



FOR SALE



## TIGARD TRIANGLE

### Prime Multifamily Development Site in Tigard

± 28,750 SF | Price: \$1,236,250 (\$43/SF)

**7065 SW Beveland St, Tigard, OR 97223**

- **Zoning:** TMU (Tigard Mixed - Use) - [View Online](#)
- Opportunity Zone
- Vertical Housing Tax Credit Zone
- Designed for 56 units - roughly 80% design complete and 90+% civil drawings complete and included in the price

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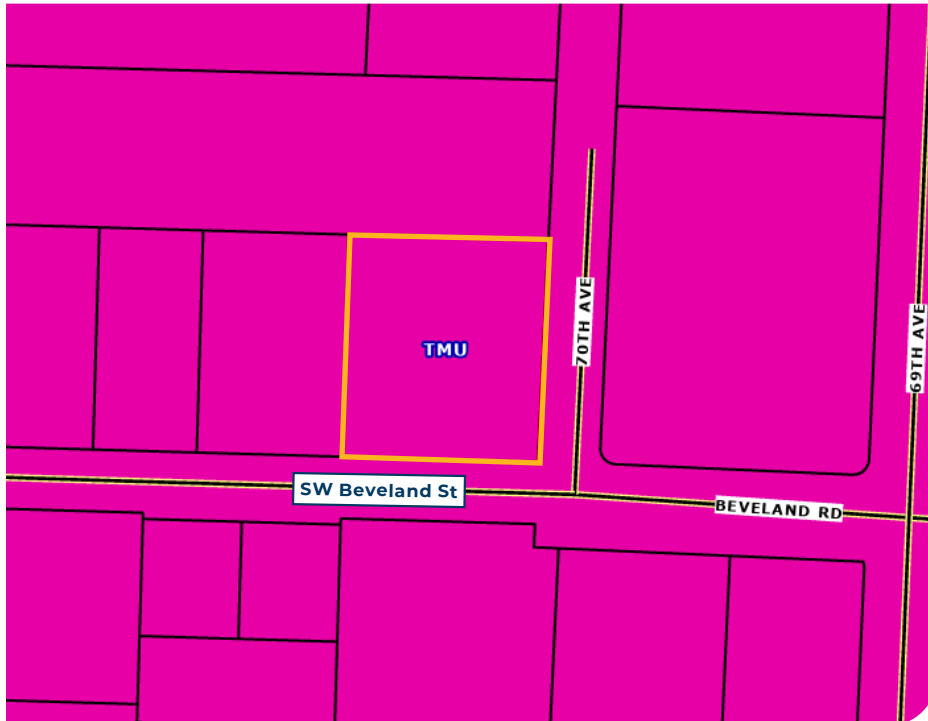
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# PROPERTY SUMMARY



## PROPERTY DETAILS

|              |                                                        |
|--------------|--------------------------------------------------------|
| Address      | 7065 SW Beveland St,<br>Tigard, OR 97223               |
| Parcel Size  | ± 28,750 SF                                            |
| Sale Price   | \$1,236,250 (\$43/SF)                                  |
| Parcel #     | R457384                                                |
| Zoning       | <a href="#">TMU (Tigard Mixed - Use) - View Online</a> |
| No. of Units | Designs for 56 Units                                   |

**Capacity Commercial Group is pleased to exclusively offer for sale a prime multifamily development site in the Tigard Triangle.**

Located in the desirable Tigard Triangle, this 28,750 SF site includes design work for 56 multifamily units, with roughly 80% of architectural design, 90% of structural drawings complete and 90% of civil drawings complete and included in the price. The property sits within both an Opportunity Zone and a Vertical Housing Development Zone, adding valuable incentives for a developer on top of its flexible TMU zoning.

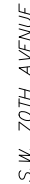
The location is a strong draw for renters, with major retailers such as Costco, Walmart, Winco, Lowes, Planet Fitness, and more all within the Tigard Triangle. With nearby access to I-5, Highway 217, and Highway 99W, the site offers convenient access to downtown Portland, Beaverton, and Lake Oswego. The site is also in close proximity to Downtown Tigard, Washington Square Mall and its surrounding retail and restaurants, Bridgeport Village, and Portland Community College.

