

Goose Creek Commercial Corridor

23620–23894 SW Pacific Hwy, Sherwood, OR 97140

Middleton Elementary School

Champions at Middleton Elementary

SW Old Highway 99 West

FOR SALE

Tradition | REP

COMMERCIAL REAL ESTATE SERVICES

99W

Goose Creek

Parcel 1

Parcel 2

SW Old Highway 99 West

SW Old Highway 99 West

Goose Creek

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PROPERTY DESCRIPTION

Two adjacent parcels totaling 7.23 gross acres on Highway 99W in Sherwood, offered as a single transaction. Annexation is in process, with the city's default Office Commercial designation permitting mixed-use, office, medical, and small-format retail outright.

PROPERTY HIGHLIGHTS

- 1,300 LF of contiguous Highway 99W frontage across both parcels
- Mixed-use permitted outright under Office Commercial – no rezone required
- Sewer trunk main under active construction along the frontage
- Directly across from Oregon's largest high school; connected by the new \$29M pedestrian bridge
- 4 access points across combined frontage

DEMOGRAPHICS – 1-MILE TRADE AREA

Median HH Income	\$135,959
Average HH Income	\$167,178
Owner-Occupied	87%
Median Home Value	\$688,936

LOCATION DESCRIPTION

Located on Highway 99W at the southern commercial gateway to Sherwood West, Washington County's largest planned urban expansion. Highway 99W carries 36,994 vehicles per day, driven by Yamhill County commuter growth and Oregon Coast tourism traffic.

OFFERING SUMMARY

Sale Price:	\$4,356,000
Price / Usable SF:	\$25.00
Lot Size:	7.23 Gross / 4.0 Usable Ac.
Hwy 99W Frontage:	1,300 LF
Sale Structure:	Combined Only
Annexation Status:	In Process

A POSITION THAT DOESN'T REPEAT

Mixed-use is permitted outright under the city's default Office Commercial zoning – no rezone, no conditional use process. Combined with 1,300 LF of contiguous frontage, sewer infrastructure already under construction, and a \$29M pedestrian bridge connecting this corridor to Oregon's largest high school, this is a commercial corridor position that is rarely assembled in the Portland metropolitan area.

Rich Karlson

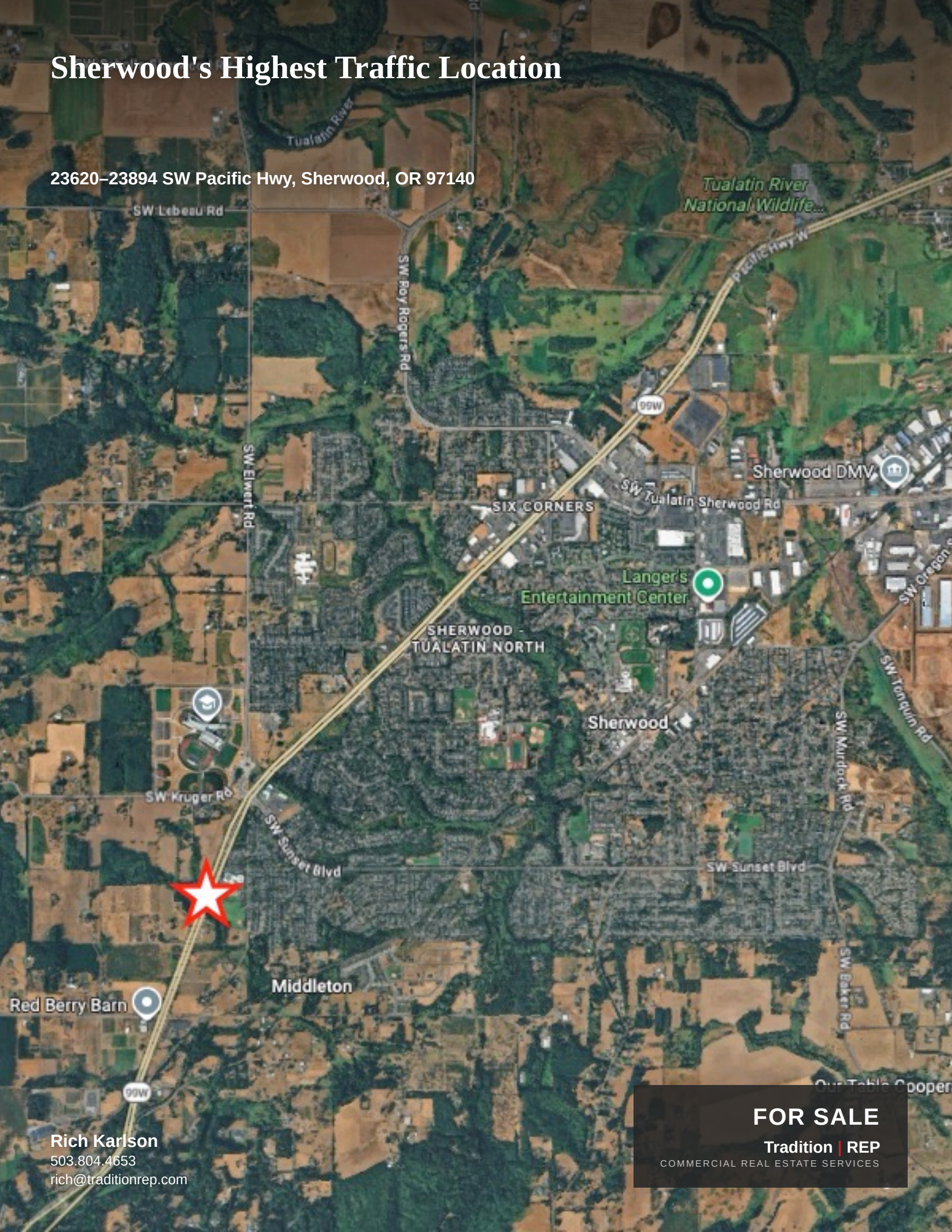
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

Sherwood's Highest Traffic Location

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A Gateway Position at Sherwood West

Directly across from Oregon's largest high school



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