



FOR SALE



# ASH CREEK DEVELOPMENT LAND

## Tigard Development Opportunity

**Parcel Size:** ± 133,294 GSF (3.06 AC) | \$5,998,230 (\$45/GSF)

**10560 SW 95th Ave, Tigard, OR 97223**

- Prime Multifamily Development Opportunity in Tigard
- Adjacent to Lincoln Center and close to Washington Square
- Adjacent to new Cogir of Tigard Retirement Community
- Zoning: MUR: Mixed-Use Residential - View Online

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# PROPERTY SUMMARY



| PROPERTY DETAILS  |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Address           | 10560 SW 95th Ave, Tigard, OR 97223                               |
| Parcel Size       | ±133,294 GSF (3.06 Acres)                                         |
| Parcel Sale Price | \$5,998,230 (\$45/SF)                                             |
| Parcel #s         | R270619, R270593, R270584, R270600, R270566, R270575, and R270557 |
| Zoning            | MUR: Mixed-Use Residential - <a href="#">View Online</a>          |

## Capacity Commercial Group is pleased to exclusively market for sale a prime 3.06 acre site in Tigard, Oregon.

The property is located on Oak Street next to Cogir of Tigard (senior housing) and down the road from Oak Street Lofts and offers a developer a great site for approximately 200 units. Additionally the site has easy access from hwy 217 and is in close proximity to Washington Square Mall, Lincoln Center and other employment and shopping in the area. The site benefits from a flexible MUR zoning that allows for a range of residential and some commercial uses.

### Nearby Highlights

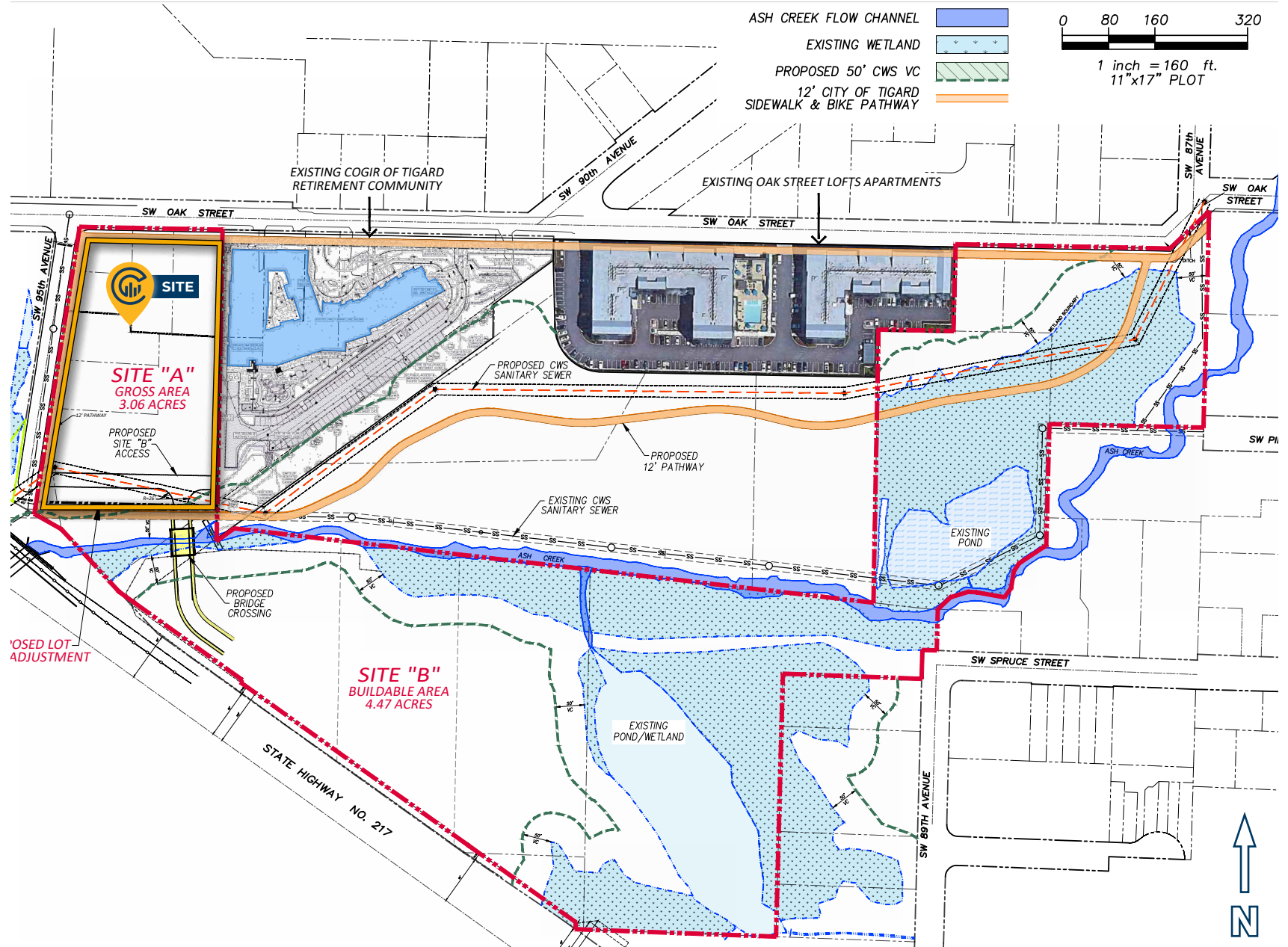
- Washington Square
- Cafe Today
- Cogir of Tigard Retirement Community
- Franz Bakery Outlet
- Grove Cookie Company
- iFLY Indoor Skydiving
- Lincoln Center Office Campus
- Margarita Factory Tigard
- Panera Bread
- Red Lobster
- Thirsty Lion
- World Market





