

# BULL MOUNTAIN RESIDENTIAL DEVELOPMENT OPPORTUNITY

14705 SW Sunrise Lane, Tigard, OR 97224



For More Information, Contact:

**Megan McElmurry**

503.972.7274

megan@macadamforbes.com

Licensed in OR

Map data ©2023 Imagery ©2023 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey

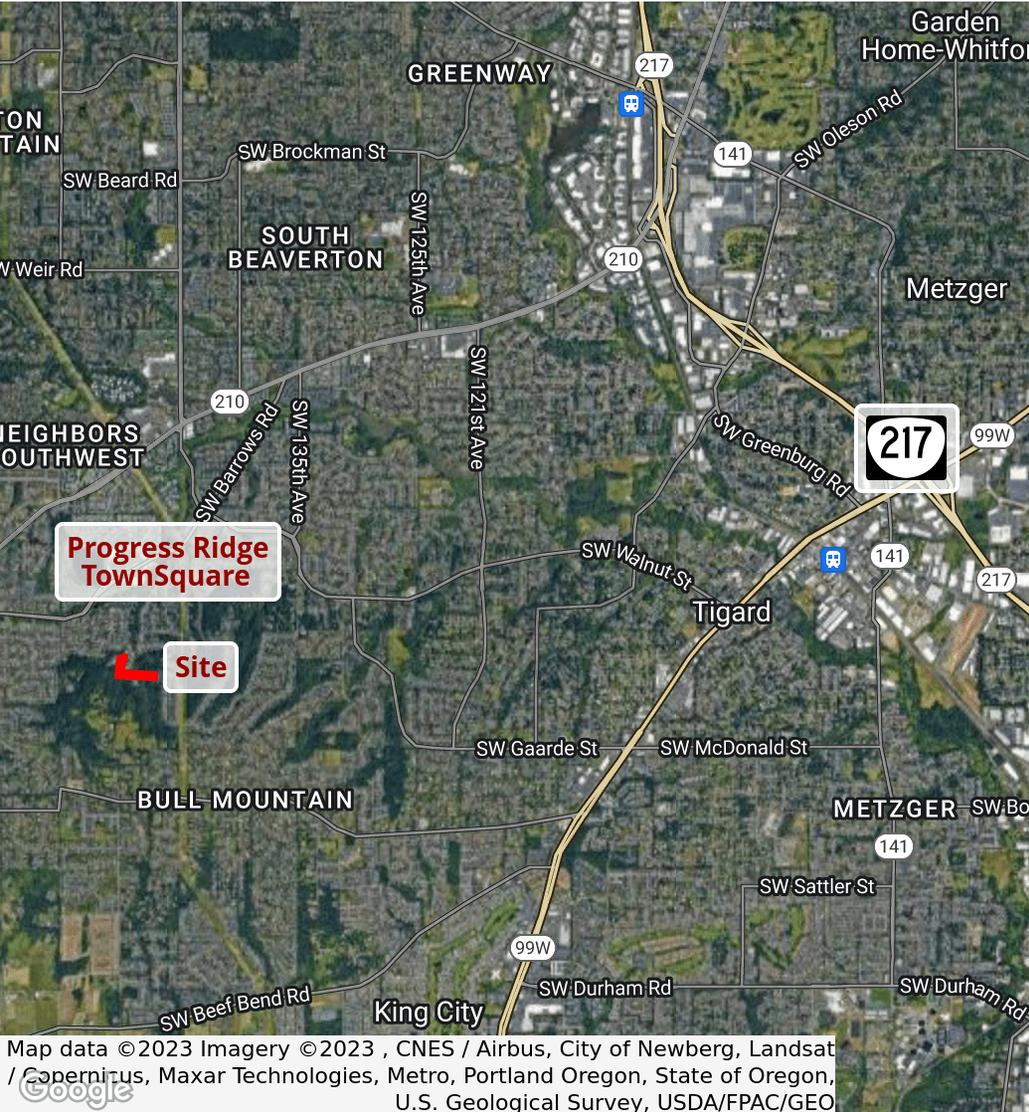
**FOR SALE**

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Rare opportunity for a developer to build on well-located land surrounded by endless amenities and is conveniently only 10 minutes from Highway 217. The property consists of approximately 2.63 acres.

