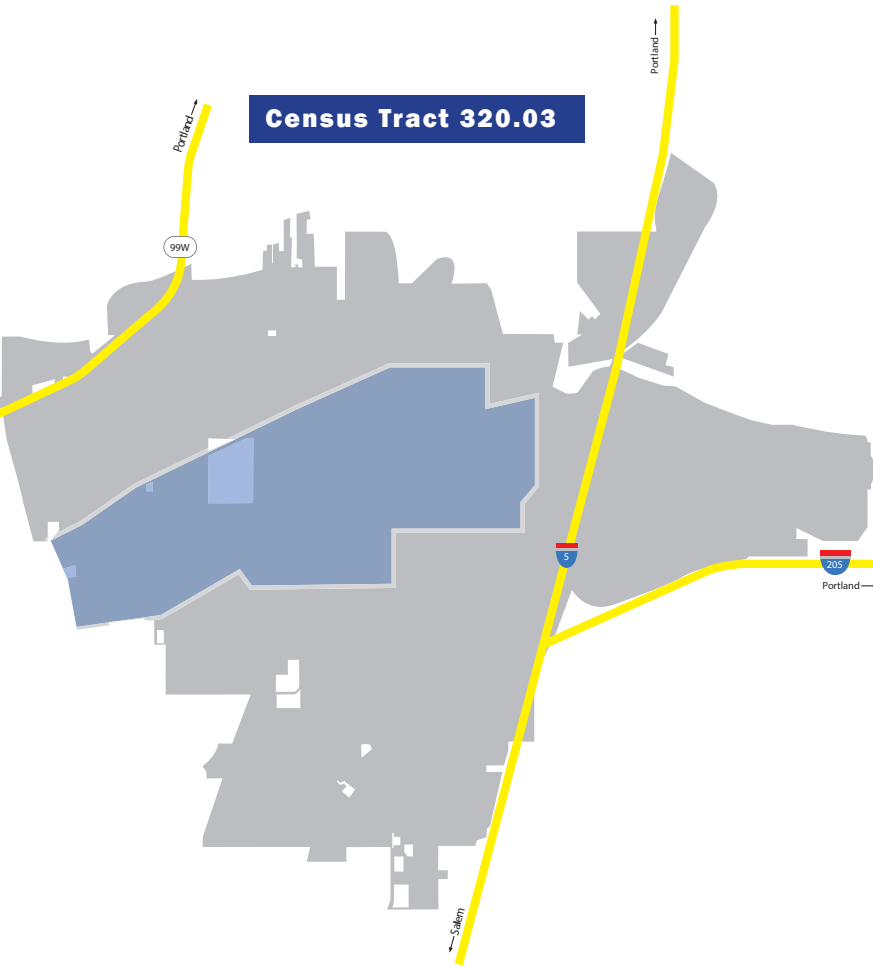


# tualatin | opportunity zones

Tualatin's second opportunity zone has easy access to Hwy 99 and I-5 and is zoned primarily manufacturing. 272K square feet of building space and 59 acres of land is currently on the market. Major industrial and transportation developments have occurred.



## Major Developments



### Franklin Business Park

A three-phased industrial park with over 157,000 sq.ft of flexible floor plans, dock and grade loading, and easy access to I-5 and Hwy 99W.



### 124th Ave Extension

A major arterial street was constructed to provide access to employment lands between Tualatin, Sherwood, and Wilsonville.

## Inventory CoStar, Q2 2019

**9.2M**

Total Building Inventory SF

**59 AC**

Land on Market

**302**

Total Properties

**57**

Spaces

## Zoning

**12%**

Residential Zoning

**10%**

Commercial Zoning

**78%**

Manufacturing Zoning

## Demographics ACS 2012-2017

**3,142** Labor Force

**3,955** Population

## Transportation

**38,600**

Average Daily Traffic

**23 Miles**

Portland International Airport

**21 Miles**

Port of Portland Terminals