

Neighboring Site

FOR SALE

SW 70TH & SW BAYLOR

11540 SOUTHWEST 70TH AVENUE, TIGARD, OR 97223

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Situated in the thriving Portland area, this property offers an exceptional investment opportunity thanks to its highly desirable Triangle Mixed-Use zoning. Boasting a prime location, this versatile property is well-suited for a range of development options, including multifamily residences. The favorable zoning allows for flexibility and potential for mixed-use development, making it an appealing choice for forward-thinking investors. With its strategic location and zoning designation, this property offers the chance to capitalize on the dynamic real estate market in the Portland area, making it a lucrative prospect for multifamily development.

PROPERTY HIGHLIGHTS

- Zoned Triangle Mixed Use
- Qualified Opportunity Zone (potential for significant capital gains tax benefits)
- Vertical Housing Development Zone (potential for significant property tax benefits)
- Tax Increment Financing Area (grants available for qualified entities)
- Versatile development options (four to six stories)
- Can be acquired with neighboring site to create a 1.23 acre site
- Flexible mixed-use potential

OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	13,500 SF

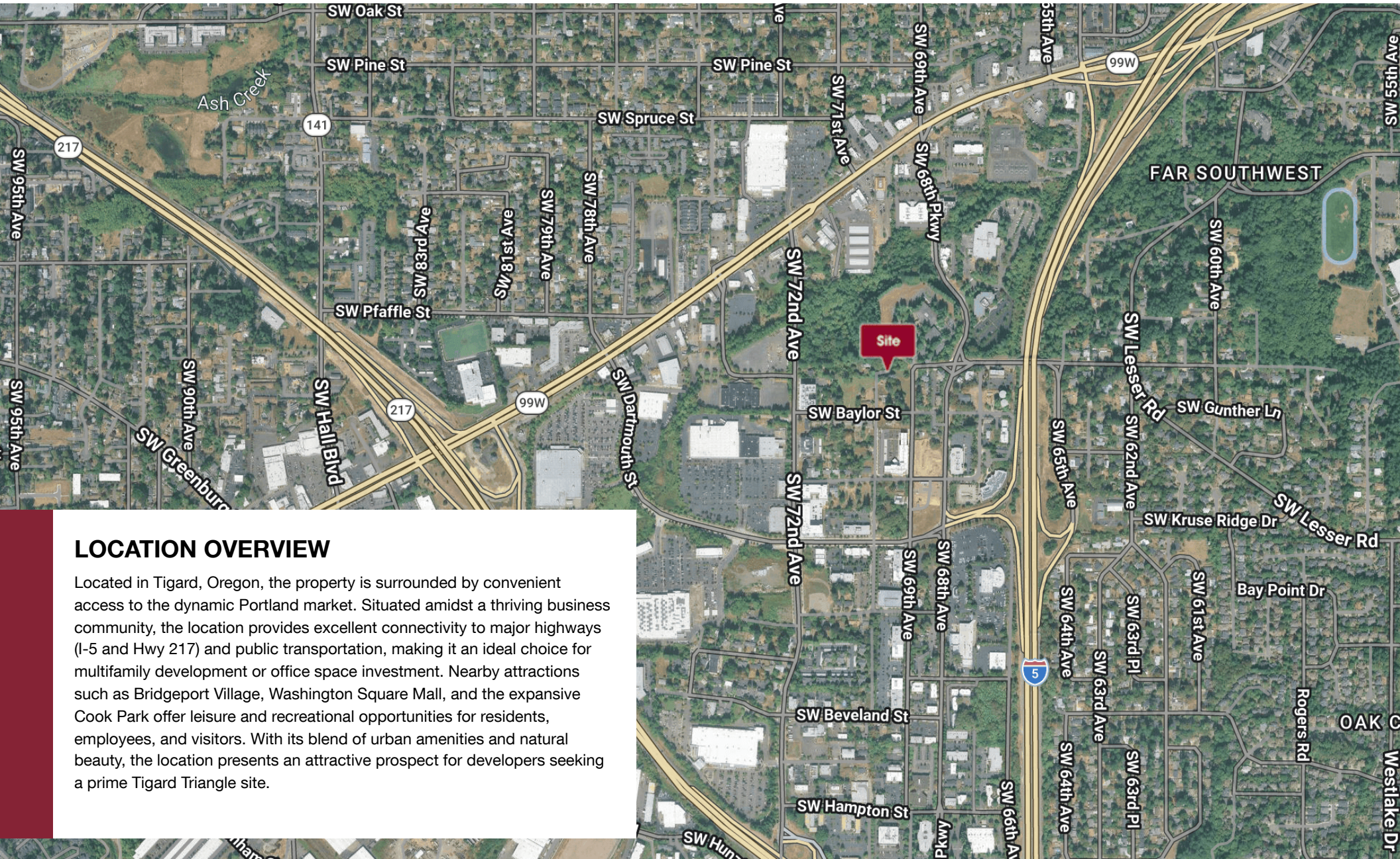


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LOCATION OVERVIEW

Located in Tigard, Oregon, the property is surrounded by convenient access to the dynamic Portland market. Situated amidst a thriving business community, the location provides excellent connectivity to major highways (I-5 and Hwy 217) and public transportation, making it an ideal choice for multifamily development or office space investment. Nearby attractions such as Bridgeport Village, Washington Square Mall, and the expansive Cook Park offer leisure and recreational opportunities for residents, employees, and visitors. With its blend of urban amenities and natural beauty, the location presents an attractive prospect for developers seeking a prime Tigard Triangle site.

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