## PROPERTY HIGHLIGHTS

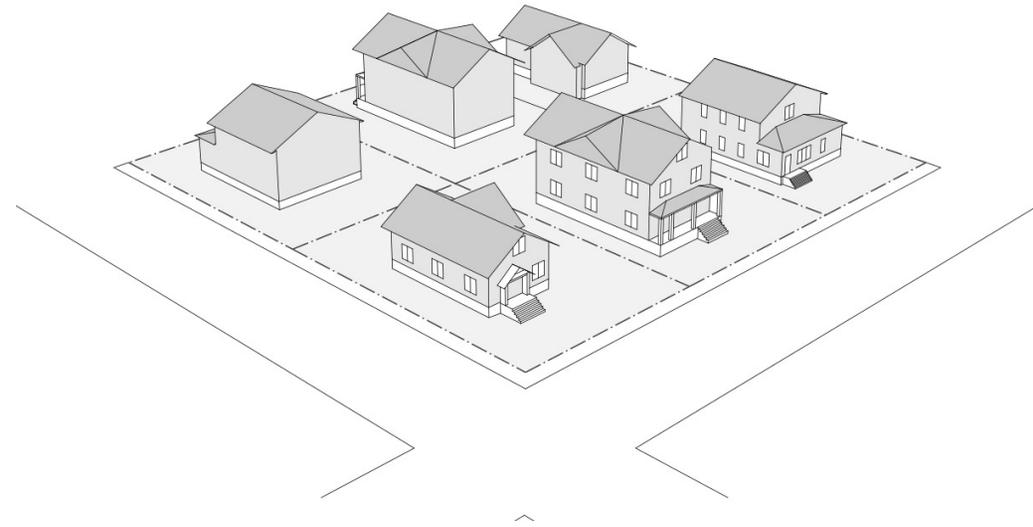
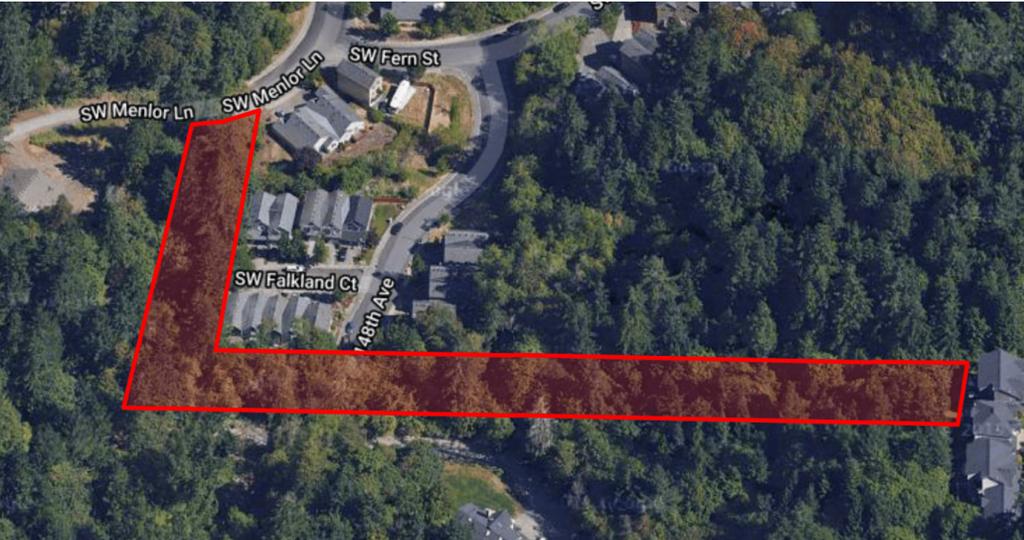
- The developer can build up to 14 townhomes (buyer to do own due diligence)
- Within walking distance to Progress Ridge TownSquare and Big AI's family entertainment center
- R-7 zoning

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.63 Acres



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR



### R-7 ZONING

The R-7 zone is a single-dwelling zone which allows 1 dwelling unit per 7,000 ft<sup>2</sup>. The major types of new housing development will be limited to single-family houses, accessory dwelling units (ADU) and duplexes on corners.

Generally, the uses and character of this zone are oriented towards Residential with the primary use being household living.

**Info is from [PortlandMaps.com](http://PortlandMaps.com), buyer is encourage to do their own due diligence.**

Maximum Height:	30', which is generally 2-3 stories
Maximum Density:	1 unit per 7,000 ft <sup>2</sup>
Parking:	1 parking space per dwelling unit except ADUs



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR



**LOCATION OVERVIEW**

This parcel is located less than half a mile from Progress Ridge TownSquare which is anchored by New Seasons Market as well as a mix of fine and casual dining restaurants, medical, and professional services in the center. The property is also minutes from Big Al's family entertainment center.