# SITE PLAN

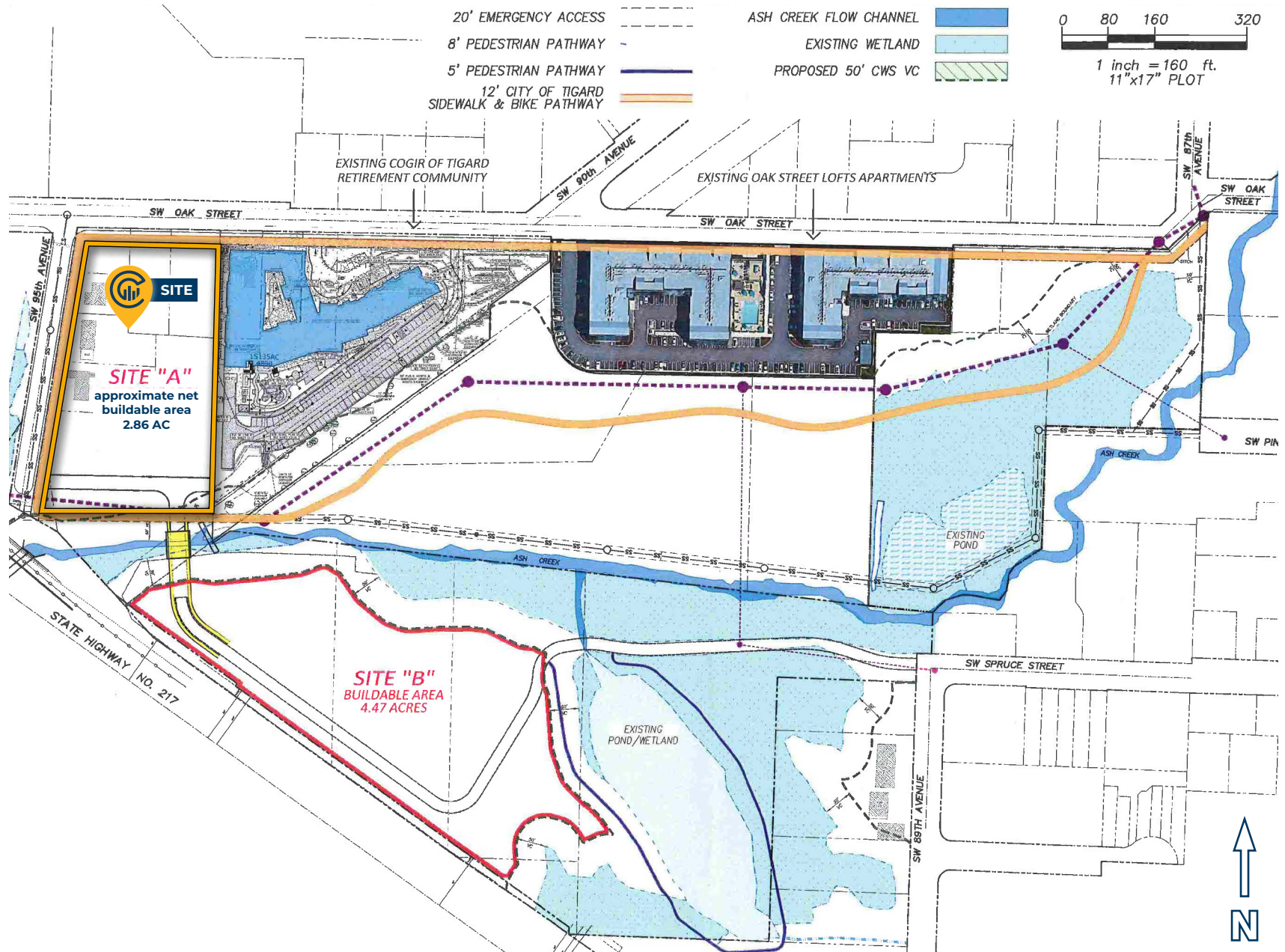
## SITE PLAN





# SITE PLAN

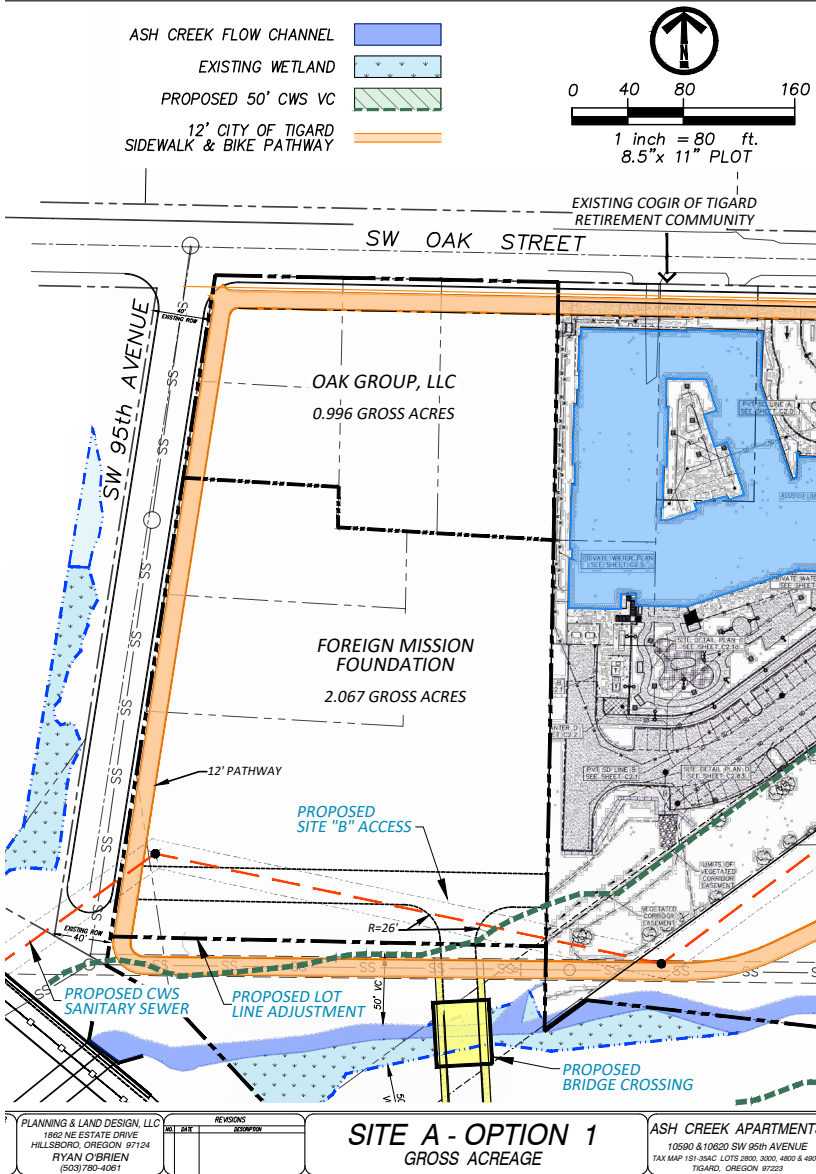
