

LAND FOR SALE

**MELE
TAYLOR
WESTERDAHL
REAL ESTATE**

TIGARD TRIANGLE LAND FOR SALE

FRUITLAND ACRES, Lot 7-13, PTS 1-6 & 14 Tigard, OR 97223



\$7,160,000

The Tigard Triangle is easily accessible area with a mix of commercial and residential development. The area benefits from close proximity to Interstate 5, Highway 217 and the SW Pacific Highway.

[See our drone video at https://clientvideo.tv/tigard-land](https://clientvideo.tv/tigard-land)

Donald Mele, Broker

Office: 503-223-2588 Cell: 503-778-1178 Email: don@mtwre.com
Mele, Taylor & WesterdaHL, Inc. 16971 Maple Circle, Lake Oswego, Oregon 97034

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OFFERING SUMMARY

SALE PRICE	\$7,160,000 includes parking and access easements
ZONING	Triangle Mixed Use (TMU)
TOTAL LAND AREA	8.14 acres plus 1.63 acres parking and access easement
PRICE PER SF	\$26 Price per SF of 6.39 developable acres
PARKING & ACCESS EASEMENT	1.63 acres

INVESTMENT OVERVIEW

Rare land development opportunity in the Tigard Triangle. Located near I-5, Hwy 217, and Hwy 99E making for an easy commute. Grocery stores including Costco and Winco, restaurants, bars, and pubs are also in close proximity, with Washington Square Mall just a few miles away. Downtown Portland is just 15 minutes away and known for its award-winning restaurants and entertainment.

The 8.14 acreage of land is level to sloping with utilities available. The total approximate developable land plus the existing wetland and buffer area (3.38 acres), and plus the adjacent parking and access easement (1.63 acres) equals approximately 6.39 developable acres.

Disclosure: Please note that TriMet/Metro have a preliminary design that shows the possible location of a future light rail crossing a portion of subject property and/or the parking and access easement.

PROPERTY HIGHLIGHTS

- Rare large acreage available in the Tigard Triangle
- In close proximity to I-5, Hwy 217, and Hwy 99E
- Near many big box stores, restaurants, pubs and theaters
- Land contains the natural beauty of both wetlands and buffer area
- Land within opportunity zone with potential tax incentives

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PROPERTY LINE

FRUITLAND ACRES, Lot 7-13, PTS 1-6 &14 Tigard, OR 97223

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Image courtesy of Ticor Title

