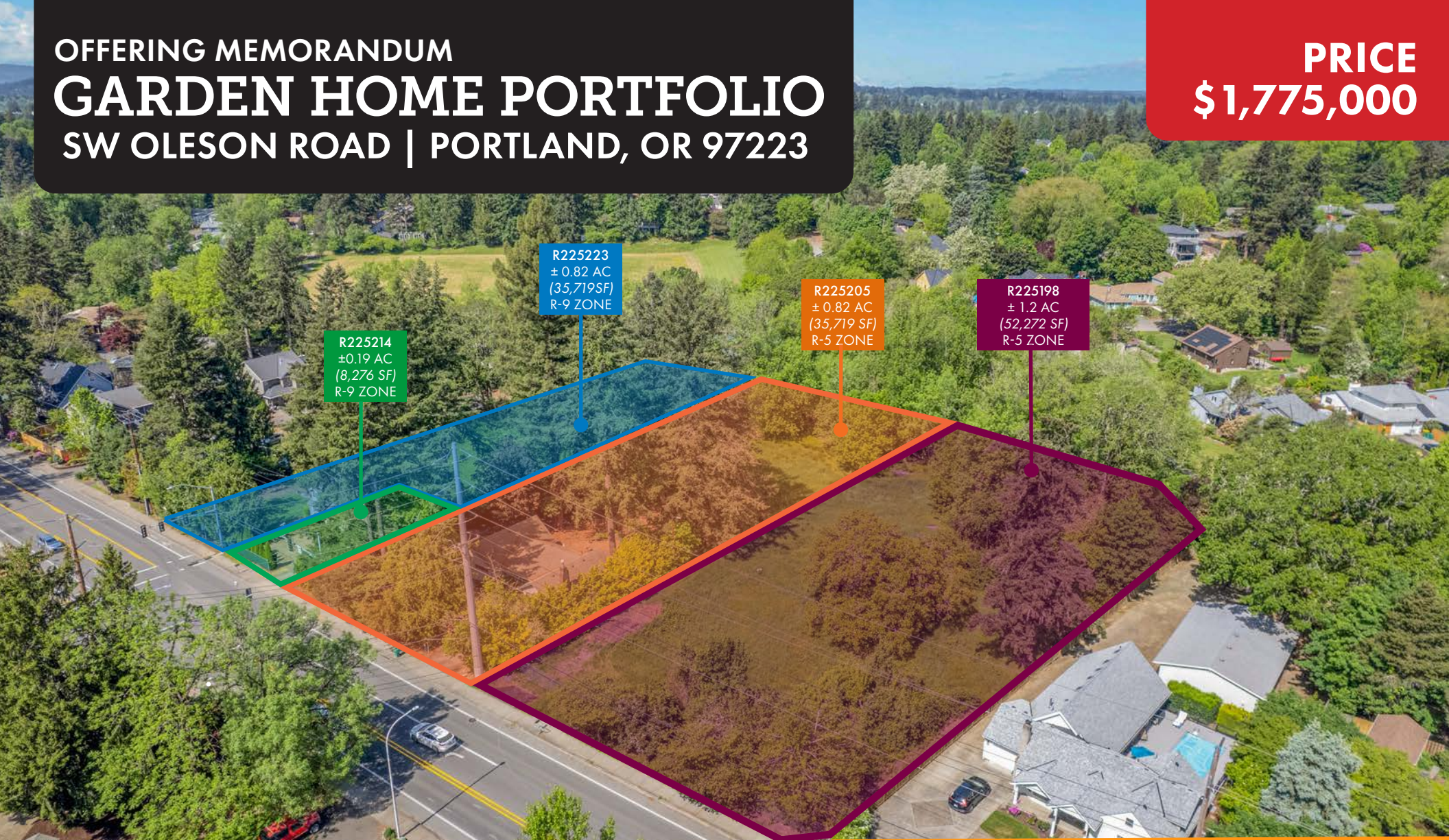


OFFERING MEMORANDUM
GARDEN HOME PORTFOLIO
SW OLESON ROAD | PORTLAND, OR 97223

PRICE
\$1,775,000



R225214
±0.19 AC
(8,276 SF)
R-9 ZONE

R225223
± 0.82 AC
(35,719SF)
R-9 ZONE

R225205
± 0.82 AC
(35,719 SF)
R-5 ZONE

R225198
± 1.2 AC
(52,272 SF)
R-5 ZONE

*** PROPERTIES BEING OFFERED TOGETHER OR INDIVIDUALLY**

WASHINGTON COUNTY | R-5 & R-9 ZONING

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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TIMOTHY S. MITCHELL
President
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JUNE 2026