## SITE PLAN



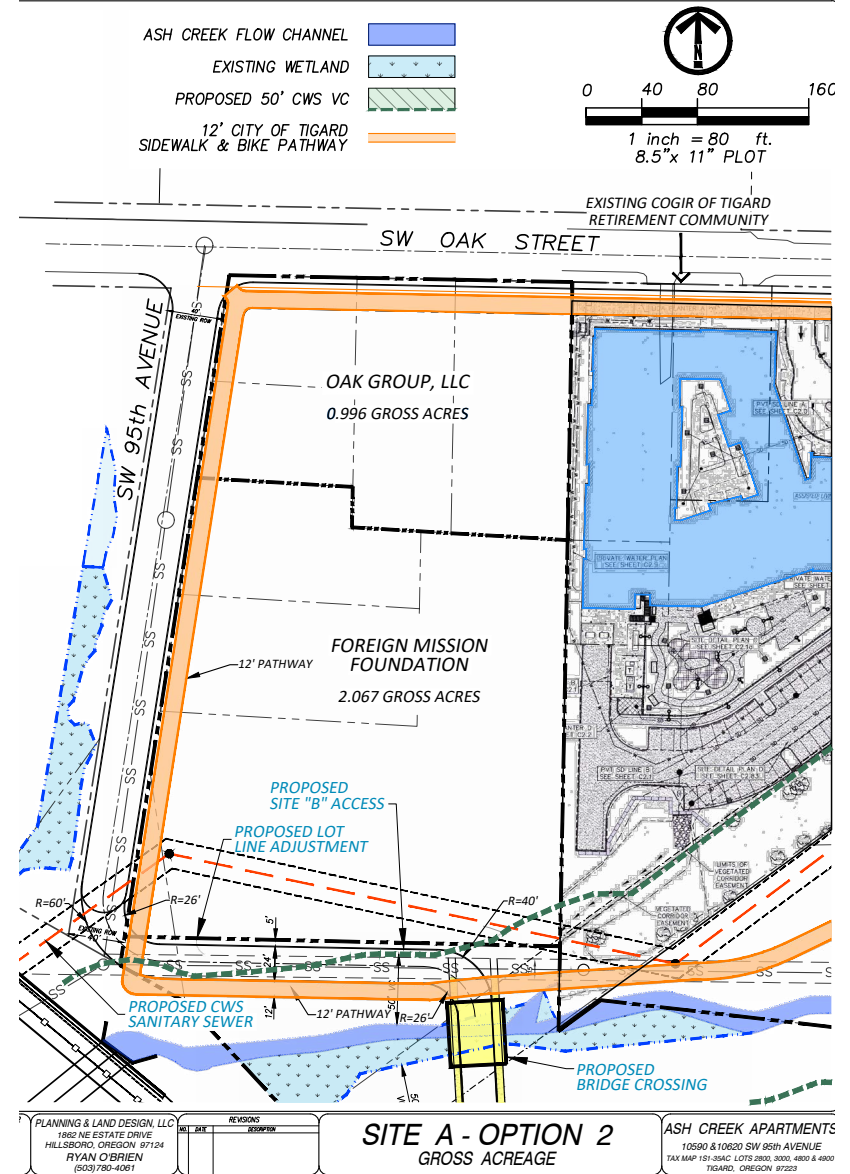


# ROAD ALIGNMENT OPTIONS

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TS\Ryan O'Brien\312 Ash Creek\CAD 5-13-96\312-AshCrApt-NoCD5\_P-Base.dwg, 8/6/2026 4:55:14 AM