Map data ©2023 Imagery ©2023 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

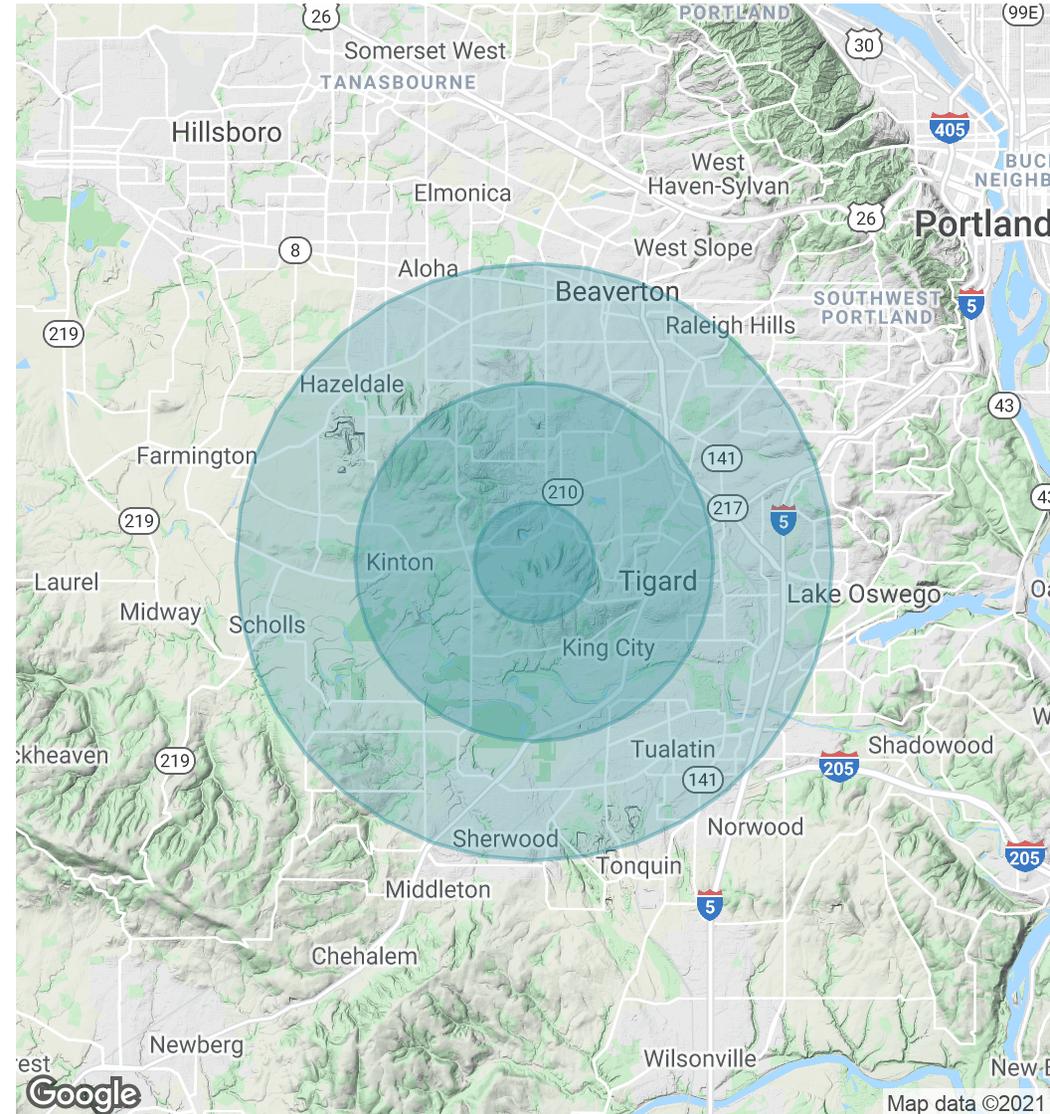
## ABOUT TIGARD

With a diverse economy, strong schools and outstanding parks, Tigard is one of the most livable cities in Oregon. Since its incorporation in 1961, the city has grown to become a desirable and affordable community in the Portland metro area. Residents enjoy access to more than 16 miles of paved trails and nearly 550 acres of parks and open spaces.

Residents have a range of public transportation choices to nearby Portland, Beaverton and Hillsboro. Other amenities include shopping at Bridgeport Village and Washington Square Mall as well as easy access to multiple full-service medical facilities. The Cascade Mountains, Oregon's famed beaches and the Columbia Gorge are all accessible as day trips.

## DEMOGRAPHICS (DERIVED FROM 2010 CENSUS)

	1 MILE	3 MILES	5 MILES
Total Population	15,332	102,553	246,089
Total Households	5,978	40,731	97,727
Average HH income	\$92,252	\$89,599	\$77,787
Average house value	\$506,068	\$368,887	\$342,311



**Megan McElmurry**  
 503.972.7274  
 megan@macadamforbes.com  
 Licensed in OR