HILLSBORO, OREGON

OFFERING MEMORANDUM

AMBERGLEN

DEVELOPMENT LAND



TOTAL PROPERTY SIZE

±0.87 acres

ZONING

UC-AC / UC-MU

ASKING PRICE

$830,000

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

TCN WORLDWIDE REAL ESTATE SERVICES

AMO

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HILLSBORO, OREGON

AMBERGLEN

DEVELOPMENT LAND

±0.87 acres

$830,000

One tax lot • R2199684

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INVESTMENT SUMMARY



ASKING PRICE

$830,000

$31.76 / buildable SF
$21.90 / total land SF

AMBERGLEN / HILLSBORO

DEVELOPMENT LAND

±0.87
TOTAL ACRES

±0.60
BUILDABLE ACRES

±26,136
BUILDABLE LAND SF

An infill opportunity in Amberglen.

One tax lot • R2199684 • Buildable area per owner.

OWNER'S PRIOR PLAN

46-unit concept available for buyer review.
Owner elected to sell instead of build.

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DUE DILIGENCE

2022	1	±0.60
OWNER'S PRELIMINARY PLAN	TAX LOT	BUILDABLE ACRES

TAX LOT	R2199684 • One tax lot totaling ±0.87 acres, confirmed by the owner.
TITLE & ACCESS	Review current title, legal description and easements for access and development constraints.
PRIOR CONCEPT	Owner-provided A100, August 20, 2022. It illustrates 46 residences. Current approvals and feasible yield need confirmation.
SITE & INFRASTRUCTURE	Confirm utilities, stormwater, geotechnical conditions, environmental review, tree requirements and fire access.
DEVELOPMENT PATHWAY	Confirm current zoning, Amberglen district standards, overlays, frontage requirements and applicable City decisions.

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POTENTIAL USES

A compact site in an established urban district.

01

Multifamily

OWNER'S PRIOR DIRECTION

The supplied preliminary plan illustrates a 46-unit residential building over a garage. It gives buyers a documented starting point for a new feasibility review.

Confirm approvals, buildable area, access and current code.

02

Mixed use

A DISTRICT-ORIENTED OPTION

A residential project with complementary ground-floor activity may be worth studying where the applicable use table, frontage rules and site economics support it.

Confirm permitted uses and any retail-focus frontage obligations.

03

Commercial

EVALUATE THE RIGHT PROGRAM

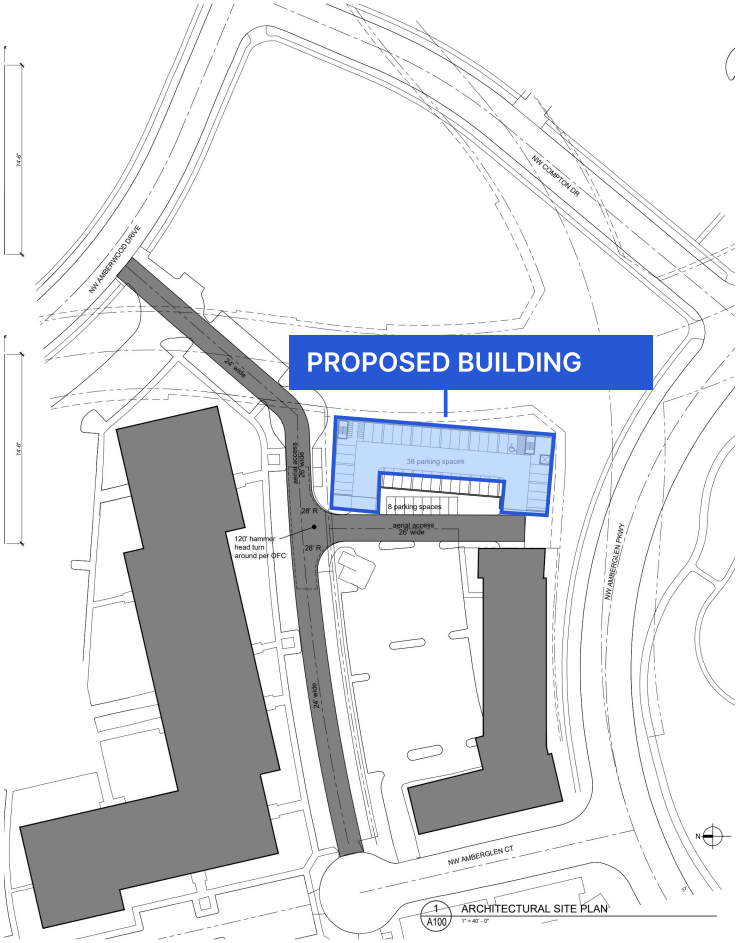
Commercial options should be screened against the current base zone, district design standards, access rights and the practical scale of the development area.