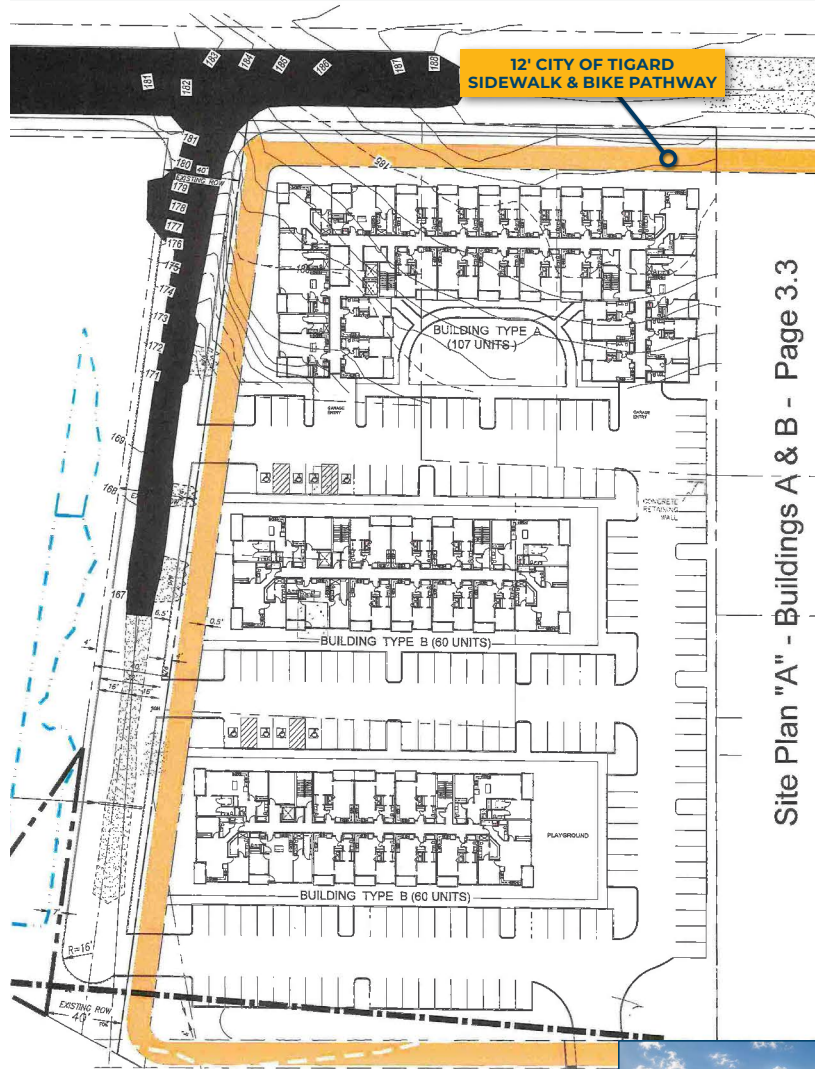
## ROAD ALIGNMENT OPTIONS





# SITE PLAN

## SITE PLAN



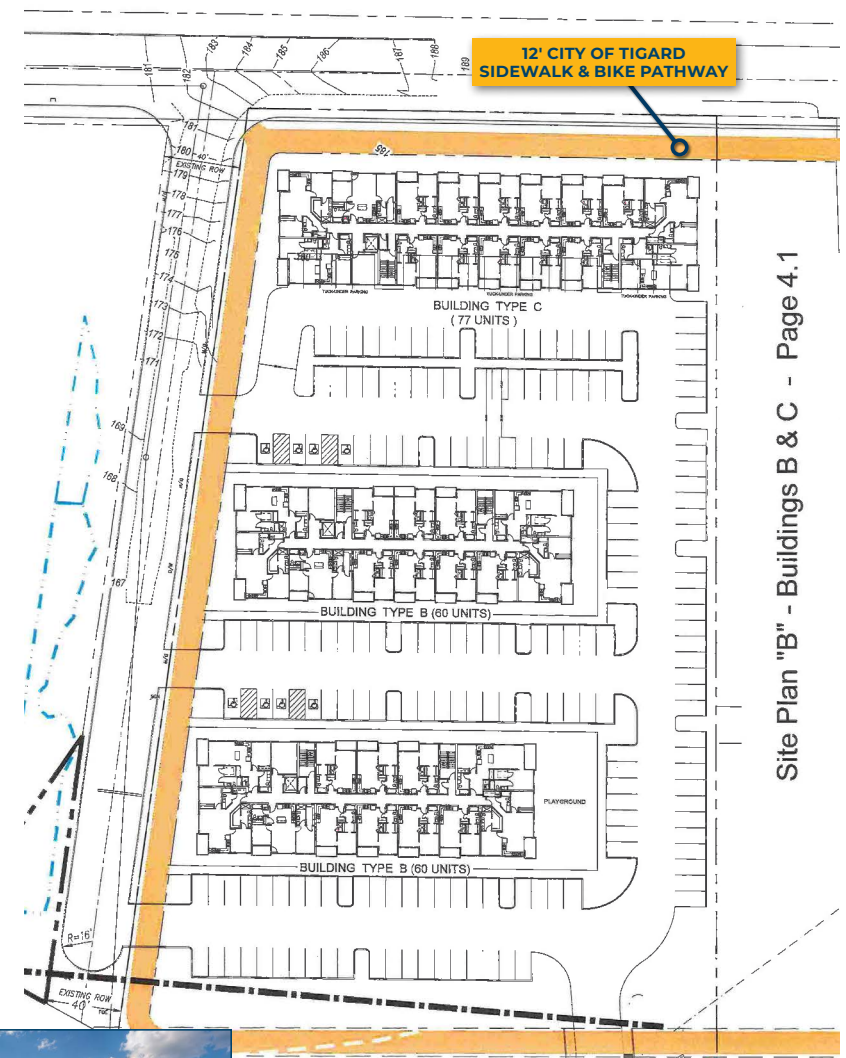
Site Plan "A" - Buildings A & B - Page 3.3