GARDEN HOME PORTFOLIO

SW OLESON ROAD
PORTLAND, OR 97223

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Norris & Stevens Inc., as the exclusive listing agent, is pleased to present for purchase three development parcels located in the Garden Home neighborhood of southwest Portland, in Washington County. The subject parcels are situated in a low-density residential setting, with one parcel vacant and the other two with current renters in place. The R-5 and R-9 zoning support low to medium density housing opportunities across all four tax lots. Garden Home's location offers convenient access to Highway 217 and the broader Portland metro area, while maintaining the quiet, established character of a mature southwest Portland neighborhood — making it an attractive setting for residential infill development. The portfolio is being offered as a combined acquisition or individually, providing flexibility for developers and investors of varying scale.

PRICING OVERVIEW

Combined Offering Price:	\$1,775,000
Combined Price/SF/Land:	\$13.45
Combined Price/AC/Land:	\$585,809

PARCEL DETAILS

Parcel #	Lot Size (AC)	Lot Size (SF)	Zoning	Offering Price
R225198	1.2	52,272	R-5	\$550,000
R225205	0.82	35,719	R-5	\$550,000
R225223	0.82	35,719	R-9	\$675,000
R225214	0.19	8,276	R-9	
TOTAL:	3.03	131,986		\$1,775,000

INVESTMENT HIGHLIGHTS

- 3.03 acres total
- Four tax lots
- R-5 and R-9 zoning
- Existing rental income
- Multiple development scenarios
- Garden Home location
- Highway 217 access
- Affluent demographic profile
- Wetland delineation completed

Property Address:	8105 SW Oleson Rd
City/State/Zip:	Portland, OR 97223
County:	Washington
Jurisdiction:	Portland
Market:	Portland
Submarket:	Garden Home-Whitford neighborhood
Number of Parcel:	1
Parcel Numbers:	R225198
Zoning:	R-5
Total Lot Size:	± 1.20 AC (52,272 SF)
Current Use:	Vacant Land
Highest & Best Use:	Residential Development
Allowed Use:	Residential



8105 SW Oleson Rd presents an attractive residential development opportunity in the highly desirable Garden Home/Raleigh Hills area of Southwest Portland. The 1.20-acre vacant site features flat topography, providing an efficient and cost-effective development platform with minimal site preparation requirements. Zoned R-5 Residential, the property offers the potential for multiple single-family homes, allowing a developer to capitalize on strong housing demand in an established, supply-constrained neighborhood. Washington County's R-5 zoning generally permits residential densities of approximately 4 to 5 units per acre, supporting a thoughtful infill development strategy.

PROPERTY PHOTOS



PROPERTY OVERVIEW

Property Address:	8125 SW Oleson Rd
City/State/Zip:	Portland, OR 97223
County:	Washington
Jurisdiction:	Portland
Market:	Portland
Submarket:	Garden Home-Whitford neighborhood
Number of Parcel:	1
Parcel Numbers:	R225205
Zoning:	R-5
Total Lot Size:	±0.82 AC (35,719 SF)
Current Use:	Single-Family Home / Vacant Land
Highest & Best Use:	Residential Development
Allowed Use:	Residential



8125 SW Oleson Rd presents a compelling investment and development opportunity in Southwest Portland's desirable Garden Home/Whitford area. The property consists of an existing single-family residence currently occupied by a tenant and is situated on approximately 0.82 acres with R-5 zoning, providing future redevelopment potential while generating interim rental income. The combination of a large site, established residential setting, and favorable zoning creates flexibility for investors, builders, and developers seeking long-term value.

PROPERTY PHOTOS



GARDEN HOME PORTFOLIO OFFERING MEMORANDUM



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PROPERTY OVERVIEW

Property Address:	8145 SW Oleson Rd
City/State/Zip:	Portland, OR 97223
County:	Washington
Jurisdiction:	Portland
Market:	Portland
Submarket:	Garden Home-Whitford neighborhood
Number of Parcel:	2
Parcel Numbers:	R225223; R225214
Zoning:	R-9
Total Lot Size:	±1.01 AC (43,995 SF)
Current Use:	Single-Family Home / Vacant Land
Highest & Best Use:	Residential Development
Allowed Use:	Residential



8145 SW Oleson Rd represents a unique infill investment and redevelopment opportunity in Southwest Portland. The property consists of a single-family residence currently occupied by a tenant and is situated on approximately 0.19 acres with R-9 zoning. When combined with the adjacent 0.82-acre parcel at 8125 SW Oleson Rd, the assemblage creates a rare 1.01-acre development site in an established residential neighborhood. The ability to generate interim rental income while pursuing future redevelopment enhances the property's investment appeal.