Verify use-specific permissions, parking and servicing needs.

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OWNER'S PRIOR DEVELOPMENT PLAN



PRELIMINARY / AUGUST 2022

46

ILLUSTRATED RESIDENTIAL UNITS

The owner intended to develop the site, then elected to sell instead of build. The prior plan provides a concrete starting point for buyer review.

ILLUSTRATED UNIT MIX

1 BEDROOM	19
2 BEDROOM	20
3 BEDROOM	7

Windsor II at Amberglen • Doug Circosta, Architect • August 20, 2022

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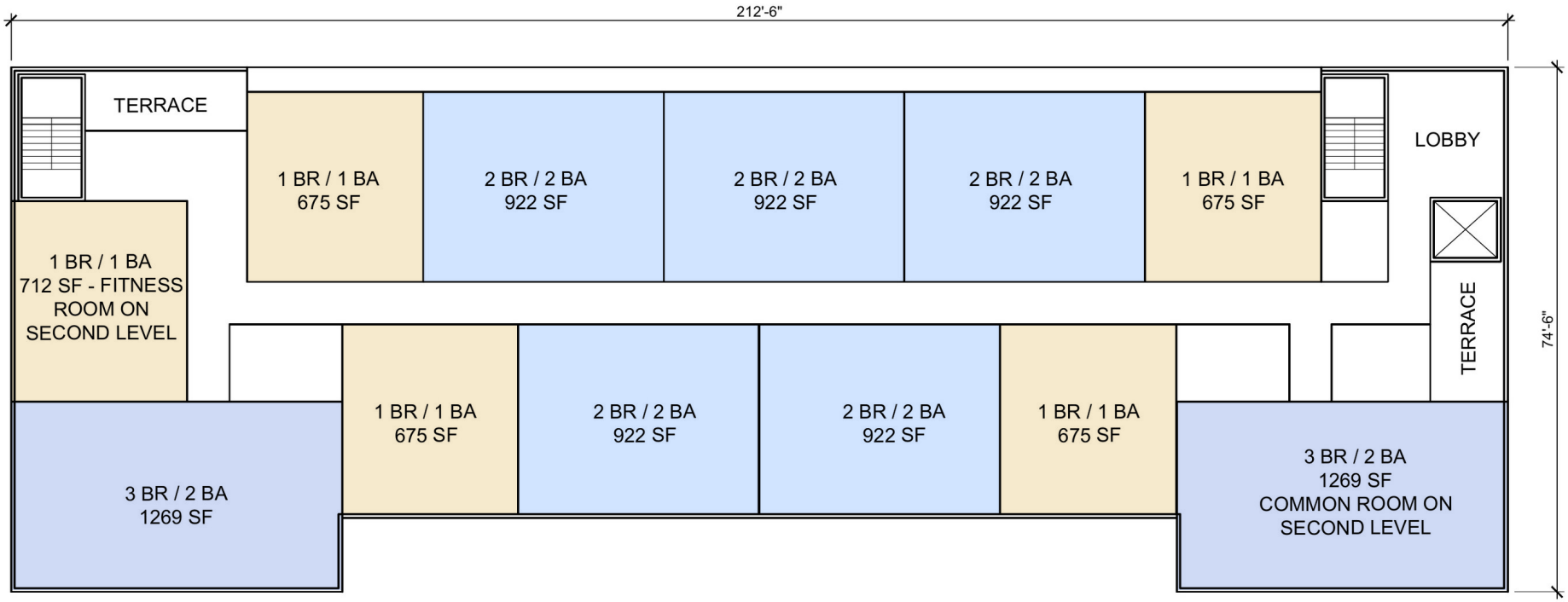
CONCEPT DETAILS