### SITE PLAN DETAILS - 227 UNITS

|                      |                             |
|----------------------|-----------------------------|
| 1-Bedroom            | 145 Units                   |
| 2-Bedroom            | 82 Units                    |
| <b>Total</b>         | <b>227 Units, 5 Stories</b> |
| <b>Total Parking</b> | <b>225 Car Stalls</b>       |



Rendering



Site Plan "B" - Buildings B & C - Page 4.1

### SITE PLAN DETAILS - 197 UNITS

|                      |                             |
|----------------------|-----------------------------|
| 1-Bedroom            | 126 Units                   |
| 2-Bedroom            | 71 Units                    |
| <b>Total</b>         | <b>197 Units, 5 Stories</b> |
| <b>Total Parking</b> | <b>202 Car Stalls</b>       |





## ZONING

### § 18.120.020 List of Base Zones.

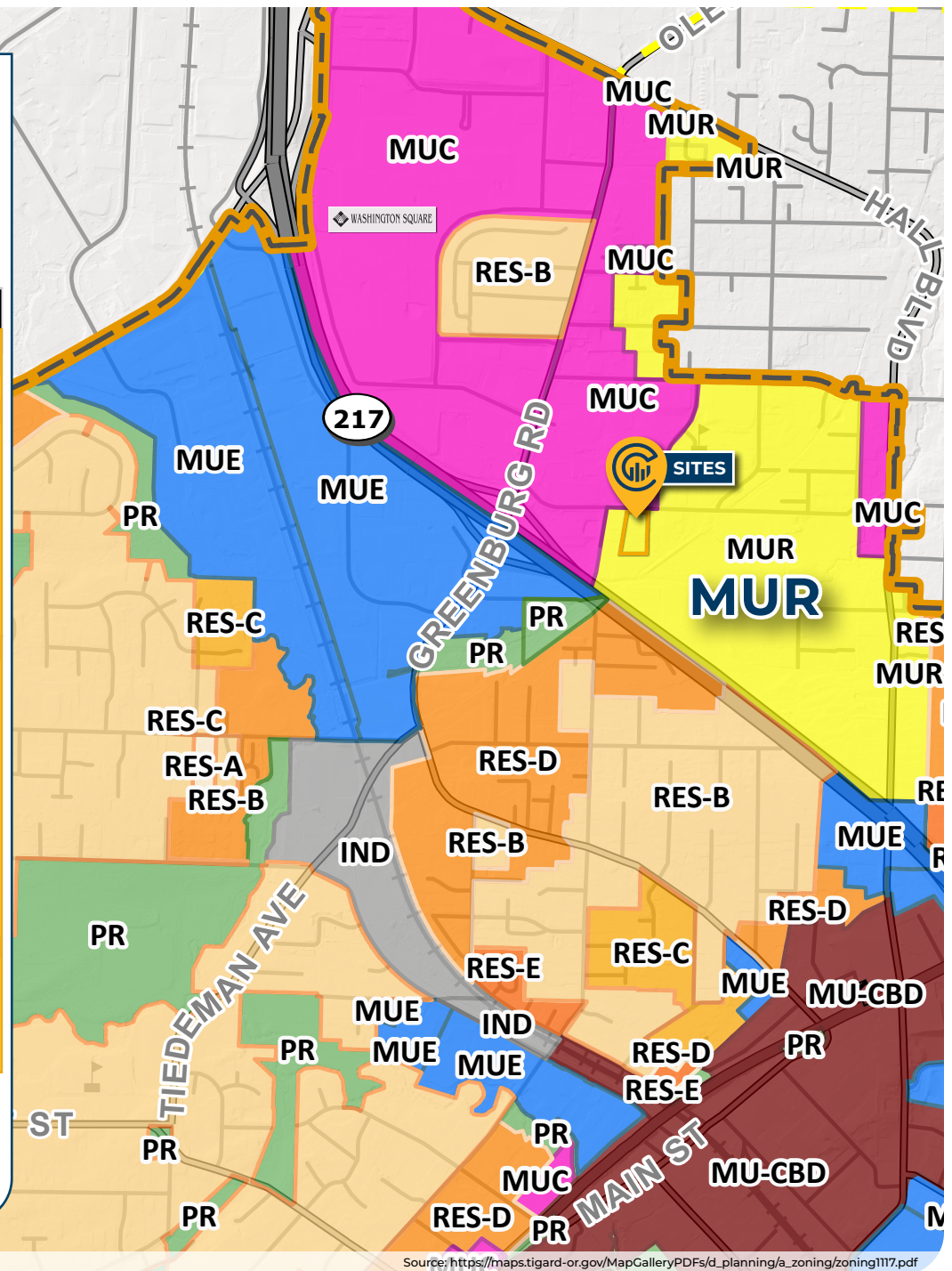
**E. MUR: Mixed-Use Residential zone.** The MUR zone is designed for predominantly residential areas where mixed-uses are allowed when supportive of the residential use.