PROPERTY PHOTOS



GARDEN HOME PORTFOLIO OFFERING MEMORANDUM



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LOCATION OVERVIEW – PARCEL INFORMATION



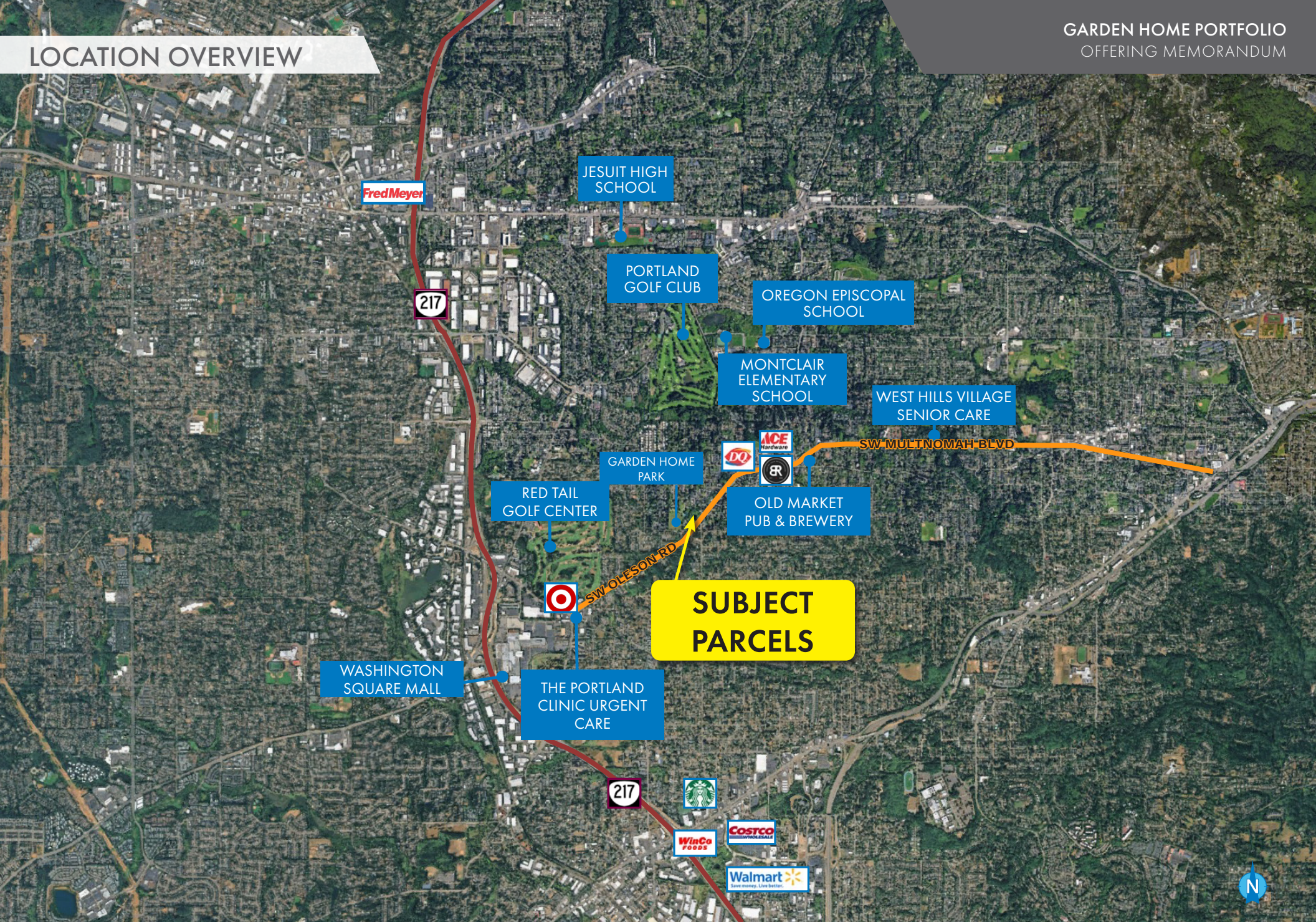
R225223
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R225198
± 1.2 AC
(52,272 SF)
R-5 ZONE

