

# 1/3 Acre Build-Ready Mixed Use Commercial Lot

FOR SALE: 16948 SW 132<sup>ND</sup> Terrace | King City, OR 97224



SW 132<sup>ND</sup> Terrace

SW Fischer Road

SE 131<sup>ST</sup> Avenue



**TYLER HORST**  
Principal Broker  
503-956-8104  
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# Property Detail

## 16948 SW 132<sup>ND</sup> TERRACE - KING CITY, OR 97224

Sale Price: \$650,000

Lot Size: ±0.33 Acres / ±14,375 SF

FAR / Bldg SF: 1.5 :1 (mixed-use) / Up to 21,561 SF

Lot Detail: Level / Graded / Ready to Build

Utilities: Water, sewer, stormwater, natural gas, electric, fiber optic

Parcel #: R2231683 / 2S116AC-19800 (APN)

Builder Packet: [Contact Broker for Availability](#)

Zoning: NMU - Neighborhood Mixed Use

Submarket: Tigard / King City

Market / MSA: Portland Metro, Oregon

- **Fully Developed Site and connected to All Existing Utilities**
- **Supports up to ±21,561 SF of Mixed Use Space - Up to 3 Stories Tall**
- **Versatile NMU (Neighborhood Mixed Use) Zone with a range of uses**
- **Exclusive Location for Commercial Use amongst Residential Area**
- **High Visibility and Exposure on SW Fischer Road - (Extension Planned)**
- **Direct Access from SW Beef Bend Road (±0.5 mi.) and Hwy 99 (±0.7 mi.)**



### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population (2024)	14,483	36,792	92,267
Estimated Growth (2024-2029)	0.2%	0.4%	0.4%
Median Age	45.7	44.0	41.5
Average Household Income	\$115,742	\$129,795	\$131,862

\*2024 Demographics data derived from CoStar for 16948 SW 132nd Terrace, King City, OR 97224



**FOR SALE**  
**\$650,000**



**PROPERTY SIZE**  
**0.33 Acres (14,375 SF)**



**READY-TO-BUILD**  
**All Utilities to Property**



**ZONING**  
**NMU Neighborhood Mixed Use**



## PROPERTY DESCRIPTION

Attention all multi-family / retail and adult care investors and developers!

Finished and ready-to-build 1/3-acre mixed-use commercial lot zoned NMU in a desirable location at the corner of SW 131st Ave and Fischer Rd in rapidly growing King City.

Zoned Neighborhood Mixed Use (NMU), allowing for a wide range of residential and/or commercial uses. Great potential for a mixed use retail and residential building, adult care facility, multi-family apartment building, condominiums, medical or office space. Build up to 22,000 SF of mixed-use commercial and residential space, up to three stories tall, allowing up to 20 residential or commercial units.

The property is level-graded, fully developed, and connected to all utilities, including water, sewer, stormwater, natural gas, electricity, and fiber optics.

Located near King City Community Park, Bull Mountain, and the Tualatin River, and nestled between Pacific Highway (99) amenities and Roy Rogers Road. This corner lot benefits from high visibility and traffic exposure on Fischer Road, which is expected to become a major thoroughfare following the completion of the Fischer Road extension. The property is also positioned at the entrance of the Kingston Terrace Master Plan expansion.

Zoning also allows for live/work units, townhomes, hospitality, religious assembly, and personal service space, in addition to retail, professional office, and multi-family uses.

King City continues to experience strong population growth, supported by highly rated schools, walkable neighborhoods, urban amenities and a robust park system - creating sustained demand for neighborhood-serving commercial and residential development.

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Development Packet, Offering Memorandum, Civil Engineering Plans, Recorded Plat Map and Due Diligence Docs available upon request.

**Please CALL / TEXT Broker for more details!**

**Tyler Horst | Principal Broker | 503-956-8104**

# Photos & Renderings



# Site Mockup



**PLEASE NOTE:** This image represents a mockup of a single development option rendering overlaid on a photo of the property to convey a rough estimate of how a completed project could potentially look on the site. This mockup provides no guarantee of developability of the site nor any promise of ability to complete a like project or other development. Buyer to do own due diligence.

# Area Map



**BULL MOUNTAIN**

**CANTERBURY SQUARE**

**KING CITY GOLF COURSE**

**SUMMERFIELD GOLF COURSE**

**SW Beef Bend Road**

**DEER CREEK ELEMENTARY**

**KING CITY**

**TIGARD TOWNE SQUARE**

**SW Durham Rd**

**SW 131st Ave**

**SW Fischer Rd**

**Tualatin River**

**KING CITY COMMUNITY PARK**

**SW Roy Roger Road**

**99W**

**Pacific Highway W (Hwy 99)**

**TUALATIN / SHERWOOD**

**TUALATIN RIVER NATIONAL WILDLIFE REFUGE**





Exclusively Listed By:

**TYLER HORST**

Principal Broker

503-956-8104

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