

TONQUIN INDUSTRIAL LAND

23750 SW Graham's Ferry Road, Sherwood, OR 97140



For More Information, Contact:

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FOR SALE

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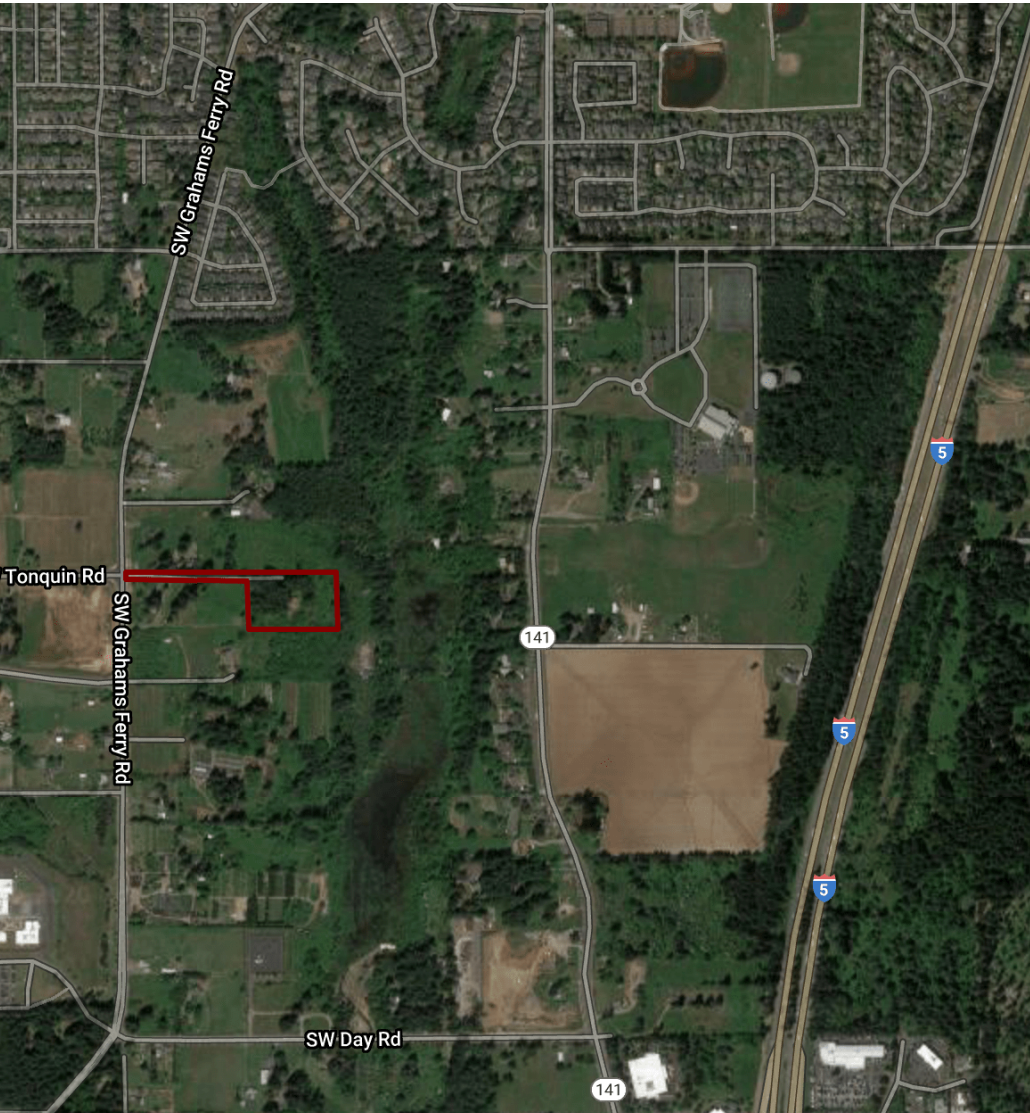
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

23750 SW Graham's Ferry Road, Sherwood, OR 97140



PROPERTY DESCRIPTION

Opportunity to acquire property in one of the most prominent locations within the Basalt Creek Concept Plan.