Table 18.120.1  
Commercial Zone Use Standards

| Use Categories                      | COM | MUC | MUE | MUR |
|-------------------------------------|-----|-----|-----|-----|
| <b>Residential Use Category</b>     |     |     |     |     |
| Residential Use                     | R   | A   | R   | A   |
| <b>Civic Use Categories</b>         |     |     |     |     |
| Basic Utility                       | R/C | R/C | R/C | R/C |
| Cemetery                            | P   | P   | P   | P   |
| Detention Facility                  | P   | P   | P   | P   |
| Government Services                 | A   | A   | A   | A   |
| Railroad Yard                       | P   | P   | P   | P   |
| School or Religious Facility        | C   | C   | C   | C   |
| Temporary Shelter                   | C   | C   | C   | C   |
| Transportation and Utility Corridor | A   | A   | A   | A   |
| Wireless Communications Facility    | R   | R   | R   | R   |
| <b>Commercial Use Categories</b>    |     |     |     |     |
| Adult Entertainment                 | C   | P   | P   | P   |
| Commercial Lodging                  | A   | A   | A   | A   |
| Indoor Sales and Services           | R   | R   | R   | R   |
| Major Event Entertainment           | A   | C   | P   | P   |
| Mobility Hub                        | A   | R   | R   | C   |
| Motor Vehicle Fuel Sales            | A   | P   | P   | P   |
| Motor Vehicle Sales and Rental      | A   | R   | R   | P   |
| Motor Vehicle Servicing             | A   | R   | R   | P   |
| Non-Accessory Parking               | R   | R   | R   | P   |
| Office                              | A   | A   | A   | R   |
| Outdoor Sales and Services          | A   | P   | P   | P   |
| Self-Service Storage                | R   | P   | P   | P   |
| <b>Industrial Use Categories</b>    |     |     |     |     |
| Industrial and Manufacturing        | R   | R   | R   | P   |
| Off-Site Services                   | R   | P   | R   | P   |
| Warehouse and Distribution          | P   | P   | A/R | P   |
| Waste-Related Facility              | P   | P   | P   | P   |
| Wholesale and Equipment Rental      | R   | P   | A/R | P   |