R225214
± 0.19 AC
(8,276 SF)
R-9 ZONE

LOCATION OVERVIEW



ZONING DESCRIPTION

R-5 (RESIDENTIAL 5 UNITS PER ACRE)

The R-5 District is intended to implement the policies of the Comprehensive Plan for areas designated for residential development at no more than five units per acre and no less than four units per acre, except as specified otherwise for Middle Housing, or by Sections 300-2, 300-5, or 302-6. Infill development (not including Middle Housing) on all parcels two acres or less is subject to review under Infill provisions of Section 430-72.

Maximum Height:	30' (generally 2-3 stories)
Maximum Density	1 lot per 5,000 SF
Parking Requirement:	No minimum parking for residential uses

R-9 (RESIDENTIAL 9 UNITS PER ACRE)

The R-9 District is intended to implement the policies of the Comprehensive Plan for areas designated for residential development at no more than nine units per acre and no less than seven units per acre, except as otherwise specified for Middle Housing, or by Sections 300-2, 300-5 or 304-6. The purpose of the R-9 District is to provide areas for detached and attached houses on small lots, Middle Housing, manufactured homes on individual lots and manufactured dwelling subdivisions and parks.

Maximum Height:	35' (generally up to 3 stories)
Maximum Density	1:1 FAR; increasing to 1.5:1 with bonus provisions, such as affordable housing
Parking Requirement:	No minimum parking for residential uses