PROPERTY HIGHLIGHTS

- FD-20 (Washington County) Zoning
- Future MP (City of Tualatin) Zoning
- Prominent visibility and location within Basalt Creek
- Generally flat topography
- No identified natural resources
- Can be combined with 23880 SW Grahams Ferry Road

OFFERING SUMMARY

Sale Price:	\$2,150,000
Lot Size:	4.96 Acres



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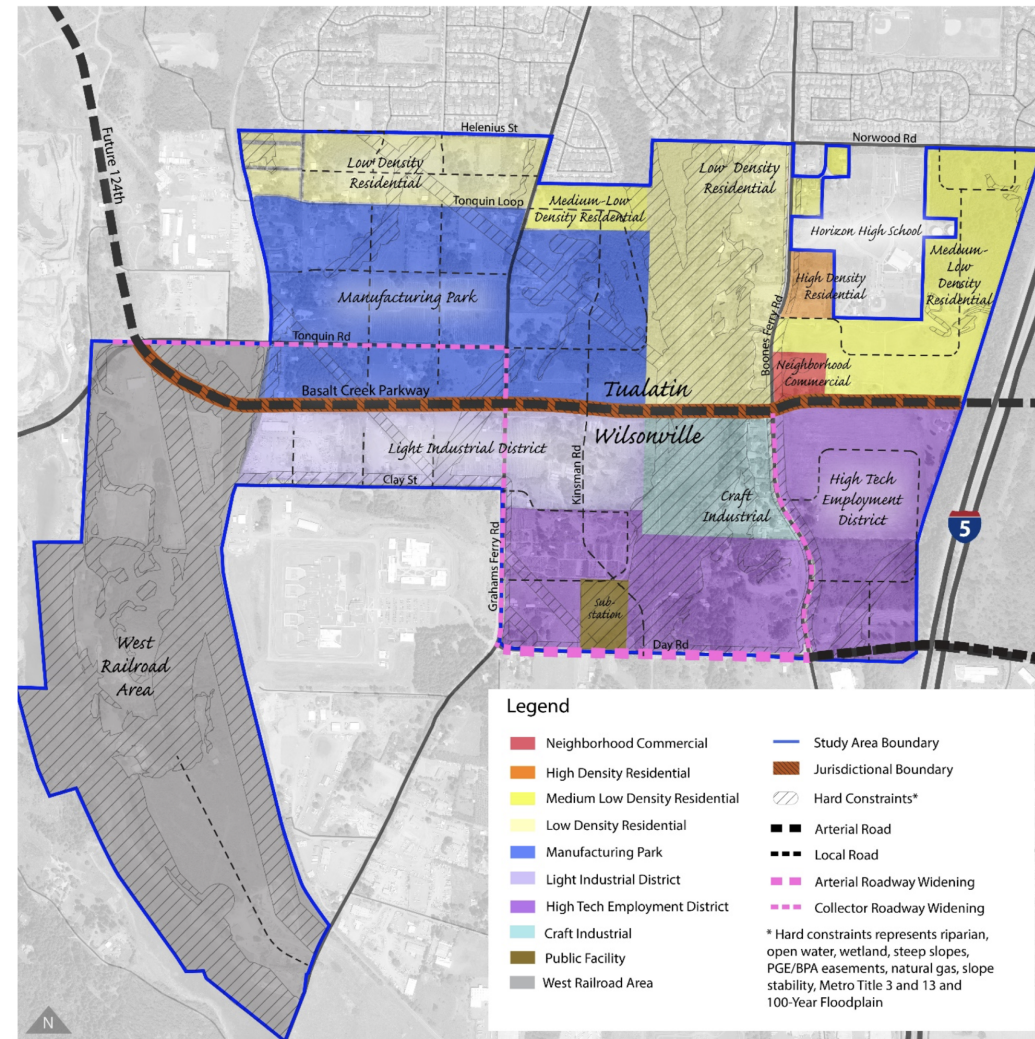
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	4,557	113,900	494,308
Median age	36.3	38.4	38.8
Median age (Male)	36.6	37.0	37.7
Median age (Female)	36.1	40.3	39.8
Total households	1,263	45,559	198,193
Total persons per HH	3.6	2.5	2.5
Average HH income	\$127,146	\$79,120	\$87,755
Average house value	\$520,285	\$368,640	\$414,981