Typical residential level

FOUR RESIDENTIAL LEVELS OVER A GARAGE

40,259 residential SF
38 garage + 8 site parking spaces

1 BEDROOM 2 BEDROOM 3 BEDROOM



Windsor II at Amberglen • Doug Circosta, Architect • Preliminary plan, August 20, 2022

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PROPERTY PHOTOS



The site within its established Amberglen setting.



Existing drive and nearby development.



Land and surrounding landscape.

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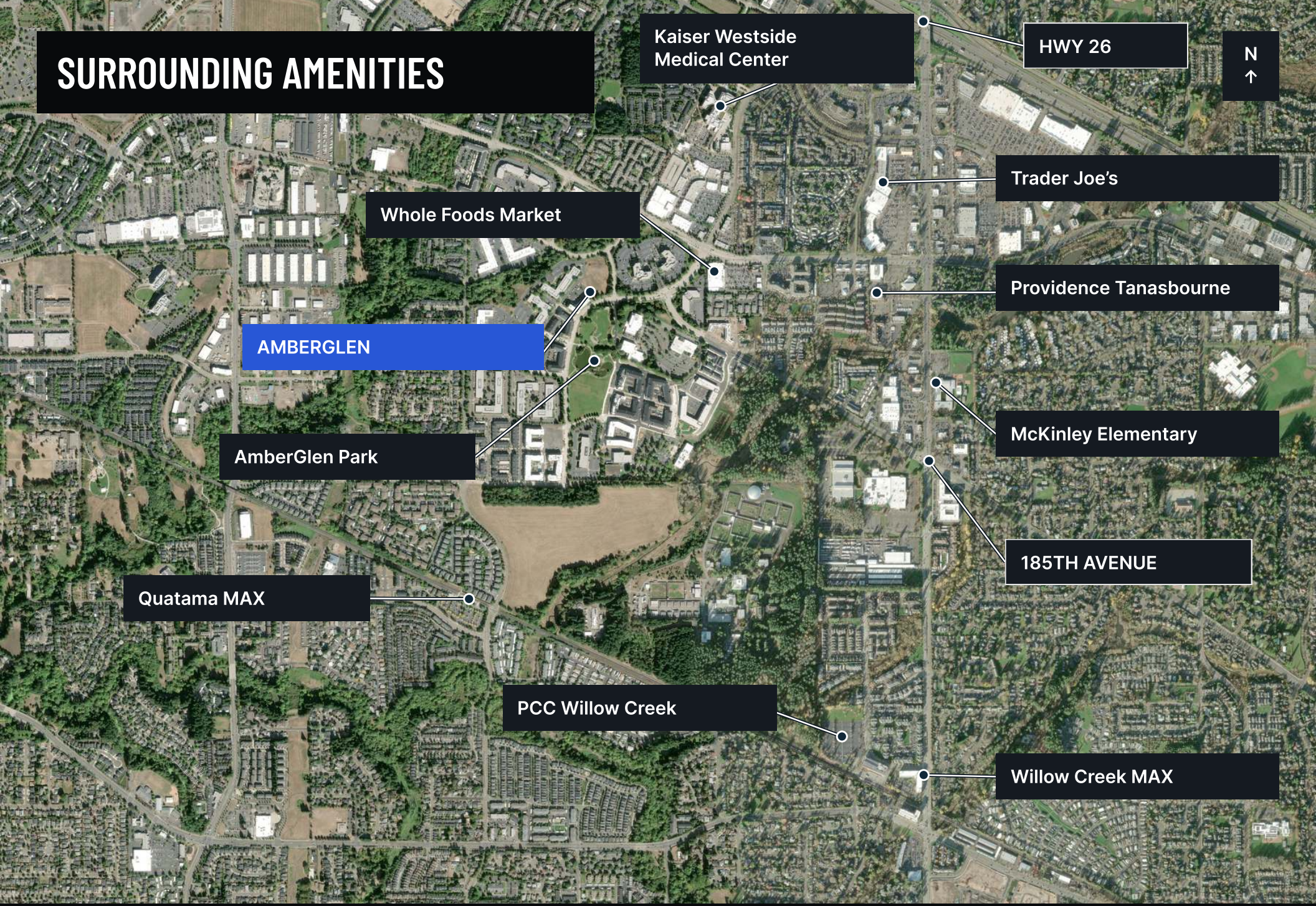
PARCEL AERIAL



