenities designed to enhance their lifestyle. A community clubhouse or gathering space might be available for social events and gatherings, and an extensive outdoor plaza. Additionally, The Knoll will be adjacent to the future Tigard Light Rail Station, and is within walking distance to the current WES Commuter Rail Station.

The apartments' location is likely to offer convenient access to nearby conveniences, including shopping centers, dining options, entertainment venues, and outdoor recreational areas. Residents may also benefit from proximity to major transportation routes, providing easy commuting options.

Given Tigard's charm and its close proximity to Portland, residents can enjoy the best of both worlds - the tranquility of suburban life while being within reach of the cultural and economic opportunities of a larger city.

Please note that the details provided here are speculative and subject to change based on actual development plans and construction progress. For the most current and accurate information about the apartments at 12390 SW Knoll Drive in Tigard, Oregon, please contact Skip Rotticci at (503) 314-0527.



PROPERTY DESCRIPTION

Site is planned 182-unit workforce housing development site in Tigard's Qualified Opportunity Zone. Site is walking distance close to Main Street, Westside Commuter Rail, and adjacent to future light rail.

PROPERTY HIGHLIGHTS

- Qualified Opportunity Zone
- Walking distance to downtown Tigard
- Close to WES Commuter Rail Station
- Adjacent to future light rail station

OFFERING SUMMARY

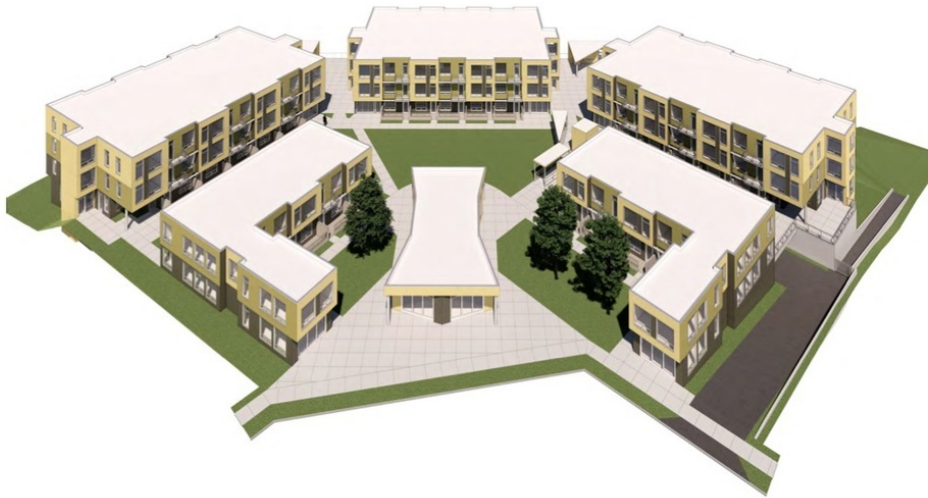
Sale Price:	\$2,750,000
Number of Units:	183
Lot Size:	123,441 SF



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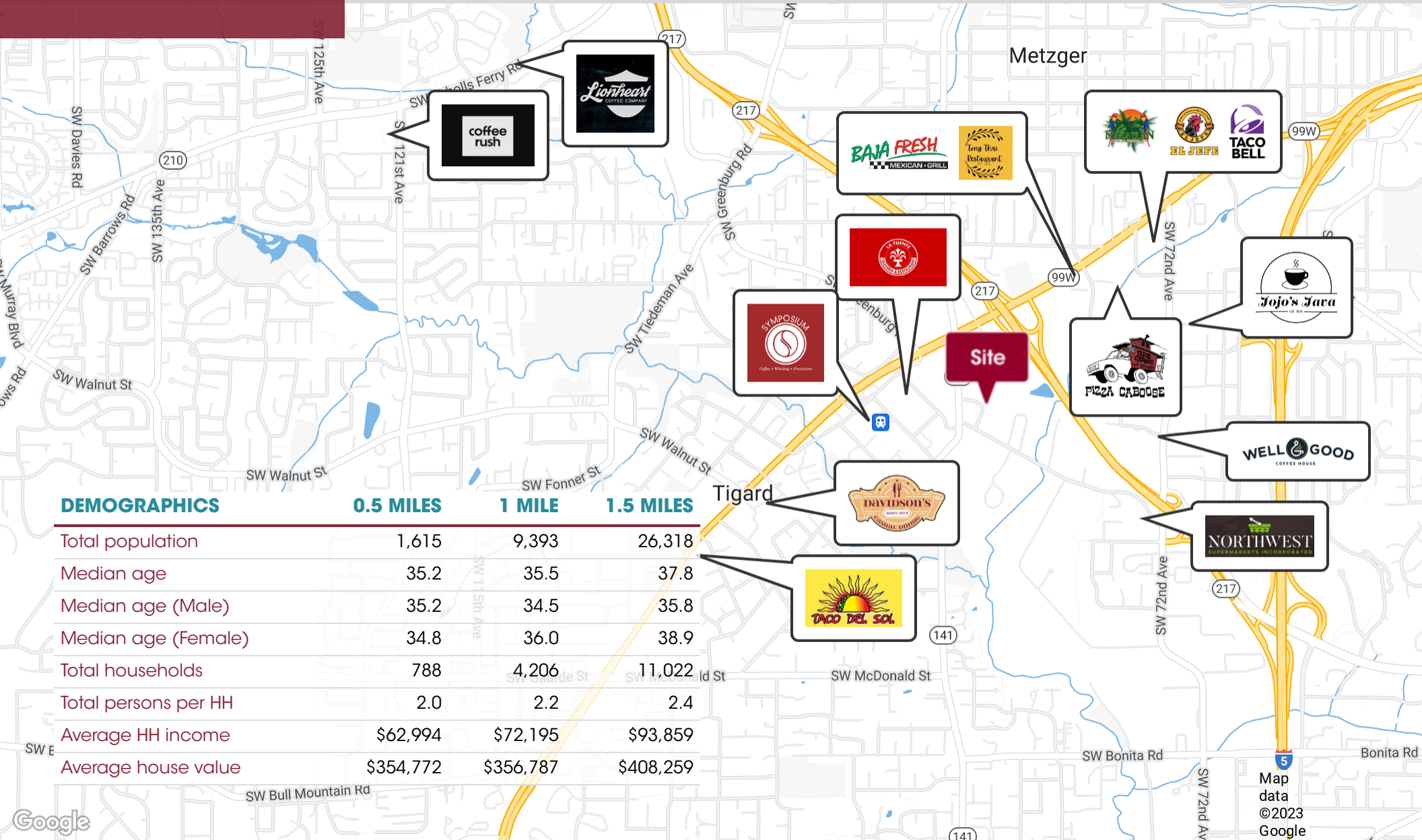
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DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total population	1,615	9,393	26,318
Median age	35.2	35.5	37.8
Median age (Male)	35.2	34.5	35.8
Median age (Female)	34.8	36.0	38.9
Total households	788	4,206	11,022
Total persons per HH	2.0	2.2	2.4
Average HH income	\$62,994	\$72,195	\$93,859
Average house value	\$354,772	\$356,787	\$408,259

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