FOR SALE

SW 69TH & SW BAYLOR DEVELOPMENT SITE

SW 69TH & SW BAYLOR, TIGARD, OR 97223

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PROPERTY DESCRIPTION

This property presents an exceptional opportunity for multifamily development. With its coveted Triangle Mixed-Use zoning, the property offers a versatile canvas for multifamily development, capitalizing on the area's flourishing real estate market. The strategic zoning designation allows for diverse development options, fostering a mixed-use approach to maximize investment opportunities. Positioned in a prime location, this property is an enticing prospect for investors seeking to capitalize on the dynamic growth and demand in the Portland multifamily market.

PROPERTY HIGHLIGHTS

- Prime location in Tigard Triangle.
- Zoned Triangle Mixed Use.
- Qualified Opportunity Zone.
- Vertical Housing Development Zone.
- Tax Increment Finance Area.
- Versatile development options up to six stories.
- Ideal for multifamily residences.
- Can be combined with the neighboring 13,500 SF lot to create a 1.23-acre site.

OFFERING SUMMARY

Sale Price:	$1,500,000
Lot Size:	40,170 SF

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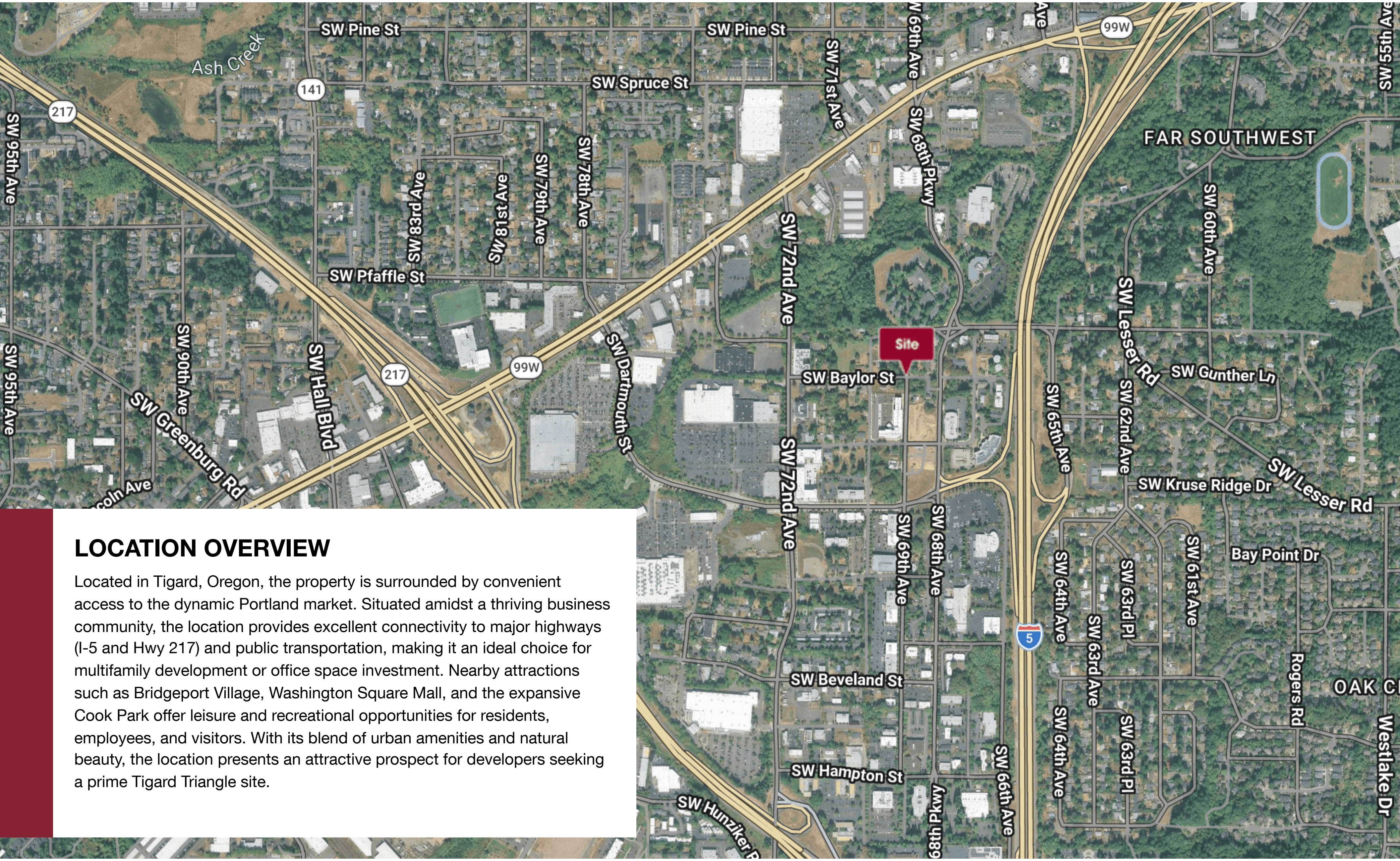

LOCATION OVERVIEW

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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THE INCENTIVE STACK

This is not simply another development site for sale — it is a residential or mixed use development platform where three of Oregon's strongest development incentives converge on a single 39,915 SF/0.92 acre site.

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1 · QUALIFIED OPPORTUNITY ZONE (FEDERAL)

- **Permanent program.** The Opportunity Zone incentive was made a permanent part of the tax code in 2025, removing the prior "expiring benefit" pressure. New QOF investments receive a rolling 5-year capital-gains deferral plus a 10% basis step-up.
- **10-year exclusion.** Appreciation on a qualifying investment held 10+ years is excluded from tax — the core driver for patient redevelopment capital.
- **Timing to confirm.** Current tract designations transition in 2026–2027; a buyer should confirm the site's designation status for their deployment timing. Substantial-improvement redevelopment fits the program well.

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2 · VERTICAL HOUSING DEVELOPMENT ZONE — PROPERTY TAX ABATEMENT (LOCAL)

- **Up to 80% exemption over 10 years** on the value of new construction — 20% per residential floor built above a non-residential ground floor (four floors = the 80% maximum). The Tigard Triangle sits within Tigard's VHDZ.
- **Affordable bonus.** Floors dedicated to low-income housing also make the land eligible for a partial exemption (20% per floor, up to 80%).
- **Design implication.** Rewards a vertical mixed-use configuration (commercial ground floor + residential above); confirm current certification requirements with the City**.**

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3 · TAX INCREMENT FINANCING (LOCAL GAP FUNDING)

- **Tigard Triangle TIF district.** The City's TIF agency funds infrastructure, parks, and public spaces, and partners directly with private developers on mixed-use and affordable housing — a potential gap-closer negotiated project by project.

ILLUSTRATIVE DOLLAR FRAMEWORK

Placeholders only — replace the bracketed inputs with your development team's figures. The purpose is to show how the stack compounds, not to state a projected return.

Assumed program	[X] residential units across [Y] floors over commercial ground floor
New construction value	$[NC] (assessed value of improvements)
VHDZ abatement	80% × property-tax rate × $[NC] ≈ $[A]/yr saved, up to 10 yrs » ~$[A×10] nominal
TIF participation	Up to $[T] toward eligible public/site improvements (negotiated)
OZ benefit	Federal tax on appreciation of the QOF investment » $0 at a 10-yr hold

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