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LAND FOR SALE

PROPERTY PHOTOS

FRUITLAND ACRES, Lot 7-13, PTS 1-6 &14 Tigard, OR 97223

**MELE
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Looking SE Along 72nd Ave



Looking NE Along 72nd Ave



Looking NW From Oregon Education Assoc Parking Area



Looking SW From Oregon Education Assoc Parking Area



Looking West From Oregon Education Assoc Parking Area



Looking NW From Grassy Area by Oregon Education Assoc Parking

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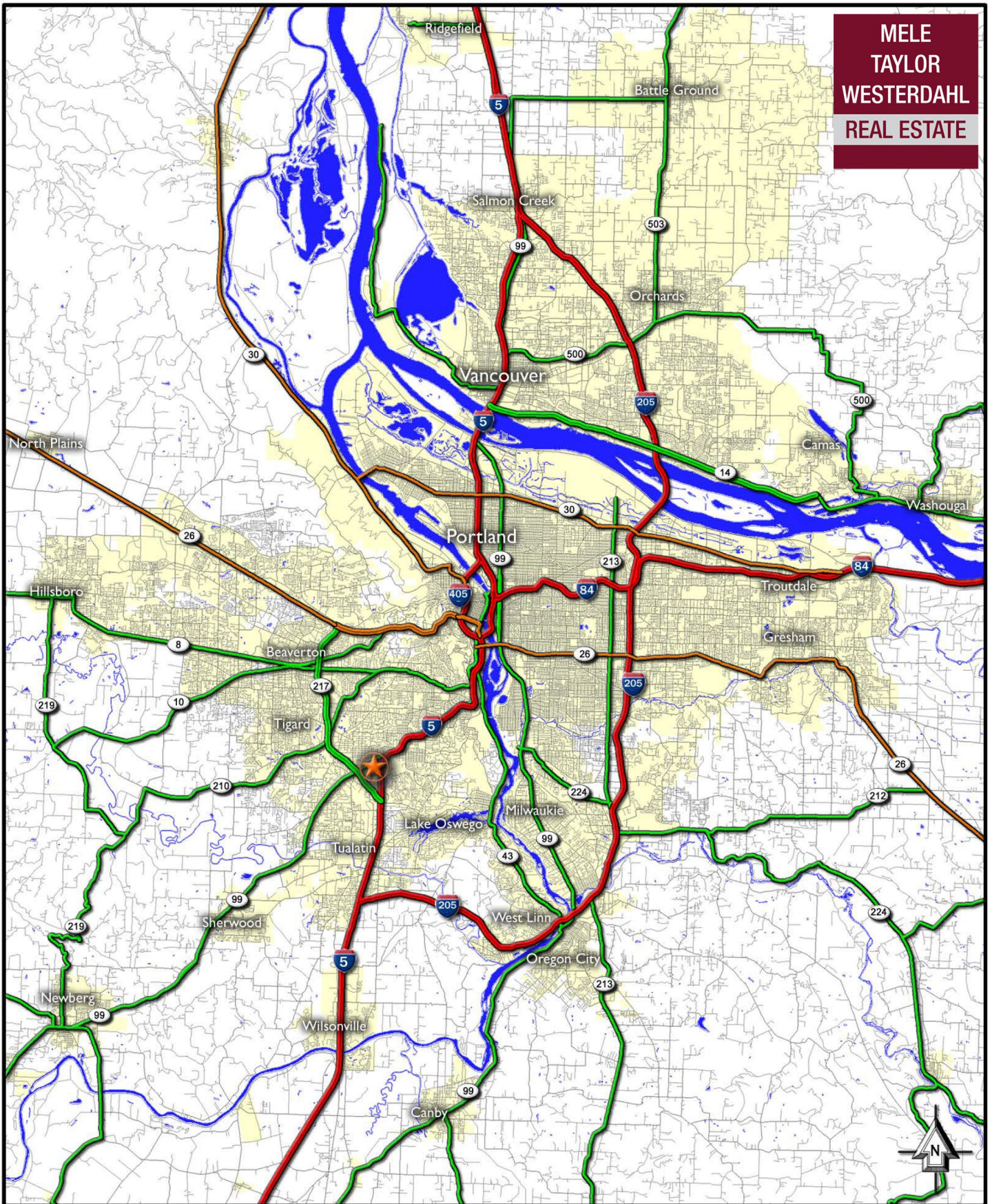


Image courtesy of Ticor Title



Location Map

RECORD OF SURVEY

DESCRIPTIONS OF FOUND MONUMENTS



JULY 25, 1989
ROBERT ALAN JOHNSON
#2725
EXPIRES 6/30/99

DATE 9-16-98
RECEIVED

FILED 10-6-98

Robert Alan Johnson PLLC
11500 SW Greenburg Rd
Tigard, Oregon 97223
(503) 639-7919