## Nearby Highlights

- Costco
- Winco
- Walmart Supercenter
- Fred Meyer
- Trader Joes
- Lowes
- Home Depot
- Planet Fitness
- PetCo
- Hampton Inn & Suites
- Residence Inn by Marriott
- Bridgeport Village
- Washington Square
- Portland Community College



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# ZONING

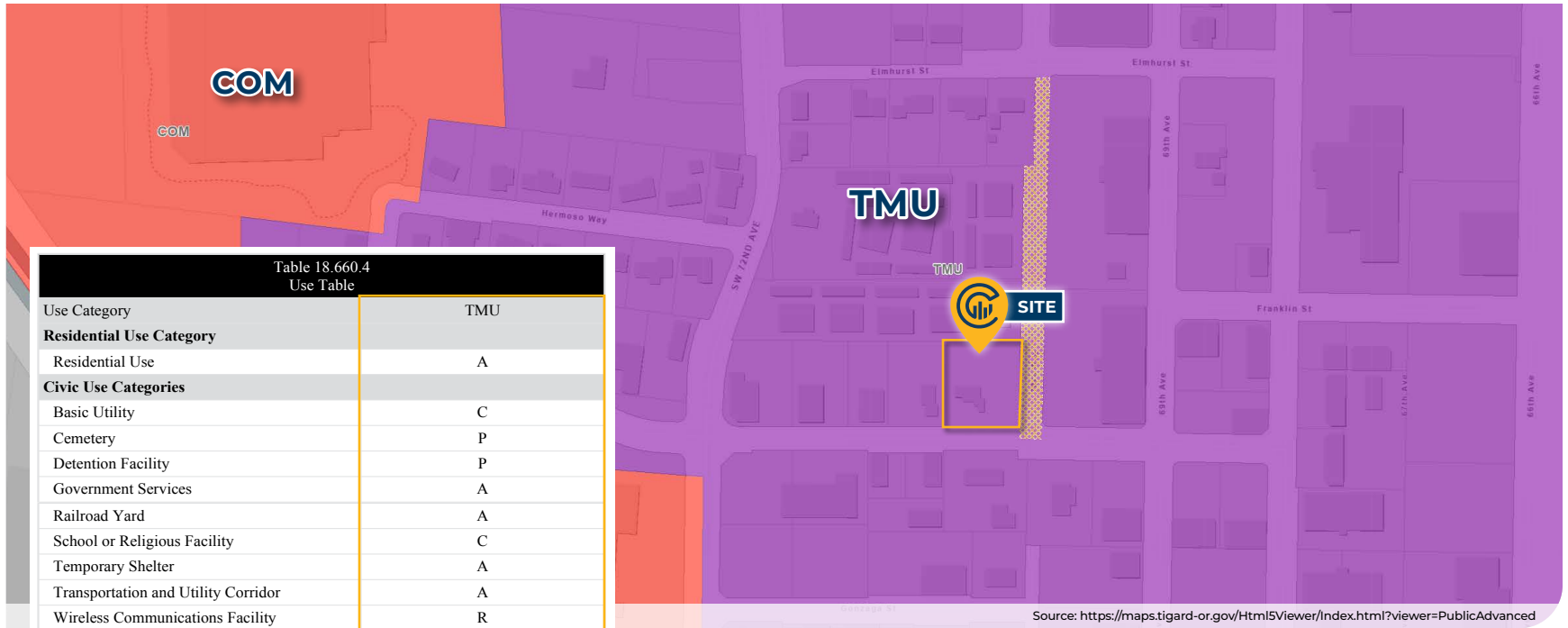


Table 18.660.4  
Use Table

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

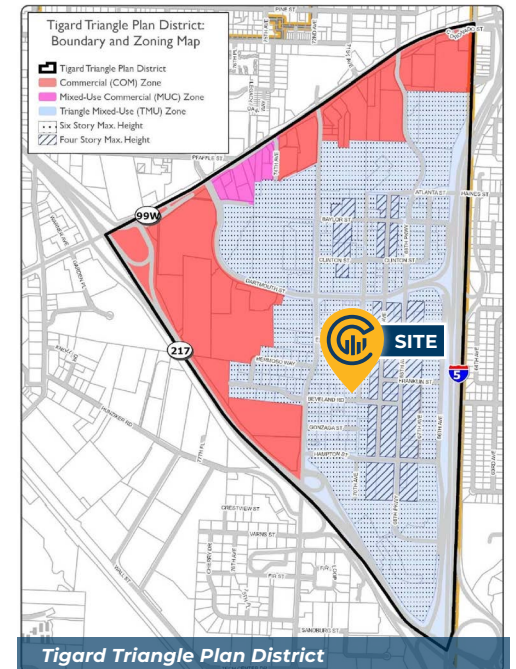
A = Allowed    R = Restricted    C = Conditional Use    P = Prohibited