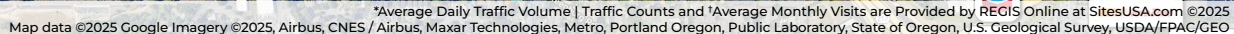
A = Allowed      R = Restricted      C = Conditional Use      P = Prohibited

[VIEW ZONING CODE ONLINE](#)



Source: [https://maps.tigard-or.gov/MapGalleryPDFs/d\\_planning/a\\_zoning/zoning1117.pdf](https://maps.tigard-or.gov/MapGalleryPDFs/d_planning/a_zoning/zoning1117.pdf)

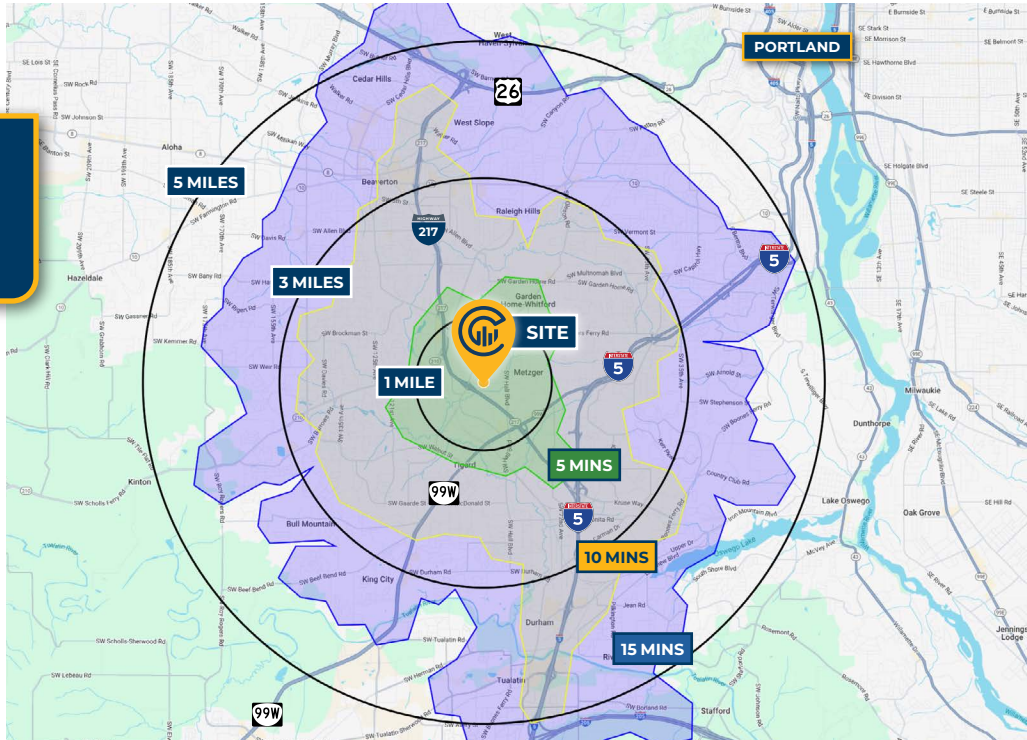








# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

| Population                            | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------------------|-----------|-----------|-----------|
| 2025 Estimated Population             | 13,976    | 136,894   | 323,669   |
| 2030 Projected Population             | 14,540    | 133,990   | 315,961   |
| 2020 Census Population                | 13,219    | 136,482   | 322,443   |
| 2010 Census Population                | 11,936    | 128,679   | 297,747   |
| Projected Annual Growth 2025 to 2030  | 0.8%      | -0.4%     | -0.5%     |
| Historical Annual Growth 2010 to 2025 | 1.1%      | 0.4%      | 0.6%      |
| <b>Households &amp; Income</b>        |           |           |           |
| 2025 Estimated Households             | 5,937     | 58,708    | 135,792   |
| 2025 Est. Average HH Income           | \$110,173 | \$137,754 | \$154,217 |
| 2025 Est. Median HH Income            | \$90,797  | \$108,081 | \$117,222 |
| 2025 Est. Per Capita Income           | \$46,939  | \$59,176  | \$64,821  |
| <b>Businesses</b>                     |           |           |           |
| 2025 Est. Total Businesses            | 1,643     | 9,894     | 21,654    |
| 2025 Est. Total Employees             | 13,566    | 77,347    | 160,600   |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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