

LAND FOR SALE >



# SW 174th Ave at SW TV Hwy

BEAVERTON, OREGON 97003



## Property Highlights

- Tax Lots 600, 700, 800 & 801
- Highly desirable Beaverton location
- Located at the corner of SW 174th and SW Tualatin Valley Highway
- Commercially Zoned - CBD Community Business District
- Ideal for:
  - Automotive Parts and Related Services
  - Convenience Grocery
  - Fabrication, Processing and Repair Facilities
  - Drive-in or Drive-up Establishments
  - Lodging (under 50 units)
  - Outdoor Storage

**PRICE: \$1,800,000**



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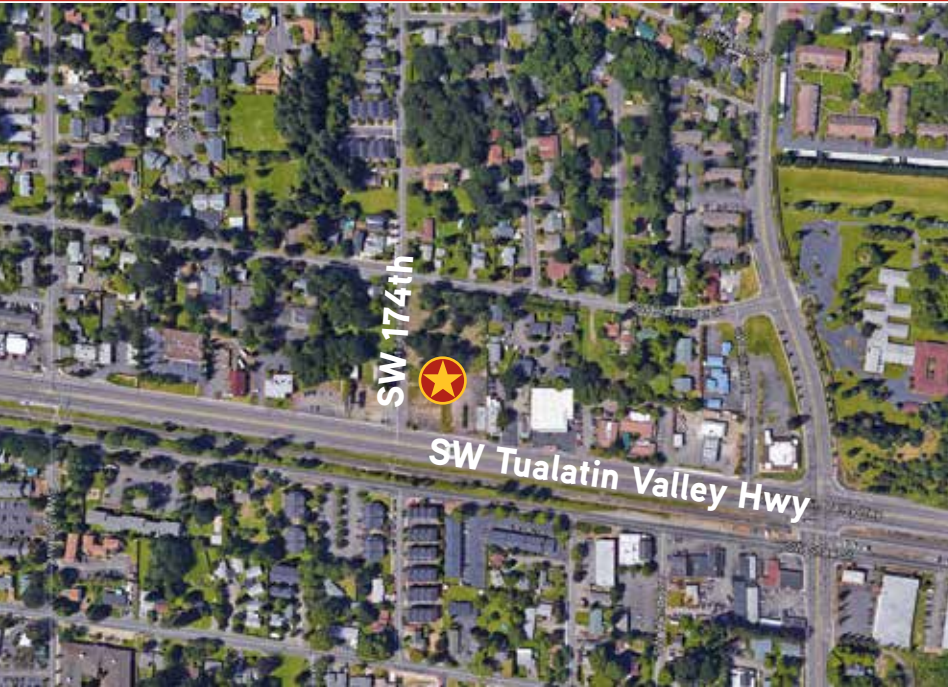


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## Property Consists of:

- Parcel 15107DC 00600 - 1.25 Acres
- Parcel 15107DC 00700 - .46 Acres
- Parcel 15107DC 00800 - .13 Acres
- Parcel 15107DC 00801 - .41 Acres

### Traffic Counts

Collection Street	Cross Street	Traffic	Year	Distance
SW Alexander	SW 172nd Ave E	4,352	2015	0.09 mi
SW TV Hwy	SW 170th Ave E	43,723	2010	0.18 mi
SW 170th Ave	SW Nyssen St N	16,134	2015	0.19 mi

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