50 foot Buffer

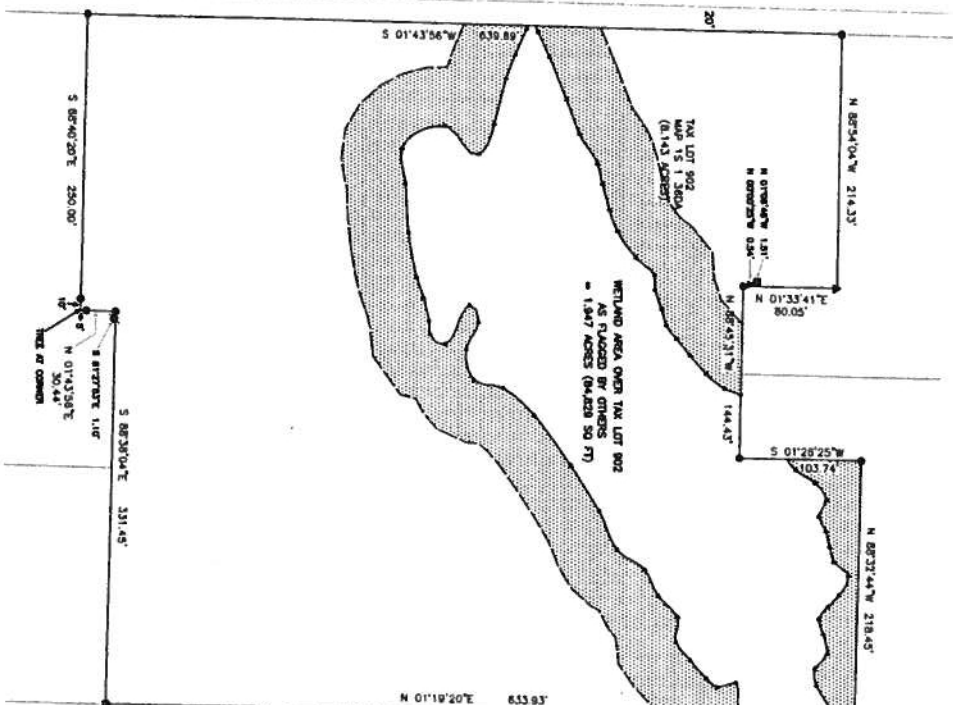
CRACKED REINFORCEMENT
NOT FOUND
UNDER CONCRETE MASS



SCALE IN FEET

● = FOUND 5/8" IR/7/6C TAN LS 25%
 ■ = FOUND 5/8" IR/7/6C GLASS/STN PLS 100%
 ■ = FOUND 5/8" IR/6/6C (W/ CAP)
 ▲ = FOUND 3/4" IR/6/6C IRON PIPE
 IR/7/6C = IRON ROD WITH YELLOW PLASTIC CAP
 * = BLUE FLAGGING (BY OTHERS)
 50 FT = SQUARE FEET

S.W. 72nd AVENUE



Requested by:

