

FOR SALE

MULTI-FAMILY
DEVELOPMENT
SITE IN TIGARD



TIGARD TRIANGLE MULTI-FAMILY LAND

7085 SW BEVELAND RD | TIGARD, OR 97223

For more information or a property tour, please contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

02/05/2025

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
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DETAILS

- Sale price: \$810,000
- Parcel number: R957366
- Current zoning: TMU (Tigard Mixed-Use)
- Allowed uses: Apartments, office, retail/commercial sales, and civic services
- Maximum height: 45 to 100 feet
- Total lot size: ± 0.488 AC (21,257 SF)
- Current use: Single family home
- Highest/Best use: Multi-family residential
- # of buildings: 3 (house, garage, shed)
- House year built: 1950
- House size: ±1,836 SF; ± 720 SF garage

HIGHLIGHTS

- Level lot with flat topography
- Utilities available at SW Beveland Rd
- Highly desirable submarket
- Proximity to I-5, Hwy 217, and Hwy 99W

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,158	49,522	123,248
Median Age	39.1	42.0	41.4
Households	4,148	49,522	123,248
Med. Household Income	\$81,796	\$117,819	\$121,015

This ± 0.488-acre multi-family development site sits within one of Tigard's fastest-growing areas, with strong access to transit, shopping, and downtown Portland. Zoning allows for higher density residential, making it ideal for developers targeting continued demand for quality housing. Surrounded by existing amenities and supported by a city vision for walkable growth, the property is well-positioned for near-term development.

The Tigard Triangle is gaining traction as a strategic location for new apartment projects, offering convenient access to west and south metro employment hubs at a more attainable price point than inner Portland. Ongoing redevelopment momentum and city backing support long-term growth.



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PROPERTY PHOTOS



Looking towards NW corner



Looking towards NE corner



Looking south from NE corner



Looking south from NW corner

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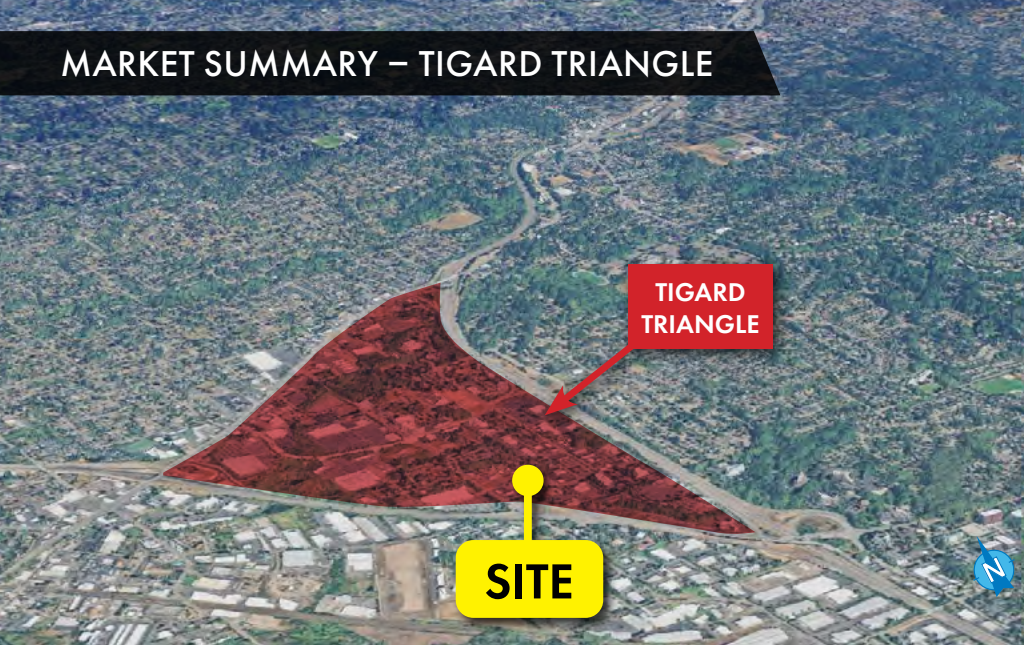
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MARKET SUMMARY – TIGARD TRIANGLE