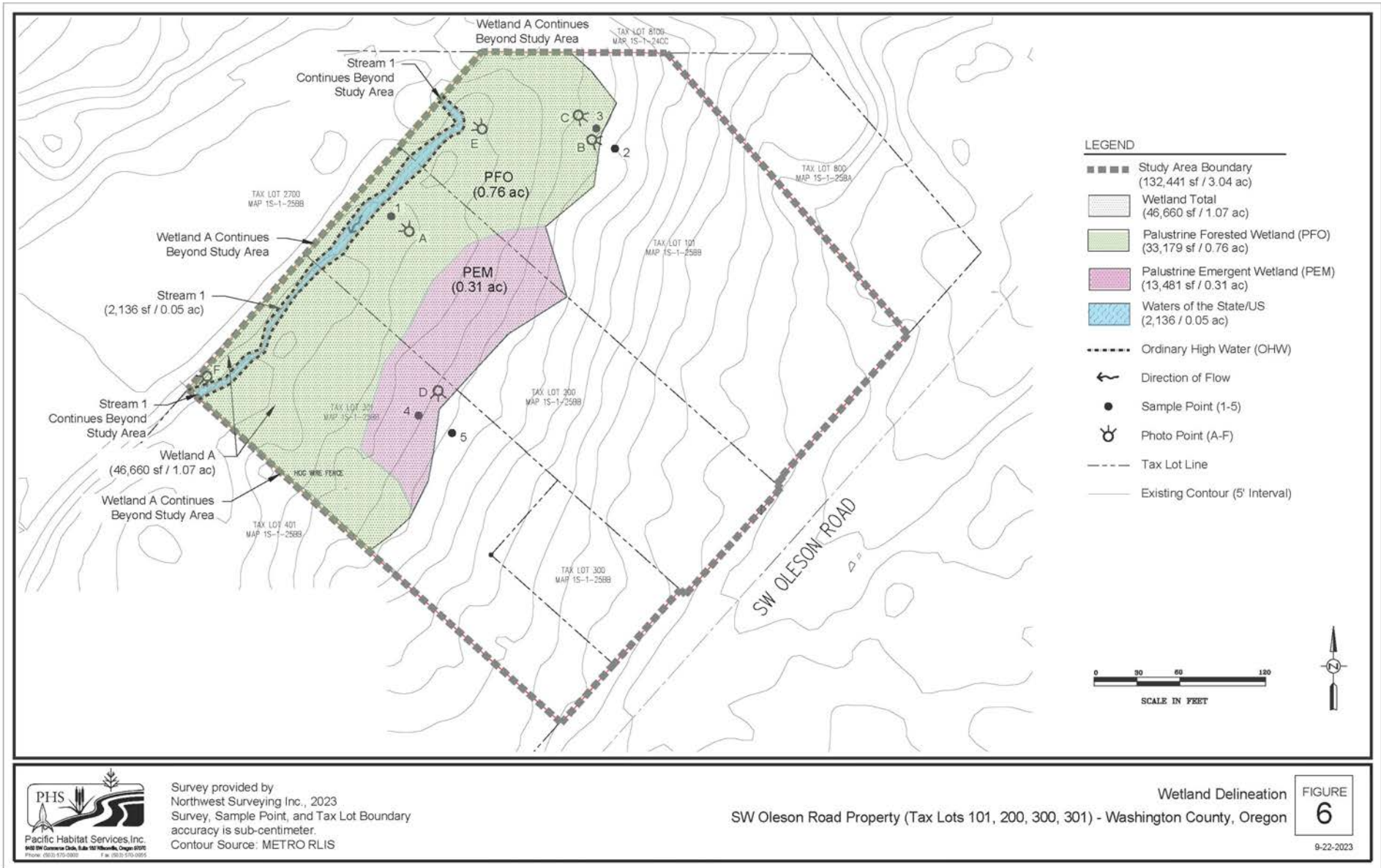


POTENTIAL SITE PLANS



POTENTIAL SITE PLANS





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SUBMARKET SUMMARY | GARDEN HOME-WHITFORD NEIGHBORHOOD



Overview

Tucked into the southwest hills of Portland and straddling the border between the city and unincorporated Washington County, Garden Home-Whitford is one of the more quietly sought-after pockets in the metro area -close enough to

everything, yet shaded by towering Douglas firs and ponderosa pines that give it a distinctly residential, unhurried feel. This is a prosperous, established community that attracts professionals and families who want suburban calm without sacrificing urban access.

The neighborhood's appeal comes down to a few things that don't change much regardless of broader market conditions: location, quality of life, and proximity to major employers.

The subject properties sit close to Nike's world headquarters, Intel's major Oregon campus, and Columbia Sportswear — three of the region's most significant employers. That employment anchor is a big deal. Residents can work at globally recognized companies while living in a neighborhood that feels nothing like a corporate suburb.

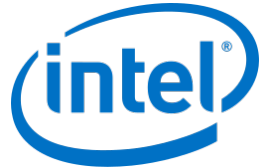
Key Market Indicators at a Glance

- **Median home sale price (March 2026):** ~\$905K, up 59% year-over-year, per Redfin
- **Median listing price:** \$812K, with year-over-year momentum of ~25%, per Realtor.com
- **Average household income:** \$133,053 (2024 U.S. Census Bureau data)
- **Local employment growth:** 7.06% from 2023 to 2024, per Data USA

Economy and Employment Context

The cluster of tech and manufacturing companies anchored by Intel and Nike — provides a meaningful buffer. These aren't industries that relocate easily, and they continue to drive household formation and demand for housing in this corridor. Washington County itself remains one of Oregon's primary economic engines, home to a diverse mix of large corporations and small businesses that give the local economy more resilience than most.

SUBMARKET SUMMARY | GARDEN HOME-WHITFORD NEIGHBORHOOD



The neighborhood's biggest employment draw is its proximity to the "Silicon Forest" — the tech and manufacturing corridor along the US-26 corridor in Washington County. The major employers within easy commuting distance include:

- **Nike** — World headquarters in Beaverton, one of the largest employers in Oregon
- **Intel** — Major campus in Hillsboro, one of the biggest private employers in the entire state
- **Columbia Sportswear** — Headquartered in nearby Portland/Washington County area
- **Oregon Health & Science University (OHSU)** — Sits right in the SW Portland hills, practically a neighbor
- **Providence Health & Services** — Major healthcare employer with facilities throughout the metro
- **Tektronix / Danaher** — Long-established tech manufacturing presence in the Beaverton/Hillsboro area
- **Aloha / Beaverton area retail, tech, and services** — A broad base of mid-size employers along the 217/TV Highway corridor

The healthcare sector is also worth noting — Data USA confirmed that health care and social assistance is one of the top job categories for residents, which tracks given OHSU's proximity.

Bottom Line

Garden Home-Whitford is a healthy, high-demand market. Home values have appreciated sharply, the resident base is affluent and stable, and the neighborhood's fundamentals — safety, greenery, employer access, and location — aren't going anywhere. The county-level employment picture warrants some watching, but for buyers and investors focused on long-term value in the Portland metro, this neighborhood consistently punches above its weight.



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