MARK TOLEDO
FREEDOM EDUCATION ASSOCIATION
PH. (505) 684-3300

Surveyor's Notes

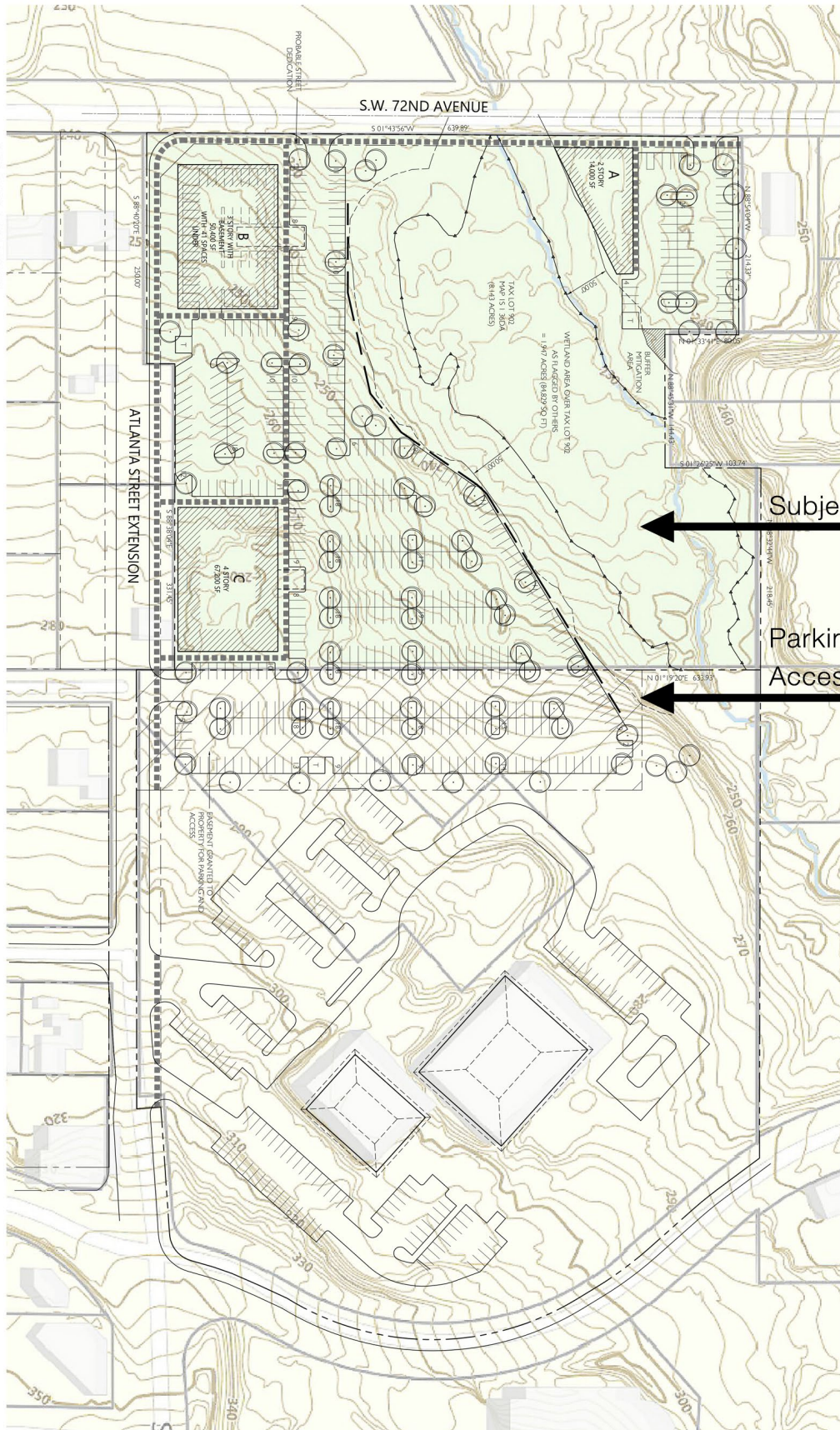
1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD OF SURVEY MAPS 27477, 27478, 27479, 27480, 27481, 27482, 27483, 27484, 27485, 27486, 27487, 27488, 27489, 27490, 27491, 27492, 27493, 27494, 27495, 27496, 27497, 27498, 27499, 27500, 27501, 27502, 27503, 27504, 27505, 27506, 27507, 27508, 27509, 27510, 27511, 27512, 27513, 27514, 27515, 27516, 27517, 27518, 27519, 27520, 27521, 27522, 27523, 27524, 27525, 27526, 27527, 27528, 27529, 27530, 27531, 27532, 27533, 27534, 27535, 27536, 27537, 27538, 27539, 27540, 27541, 27542, 27543, 27544, 27545, 27546, 27547, 27548, 27549, 27550, 27551, 27552, 27553, 27554, 27555, 27556, 27557, 27558, 27559, 27560, 27561, 27562, 27563, 27564, 27565, 27566, 27567, 27568, 27569, 27570, 27571, 27572, 27573, 27574, 27575, 27576, 27577, 27578, 27579, 27580, 27581, 27582, 27583, 27584, 27585, 27586, 27587, 27588, 27589, 27590, 27591, 27592, 27593, 27594, 27595, 27596, 27597, 27598, 27599, 27600, 27601, 27602, 27603, 27604, 27605, 27606, 27607, 27608, 27609, 27610, 27611, 27612, 27613, 27614, 27615, 27616, 27617, 27618, 27619, 27620, 27621, 27622, 27623, 27624, 27625, 27626, 27627, 27628, 27629, 27630, 27631, 27632, 27633, 27634, 27635, 27636, 27637, 27638, 27639, 27640, 27641, 27642, 27643, 27644, 27645, 27646, 27647, 27648, 27649, 27650, 27651, 27652, 27653, 27654, 27655, 27656, 27657, 27658, 27659, 27660, 27661, 27662, 27663, 27664, 27665, 27666, 27667, 27668, 27669, 27670, 27671, 27672, 27673, 27674, 27675, 27676, 27677, 27678, 27679, 27680, 27681, 27682, 27683, 27684, 27685, 27686, 27687, 27688, 27689, 27690, 27691, 27692, 27693, 27694, 27695, 27696, 27697, 27698, 27699, 27700, 27701, 27702, 27703, 27704, 27705, 27706, 27707, 27708, 27709, 27710, 27711, 27712, 27713, 27714, 27715, 27716, 27717, 27718, 27719, 27720, 27721, 27722, 27723, 27724, 27725, 27726, 27727, 27728, 27729, 27730, 27731, 27732, 27733, 27734, 27735, 27736, 27737, 27738, 27739, 27740, 27741, 27742, 27743, 27744, 27745, 27746, 27747, 27748, 27749, 27750, 27751, 27752, 27753, 