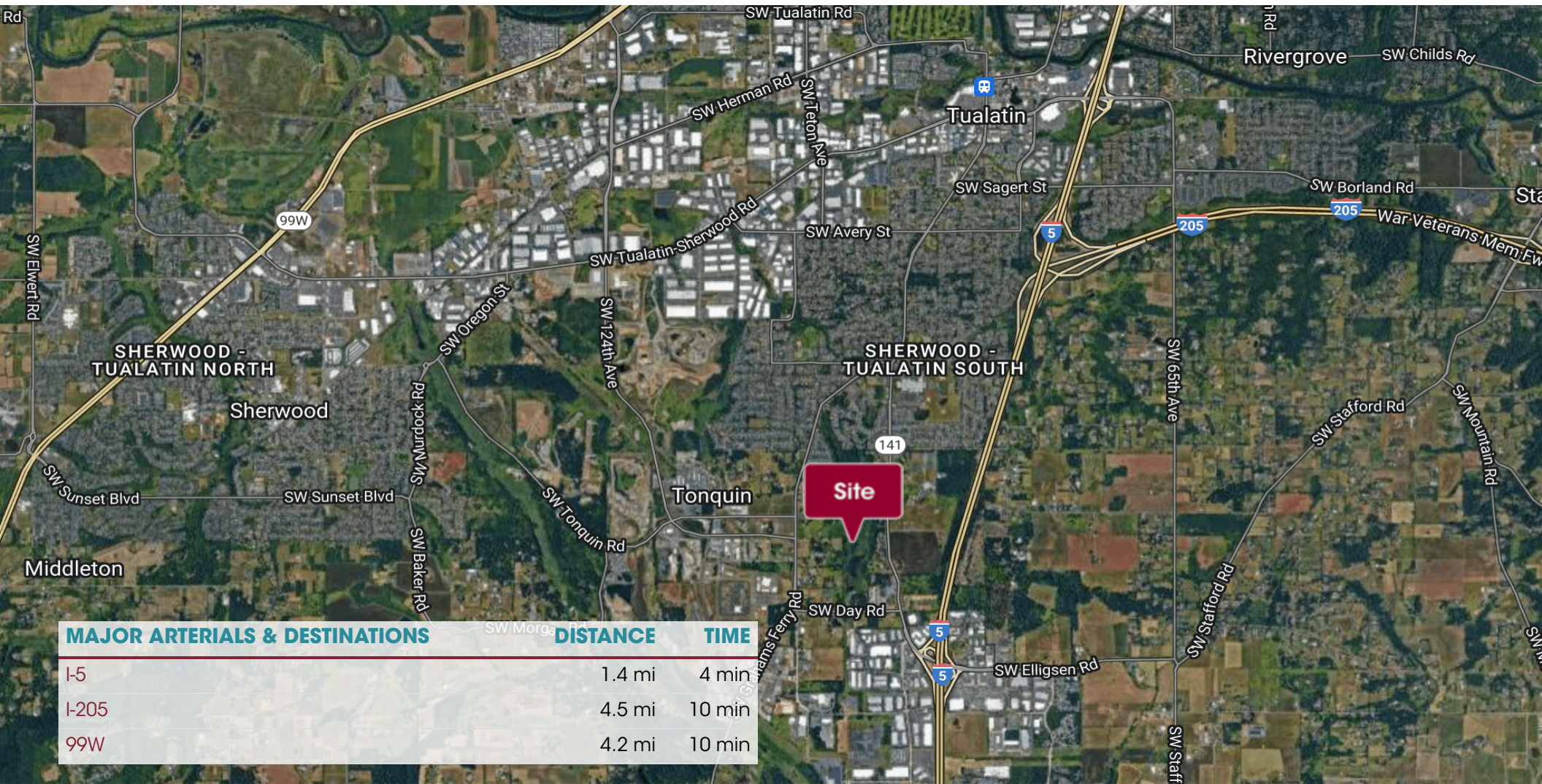
LOCATION OVERVIEW

Site is located just to the East of the major intersection of Basalt Creek Parkway and SW Graham's Ferry Road, this property has convenient access to major roads and I-5. Featured for development in Washington County FD-20 or future industrial development. Access to I-5 is just to the South.



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