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SURROUNDING AMENITIES



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LOCATION & EDUCATION



Amberglen district setting • October 15, 2026

LEARNING & WORKFORCE

PCC Willow Creek offers workforce and education resources. McKinley Elementary is shown on the local amenities map for proximity; attendance assignment requires confirmation.

REGIONAL CONNECTIONS

US 26, Cornell Road and Walker Road connect the district to westside employment. Quatama and Willow Creek MAX stations provide nearby rail options.

111,126

HILLSBORO POPULATION

+4.4%

GROWTH FROM 2020 BASE

$106,409

MEDIAN HOUSEHOLD INCOME

Population: July 2025 estimate. Income: 2020–2024 ACS, in 2024 dollars.

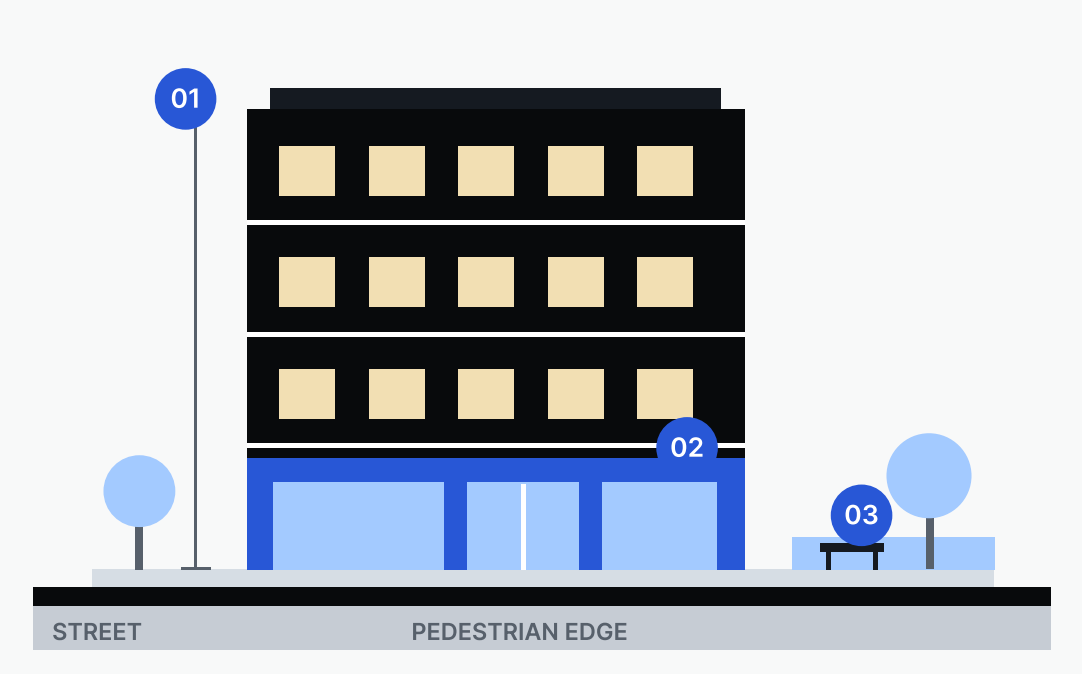
Same-vintage growth: Beaverton +0.3% • Tualatin +0.7% • Tigard +5.7%. Citywide figures.

