

# Rare 0.37 Acre Build-Ready Commercial Lot

FOR SALE: SW 70th Ave @ SE TV Hwy | Hillsboro, OR 97123



**SUMMA**<sup>®</sup>  
REAL ESTATE GROUP

# Property Detail

## SE 70TH AVE @ SE TV HWY - HILLSBORO, OR 97123

Sale Price: \$850,000

Lot Size (assessed Acres): ±0.37 Acres

Lot Size (Assessed SF) ±16,117 SF

Lot Detail: Level / Grass / Ready to Build

Tax Lot #: 1S210AD03100

Builder / Developer Packet [CLICK TO VIEW](#)

Market / MSA: Portland Metro, Oregon

Submarket: Hillsboro / South Hillsboro

Zoning: CG - Commercial General (City of Hillsboro)

- Utilities Stubbed Up to Lot & most of Required Infrastructure In-Place
- High Traffic Location right off of SE TV Hwy on SE 70th Avenue
- Neighbors Big River Coffee, Chick-fil-A, and Kaady Car Wash
- Versatile C-G (Commercial General) Zoning with a multitude of uses
- One of only a few remaining vacant lots in the South Hillsboro Corridor
- ±1/3 Mile to SE Cornelius Pass Road @ TV Hwy & Entrance to South Hillsboro / Reed's Crossing Neighborhood & Shopping Center



### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population (2024)	16,048	60,477	130,393
Estimated Growth (2024-2029)	0.8%	0.3%	0.2%
Median Age	38.6	37.9	37.2
Average Household Income	\$112,721	\$119,766	\$115,654

\*2024 Demographics data derived from CoStar for SW Tualatin Valley Hwy - Lot #3100



**FOR SALE**  
**\$850,000**



**PROPERTY SIZE**  
**0.37 Acres (16,117 SF)**



**READY-TO-BUILD**  
**Utilities Stubbed @ Property**



**ZONING**  
**C-G Commercial General**

## PROPERTY DESCRIPTION

Hard to find 0.37 acre build-ready commercial lot zoned C-G in high-exposure, desirable location nestled between Chick-fil-A, Kaady Car Wash & Big River Coffee with high traffic count being located right off TV Hwy. Versatile mixed use, commercial zoning allows for eating & drinking establishments, retail, office, medical, self-storage & mixed use retail/residential with a maximum building height of 35 ft. This level lot comes build-ready with most of the infrastructure already in place around it and utilities stubbed up right to the lot. This is one the few remaining vacant lots in the area. Take advantage of the growing South Hillsboro corridor with this exceptional location right next to Intel & Reed's Crossing.

C-G Zoning allows for versatile commercial uses such as: eating and drinking establishments, retail, office, medical, self-storage, and mixed use retail / residential.

**Please CALL Broker for more details!**



# Property Photos



# Site Plan

SE Tualatin Valley Highway

Big River Coffee

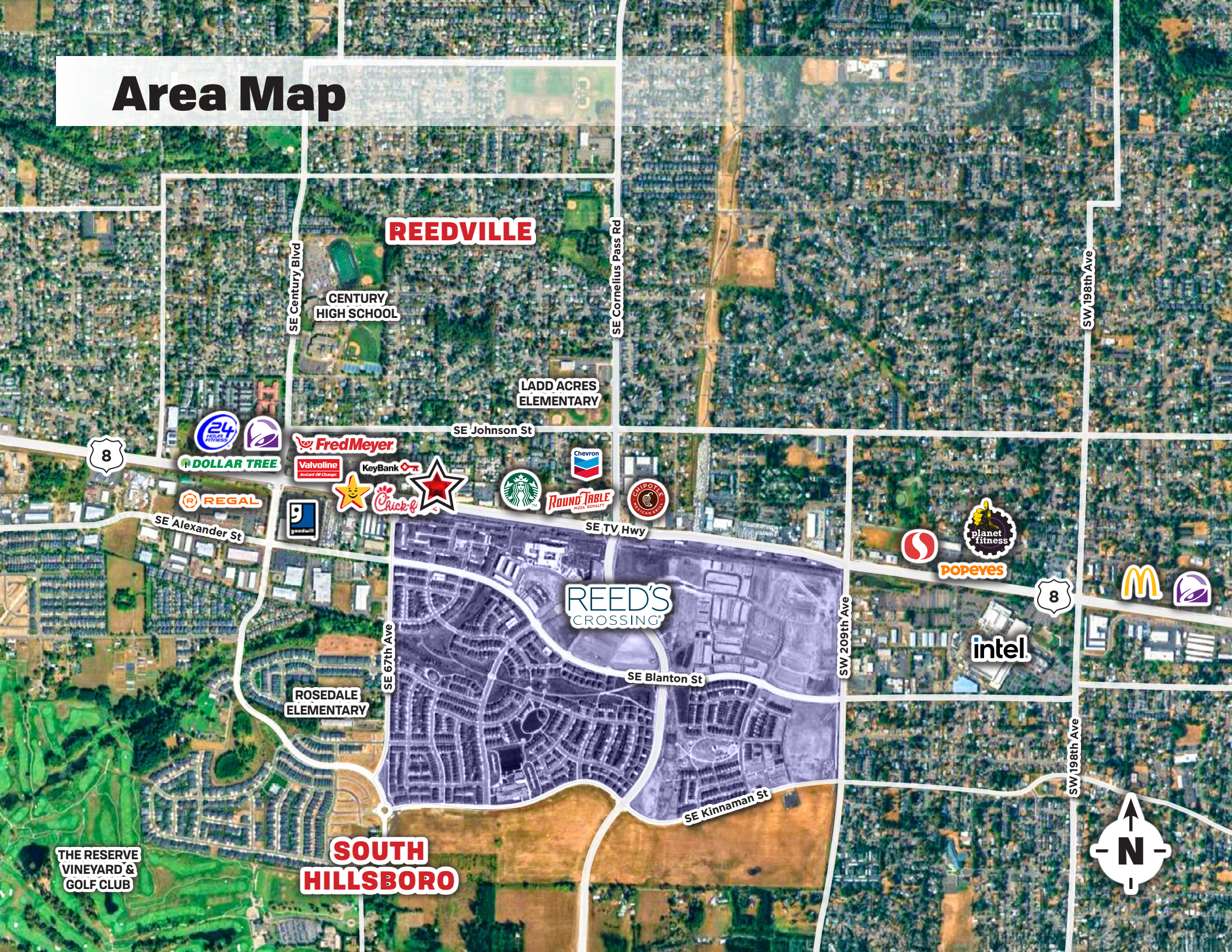
Chick-fil-A

Subject Property  
0.37 Acres

SE 70th Avenue



# Area Map



**REEDVILLE**

CENTURY HIGH SCHOOL

LADD ACRES ELEMENTARY

SE Johnson St

SE Century Blvd

SE Cornelius Pass Rd

SW 198th Ave

8



Fred Meyer

Valvoline

KeyBank



ROUND TABLE PIZZA ROYALTY



REGAL



SE TV Hwy



POPEYES



SE Alexander St

REED'S CROSSING

8

intel

ROSDALE ELEMENTARY

SE 67th Ave

SE Blanton St

SW 209th Ave

SE Kinnaman St

SW 198th Ave

THE RESERVE VINEYARD & GOLF CLUB

**SOUTH HILLSBORO**







Exclusively Listed By:

**TYLER HORST**

Principal Broker  
503-956-8104  
tyler@tylerhorstrealty.com

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