27754, 27755, 27756, 27757, 27758, 27759, 27760, 27761, 27762, 27763, 27764, 27765, 27766, 27767, 27768, 27769, 27770, 27771, 27772, 27773, 27774, 27775, 27776, 27777, 27778, 27779, 27780, 27781, 27782, 27783, 27784, 27785, 27786, 27787, 27788, 27789, 27790, 27791, 27792, 27793, 27794, 27795, 27796, 27797, 27798, 27799, 27800, 27801, 27802, 27803, 27804, 27805, 27806, 27807, 27808, 27809, 27810, 27811, 27812, 27813, 27814, 27815, 27816, 27817, 27818, 27819, 27820, 27821, 27822, 27823, 27824, 27825, 27826, 27827, 27828, 27829, 27830, 27831, 27832, 27833, 27834, 27835, 27836, 27837, 27838, 27839, 27840, 27841, 27842, 27843, 27844, 27845, 27846, 27847, 27848, 27849, 27850, 27851, 27852, 27853, 27854, 27855, 27856, 27857, 27858, 27859, 27860, 27861, 27862, 27863, 27864, 27865, 27866, 27867, 27868, 27869, 27870, 27871, 27872, 27873, 27874, 27875, 27876, 27877, 27878, 27879, 27880, 27881, 27882, 27883, 27884, 27885, 27886, 27887, 27888, 27889, 27890, 27891, 27892, 27893, 27894, 27895, 27896, 27897, 27898, 27899, 27900, 27901, 27902, 27903, 27904, 27905, 27906, 27907, 27908, 27909, 27910, 27911, 27912, 27913, 27914, 27915, 27916, 27917, 27918, 27919, 27920, 27921, 27922, 27923, 27924, 27925, 27926, 27927, 27928, 27929, 27930, 27931, 27932, 27933, 27934, 27935, 27936, 27937, 27938, 27939, 27940, 27941, 27942, 27943, 27944, 27945, 27946, 27947, 27948, 27949, 27950, 27951, 27952, 27953, 27954, 27955, 27956, 27957, 27958, 27959, 27960, 27961, 27962, 27963, 27964, 27965, 27966, 27967, 27968, 27969, 27970, 27971, 27972, 27973, 27974, 27975, 27976, 27977, 27978, 27979, 27980, 27981, 27982, 27983, 27984, 27985, 27986, 27987, 27988, 27989, 27990, 27991, 27992, 27993, 27994, 27995, 27996, 27997, 27998, 27999, 28000, 28001, 28002, 28003, 28004, 28005, 28006, 28007, 28008, 28009, 28010, 28011, 28012, 28013, 28014, 28015, 28016, 28017, 28018, 28019, 28020, 28021, 28022, 28023, 28024, 28025, 28026, 28027, 28028, 28029, 28030, 28031, 28032, 28033, 28034, 28035, 28036, 28037, 28038, 28039, 28040, 28041, 28042, 28043, 28044, 28045, 28046, 28047, 28048, 28049, 28050, 28051, 28052, 28053, 28054, 28055, 28056, 28057, 28