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ZONING & DEVELOPMENT

An urban building.
A connected ground plane.



Illustrative massing; not a proposed design or a height entitlement.

ZONING / UC-AC + UC-MU*

*Confirm the mapped boundary and any site-specific rezoning with the City.

01 BUILDING HEIGHT & FORM

Base-zone standards and district height transitions shape the envelope. Confirm the site's applicable limits.

02 STREET-FACING FRONTAGE

Orient entries and pedestrian activity to the street; coordinate parking, access and street improvements.

03 USABLE OPEN SPACE

100 SF per dwelling for residential sites of 0.25–1.0 acres. Public-access conditions may apply.

Also review natural-resource, floodplain and site-specific approval conditions.

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DEVELOPER INCENTIVES



AMBERGLEN PUBLIC BENEFITS

Design & development adjustments

District provisions address qualifying mixed use, mixed-income housing, green buildings and public art. Specific standards apply.

VERTICAL HOUSING

Potential property-tax treatment

Local certification authority extends to Jan. 1, 2032. A designated zone and project qualification are required; site eligibility is unverified.

HOUSING POLICY INITIATIVES

Potential future tools

Hillsboro's Housing Production Strategy identifies Multiple-Unit Property Tax Exemption (MUPTE) and expanded incentives as actions. An adopted policy is not a verified site benefit.

ENTERPRISE ZONE

Qualifying business investment

Eligibility focuses on qualifying businesses and investment. Apartments and ordinary local retail should not be assumed eligible.

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ECONOMY & DEVELOPMENT



AMBERGLEN HOUSING EVOLUTION

2,400+

Housing units added since 2014, as reported by the City in August 2026.

An established westside employment base

Intel, Nike and Columbia Sportswear anchor the broader westside employment landscape. The City also identifies Applied Materials, NVIDIA, ASM, Microsoft and OHSU as employers in the Amberglen area.

Intel remains an established R&D and manufacturing presence. Significant 2025 layoffs mean prior investment announcements should not be presented as current net job growth.

Recent investment to watch

GENENTECH • SEPTEMBER 2026

$750 million manufacturing expansion groundbreaking; about 250 operating jobs expected, with commercial operations targeted for 2031.

DSV • JUNE 2026

750,000-SF facility groundbreaking, targeting July 2027 opening. The project includes consolidation of existing Oregon staff.

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HOUSING MARKET



HILLSBORO / N OF HWY 26

7.0%

Reported apartment vacancy
Fall 2026 • 8.0% in Fall 2025

$2.02

ASKING RENT / SF

Fall 2026 • broad apartment reporting area

73

PROPERTIES IN SAMPLE

Fall 2026 reporting sample

9,723

APARTMENT UNITS IN SAMPLE

Fall 2026 reporting sample

AN ESTABLISHED RENTAL DISTRICT

Vacancy eased from the prior year while asking rent was nearly flat. Figures cover a broad submarket, not Amberglen alone.

Source: Multifamily NW / CoStar, Fall 2026.

KEEP SITE UNDERWRITING SPECIFIC

Evaluate product mix, competing supply and development costs against current approvals and achievable rents.