**CLICK TO VIEW  
ZONING ONLINE**



## ZONE INCENTIVES

- **Tax increment financing (TIF)** programs help fund projects that aid in the revitalization of the Tigard Triangle TIF District. - [View Details Online](#)
- **Tigard's Vertical Housing Development Zone (VHDZ)** encourages multi-story mixed-use development in two targeted areas of the City of Tigard. - [View Details Online](#)
- **The Enterprise Zone** offers qualified businesses that are located within a defined boundary, a three to five year tax exemption on new investment (equipment, buildings, and facilities) when the firm also invests in new employees by increasing their workforce by 10%. - [View Details Online](#)







# LOCAL AERIAL MAP

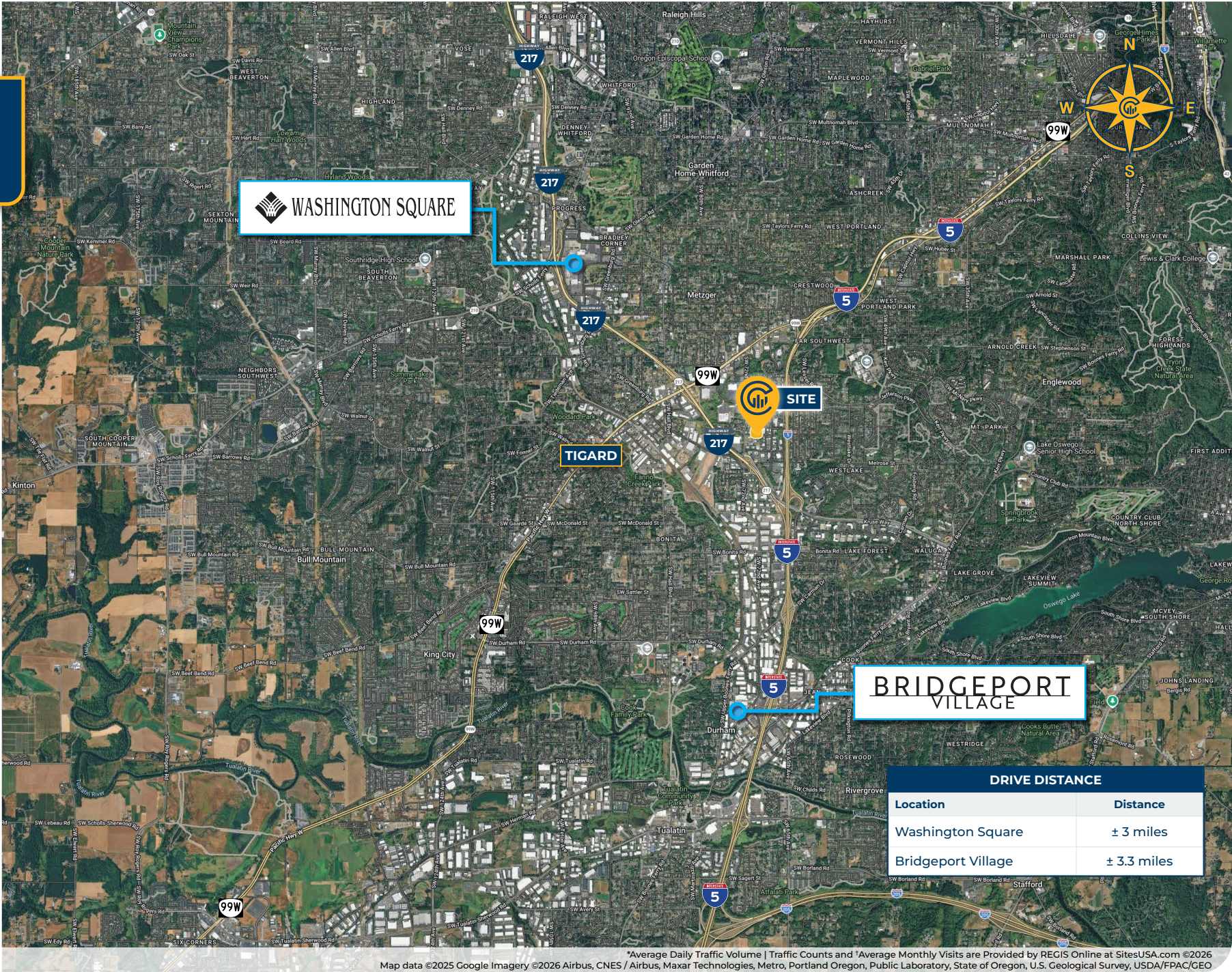


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2026  
Map data ©2025 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