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
AUG 11, 2000
GARY W. CHEL
42649

Surveyor:
Weddle & Assoc., Inc.
1750 SW Skyline Blvd.
Suite 105
Portland, OR 97221-2544
(503) 292-8083
1-888-222-8083
Fax: (503) 292-0838

JOB NO. 3784WTLJ



PROJECT INFORMATION

TAX LOT 92, MAP NO. 1, 1.30A
A PORTION OF TAX LOTS 100 AND 101, MAP NO. 1, 1.30A (UNDER SAME
OWNERSHIP)
EXISTING LOT AREA
13,600 SF / 0.31 ACRES
TOTAL DEVELOPABLE LAND
278,472 SF / 6.39 ACRES

BUILDING AREA
BUILDING A
BUILDING B
BUILDING C
TOTAL DEVELOPABLE LAND
14,000 SF
50,000 SF
67,000 SF
131,000 SF
510 SPACES
387 / 1,000 SPACING REQUIREMENTS

TRANGLE PAVED USE (ZONE TPA)

PERMIT
MEDICAL OFFICES 330,000
NON-MEDICAL OFFICES 271,000

SD.1 SITE DEVELOPMENT STUDY
1" = 50'-0"

SCALE 1" = 50'

SITE DEVELOPMENT STUDY FOR:
OREGON EDUCATION ASSOCIATION
TIGARD, OREGON



EXHIBIT FOR PRESENTATION 03.04.2020
2

SD.1

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DEMOGRAPHICS

FRUITLAND ACRES, Lot 7-13, PTS 1-6 &14 Tigard, OR 97223

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Lat/Lon: 45.4377/-122.75

RGRAP3

11530 SW 72nd Ave

Tigard, OR 97223

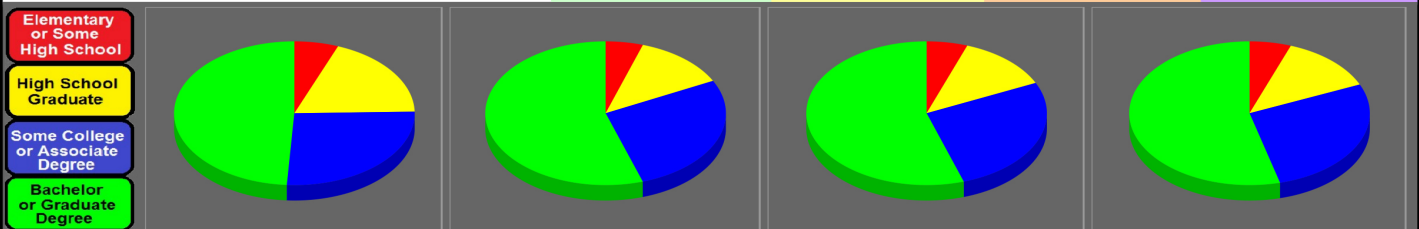
Household Type (2020)

	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Total Households	4,589	50,928	132,856	241,789
Family Households	2,842 61.9%	30,404 59.7%	80,060 60.3%	133,501 55.2%
Family Households with Children	1,278 45.0%	13,463 44.3%	36,389 45.5%	60,138 45.0%
Family Households No Children	1,563 55.0%	16,941 55.7%	43,671 54.5%	73,363 55.0%
Non-Family Households	1,748 38.1%	20,524 40.3%	52,795 39.7%	108,288 44.8%
Non-Family Households with Children	10 0.6%	122 0.6%	337 0.6%	643 0.6%
Non-Family Households No Children	1,737 99.4%	20,402 99.4%	52,459 99.4%	107,645 99.4%



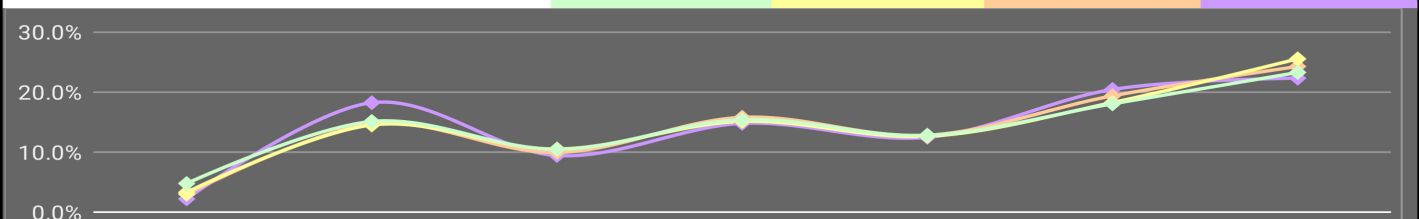
Education Attainment (2020)