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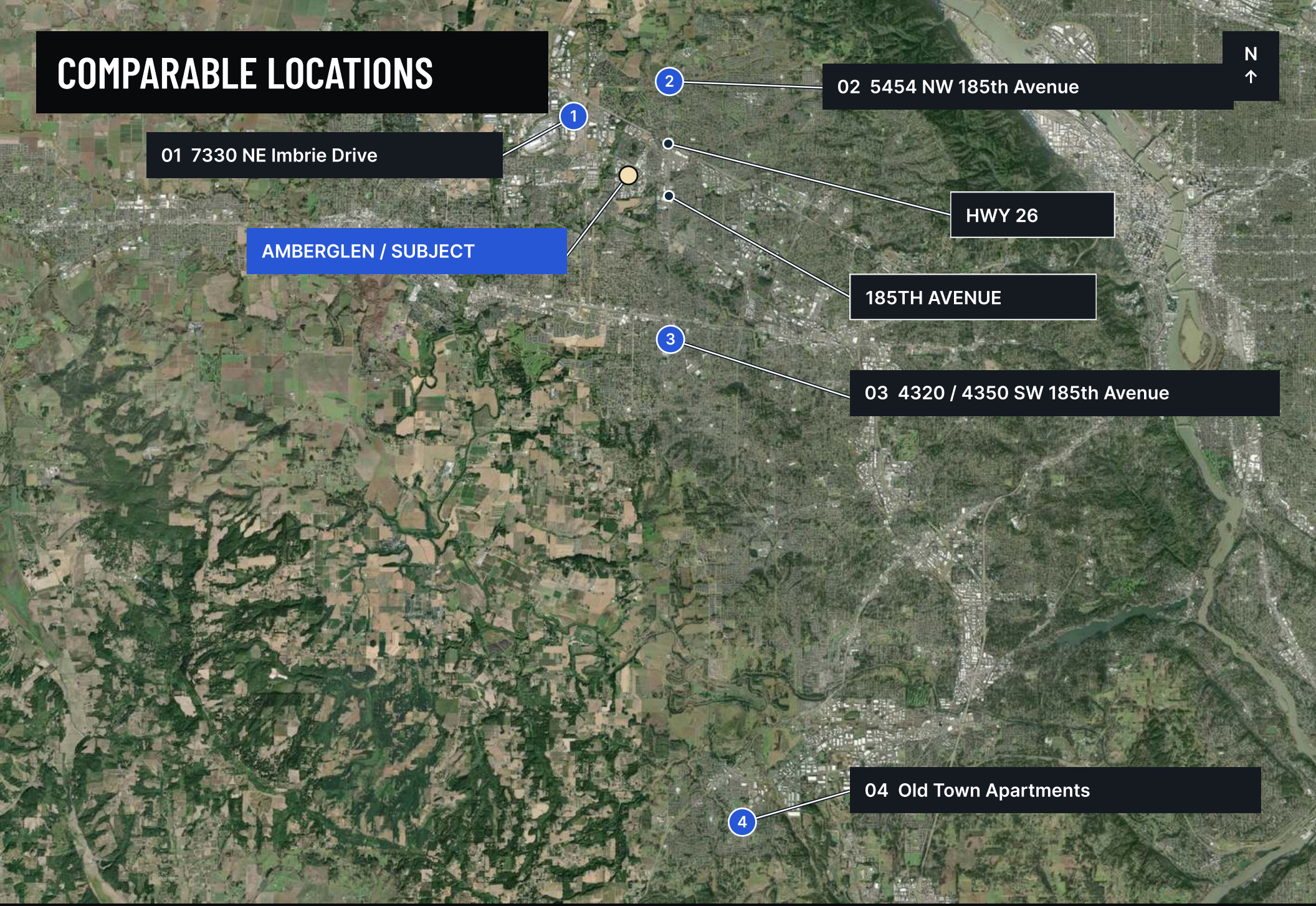
SALE COMPARABLES