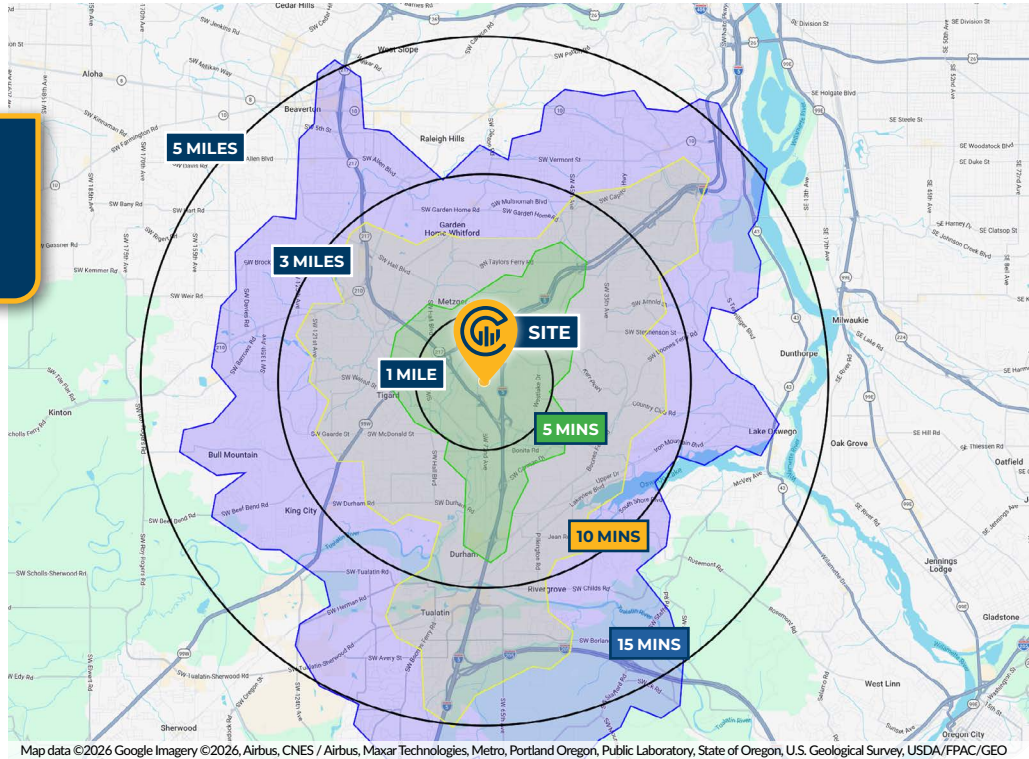
# LOCAL AERIAL MAP







# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

| Population                            | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------------------|-----------|-----------|-----------|
| 2026 Estimated Population             | 9,560     | 114,064   | 293,144   |
| 2031 Projected Population             | 10,454    | 112,783   | 287,939   |
| 2020 Census Population                | 7,928     | 113,131   | 292,555   |
| 2010 Census Population                | 7,322     | 105,255   | 270,704   |
| Projected Annual Growth 2026 to 2031  | 1.9%      | -0.2%     | -0.4%     |
| Historical Annual Growth 2010 to 2026 | 1.9%      | 0.5%      | 0.5%      |
| <b>Households &amp; Income</b>        |           |           |           |
| 2026 Estimated Households             | 3,994     | 49,449    | 124,957   |
| 2026 Est. Average HH Income           | \$130,347 | \$158,951 | \$165,258 |
| 2026 Est. Median HH Income            | \$91,381  | \$123,364 | \$125,505 |
| 2026 Est. Per Capita Income           | \$54,493  | \$69,036  | \$70,586  |
| <b>Businesses</b>                     |           |           |           |
| 2026 Est. Total Businesses            | 1,879     | 10,171    | 20,743    |
| 2026 Est. Total Employees             | 22,261    | 82,712    | 153,576   |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
 ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2026,  
 TIGER Geography - R51

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