	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Elementary or Some High School	487 5.9%	4,446 5.0%	12,689 5.5%	22,828 5.6%
High School Graduate	1,539 18.7%	11,093 12.5%	29,028 12.6%	52,570 12.9%
Some College or Associate Degree	2,167 26.4%	24,290 27.4%	62,197 26.9%	112,290 27.5%
Bachelor or Graduate Degree	4,029 49.0%	48,672 55.0%	126,978 55.0%	221,012 54.1%



Household Income (2020)

Estimated Average Household Income	\$111,292	\$121,706	\$126,424	\$119,631
Estimated Median Household Income	\$92,261	\$92,464	\$94,406	\$89,434
HH Income Under \$10,000	103 2.2%	1,547 3.0%	4,432 3.3%	11,620 4.8%
HH Income \$10,000 to \$34,999	837 18.2%	7,486 14.7%	19,307 14.5%	36,558 15.1%
HH Income \$35,000 to \$49,999	434 9.5%	5,075 10.0%	14,005 10.5%	25,353 10.5%
HH Income \$50,000 to \$74,999	679 14.8%	8,057 15.8%	20,113 15.1%	37,315 15.4%
HH Income \$75,000 to \$99,999	573 12.5%	6,530 12.8%	16,803 12.6%	31,014 12.8%
HH Income \$100,000 to \$149,999	938 20.4%	9,873 19.4%	24,274 18.3%	43,647 18.1%
HH Income \$150,000 or More	1,025 22.3%	12,361 24.3%	33,921 25.5%	56,282 23.3%



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Lat/Lon: 45.4377/-122.75

RGRAP3

11530 SW 72nd Ave

Tigard, OR 97223

1 mi radius

3 mi radius

5 mi radius

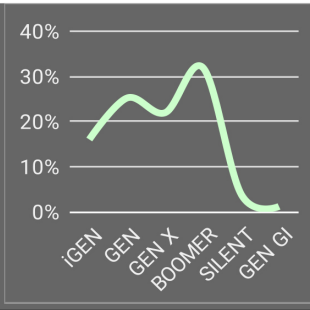
7 mi radius

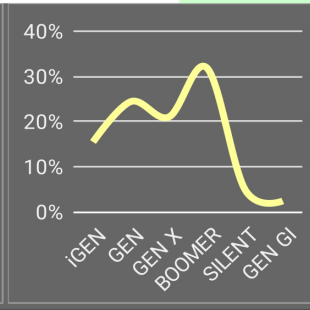
Age Distribution (2020)

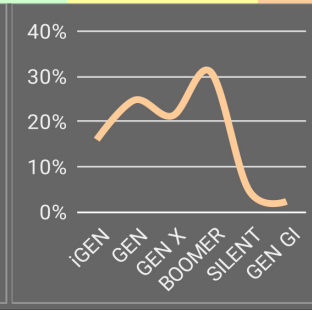
Age Under 5 Years	646	5.8%	5,822	4.9%	15,544	4.9%	26,819	4.8%
Age 5 to 9 Years	571	5.1%	6,141	5.2%	17,047	5.4%	29,013	5.2%
Age 10 to 14 Years	562	5.1%	6,421	5.4%	17,664	5.6%	29,445	5.3%
Age 15 to 19 Years	570	5.1%	6,078	5.1%	16,906	5.4%	29,403	5.3%
Age 20 to 24 Years	562	5.0%	6,194	5.2%	17,227	5.5%	33,354	6.0%
Age 25 to 29 Years	799	7.2%	8,214	6.9%	21,797	6.9%	43,132	7.7%
Age 30 to 34 Years	873	7.8%	8,567	7.2%	21,990	7.0%	42,924	7.7%
Age 35 to 39 Years	836	7.5%	8,577	7.2%	22,789	7.2%	42,223	7.6%
Age 40 to 44 Years	801	7.2%	8,089	6.8%	22,049	7.0%	39,316	7.1%
Age 45 to 49 Years	805	7.2%	8,326	7.0%	22,135	7.0%	38,160	6.9%
Age 50 to 54 Years	831	7.5%	8,395	7.0%	21,296	6.8%	35,969	6.5%
Age 55 to 59 Years	819	7.4%	8,766	7.4%	22,264	7.1%	37,849	6.8%
Age 60 to 64 Years	769	6.9%	8,320	7.0%	21,251	6.7%	36,084	6.5%
Age 65 to 69 Years	631	5.7%	6,887	5.8%	18,227	5.8%	30,993	5.6%
Age 70 to 74 Years	496	4.5%	5,576	4.7%	14,550	4.6%	24,625	4.4%
Age 75 to 79 Years	255	2.3%	3,558	3.0%	9,284	2.9%	15,787	2.8%
Age 80 to 84 Years	179	1.6%	2,389	2.0%	6,075	1.9%	10,055	1.8%
Age 85 Years or Over	129	1.2%	2,836	2.4%	7,184	2.3%	11,582	2.1%
Median Age	39.9		41.6		41.0		40.0	