The Tigard Triangle is often talked about as having great potential for apartment and mixed-use development in the Portland metro. Here's why it's on people's radar:

Tigard is emerging as a strong commuter hub and job center within the Portland metro. Major employers like Intel and Nike are nearby, with Downtown Portland easily accessible via I-5 and OR-217. The city offers strong livability, supported by WES commuter rail, TriMet bus service, and a mix of neighborhoods, retail, and business parks. Amenities like Washington Square, nearby parks and trails, and quick access to Kruse Way's office cluster continue to attract both professionals and families.

The Triangle sits at the convergence of Highway 99W, Highway 217, and I-5, offering excellent regional access for commuters and residents alike. Its central location provides easy connectivity to major job centers in Portland, Beaverton, and Lake Oswego. Tigard has experienced steady population growth over the past decade as rising costs in Portland have pushed demand into more affordable

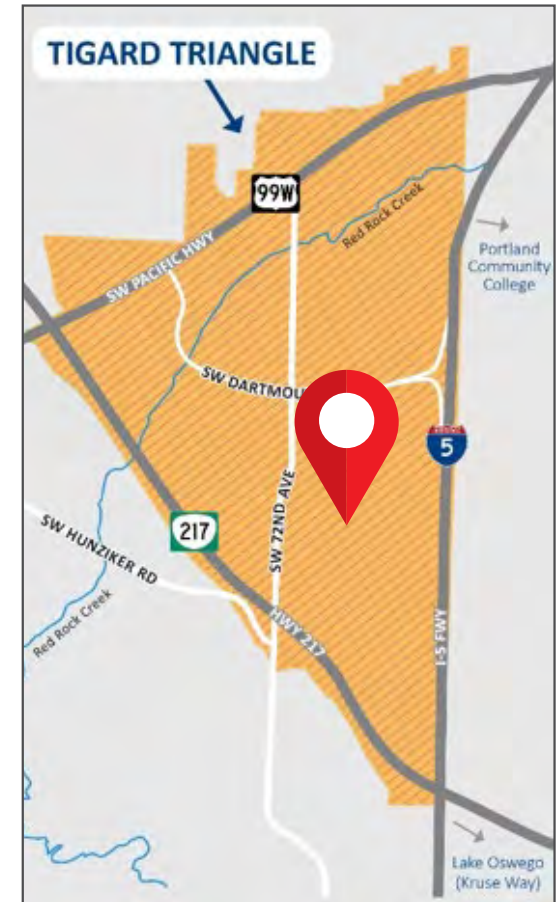
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suburban markets. While regional growth has moderated since the 2020s, it remains positive. In the Triangle, vacancy for newer commercial and retail space is still relatively low, supported by consistent demand from service businesses, healthcare providers, and restaurants. Strong population and job growth are expected over the next decade, driven by the region's housing shortage and continued infill development.

The Tigard Triangle has historically been underdeveloped, but the city is targeting it for higher-density, urban-style growth. Plans emphasize walkability, bike infrastructure, mixed-use development, and housing—aligning with demand from younger renters and families. Transit improvements are also in progress, including TriMet's proposed SW Corridor light rail, though timing remains uncertain.

Some challenges the area faces are that it remains car-dependent, with parts lacking visual appeal and cohesive infrastructure. Upgrades will be needed to create a more livable environment, while managing traffic and maintaining housing affordability will be ongoing challenges.



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The QOZ program has been extended indefinitely. Originally set to expire for new investments on December 31, 2026, the Federal One Big Beautiful Bill Act removes that sunset and establishes a rolling 10-year designation cycle.

The Tigard Triangle's designation as a:

- [TIF District](#) will help optimize public and private investment and advance the community's vision for the area.
- [Vertical Housing Development Zone](#) has local incentive programs designed to spur mixed-use development and business growth.
- [Enterprise Zone](#), also has local incentive programs designed to stimulate mixed-use development and business growth.



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