PROPERTY	SALE DATE	SALE PRICE	LAND SF	ACRES	PRICE/SF	PRICE/AC	ZONING
 01 **7330 NE Imbrie Drive** Hillsboro · Industrial land	07/30/2026	$2,000,000	128,502	2.95	$15.56	$677,966	I-P
 02 **5454 NW 185th Avenue** Washington Co. · Commercial land	10/01/2025	$570,000	20,038	0.46	$28.45	$1,239,130	NC
 03 **4320 / 4350 SW 185th Avenue** Washington Co. · Combined site	04/25/2025	$1,250,000	45,302	1.04	$27.59	$1,201,923	OC
 04 **15665 SW Willamette St Old Town Apartments** Sherwood · Concept rendering	06/11/2025	$975,000	61,420	1.41	$15.87	$691,485	HDR

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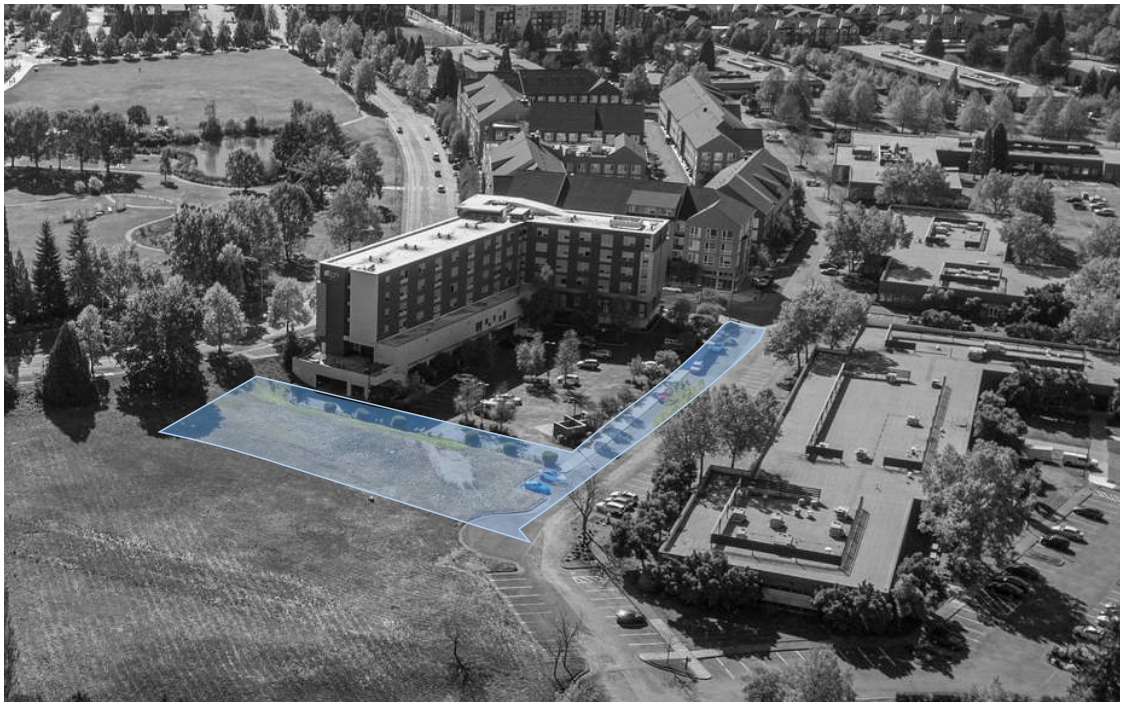
COMPARABLE LOCATIONS



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OFFERING DETAILS



AMBERGLEN / HILLSBORO, OREGON

Washington County • No assigned street address represented

R2199684 • ONE TAX LOT

±0.60 acres / ±26,136 SF buildable land

Tax-lot configuration and buildable land area confirmed by owner.

ASKING PRICE

$830,000

$31.76 / buildable SF
$21.90 / total land SF

±0.87 ACRES TOTAL
ONE TAX LOT.

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Prior owner plan and supplied property materials are available for buyer review.

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