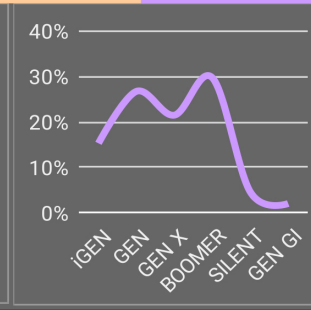
Generation (2020)

iGeneration (Age Under 15 Years)	1,780	16.0%	18,385	15.4%	50,256	15.9%	85,277	15.3%
Generation 9/11 Millennials (Age 15 to 34 Years)	2,804	25.2%	29,053	24.4%	77,919	24.7%	148,814	26.7%
Gen Xers (Age 35 to 49 Years)	2,441	21.9%	24,992	21.0%	66,973	21.2%	119,699	21.5%
Baby Boomers (Age 50 to 74 Years)	3,546	31.8%	37,945	31.8%	97,588	31.0%	165,521	29.7%
Silent Generation (Age 75 to 84 Years)	435	3.9%	5,946	5.0%	15,359	4.9%	25,843	4.6%
G.I. Generation (Age 85 Years or Over)	129	1.2%	2,836	2.4%	7,184	2.3%	11,582	2.1%









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SALE COMPS

FRUITLAND ACRES, Lot 7-13, PTS 1-6 &14 Tigard, OR 97223

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Name	CDP Developers	Mercantile Redevelopment	Stratus Cornell Oaks	NEC of 72 nd and Dartmouth Land	SW Greenburg Development
Address	11550 SW 72 nd Ave	3975-4015 Mercantile Dr	15425 NW Greenbrier Parkway	11990 SW 72 nd Ave	9640 SW Greenburg Rd
City	Tigard	Lake Oswego	Beaverton	Tigard	Portland
County	Washington	Clackamas	Washington	Washington	Washington
State	Oregon	Oregon	Oregon	Oregon	Oregon
Zip Code	97223	97035	97006	97223	97223
Sales Price	\$1,399,472	\$13,000,000	\$3,956,000	\$3,300,000	\$3,200,000
Land Size	47,916 SF	360,660 SF	197,762 SF	73,616 SF	125,453 SF
Price Per SF	\$ 29/SF	\$ 36/SF	\$ 20/SF	\$ 45/SF	\$ 26/SF
Sales Status	Closed	Closed	Closed	Pending	In Contract

Subject Property

Land valuation varies by location, size, shape, topography and zoning. The subject is closest in proximity to Comps 1 and 4 with a location and frontage along SW 72nd, and is generally a larger parcel, rectangular shaped, with desirable access to local freeways. Subject price per square foot including access and parking equals 6.39 acres of developable land area, or approximately \$ 26 SF with added value of natural scenic wetland and buffer area.

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LAND FOR SALE

MELE
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REAL ESTATE

RETAILER MAP

FRUITLAND ACRES, Lot 7-13, PTS 1-6 & 14 Tigard, OR 97223



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