THE BRIAN DENNE
NEIGHBORHOOD COLLECTION

METZGER

TIGARD / PORTLAND AREA, OREGON



Local knowledge.
A neighborhood worth knowing.

COMMUNITY MAGAZINE | OCTOBER 2026

WELCOME

A neighborhood worth knowing.

A useful local guide - made for the people who live here.

Thank you for opening the Metzger edition of The Brian Denne Neighborhood Collection. This pocket of the southwest Portland area combines a recognizable local park, residential streets, and access to the shops and services of nearby Tigard.

This guide brings together neighborhood context, outdoor places, dining ideas, school resources, and ways to get involved. It is designed for residents, people considering a move, and anyone who wants to understand the area beyond a listing address.

My goal is to help you connect the home you are considering with the everyday life around it - and to give you useful starting points for your own exploration.

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THE GUIDE

In this edition

Six sections. Twenty pages. One useful neighborhood resource.

01 **Welcome + Orientation** — PAGES 2-5

Introduction, neighborhood setting, and local connections

02 **Homes, Parks + Community** — PAGES 6-8

Housing considerations, outdoor access, schools, and civic resources

03 **Resources + Quick Read** — PAGES 9-10

Listings, home values, market updates, and a neighborhood recap

04 **Living Here + Local Favorites** — PAGES 11-13

Everyday routines, nearby dining, and a community gathering place

05 **Destinations + Community Life** — PAGES 14-18

Washington Square, useful services, events, gardens, and a local Saturday

06 **Local Links + Connect** — PAGES 19-20

Official resources and a direct connection with Brian

QR codes connect this edition to current information beyond the printed page.



NEIGHBORHOOD OVERVIEW

Metzger at a glance

A local identity within the larger southwest metro.

Metzger sits in Washington County near Tigard, with Washington Square just to its west. It is a useful area to explore if you want to understand how established residential streets connect with a major shopping destination and the wider southwest Portland region.

Its identity is local, even where mailing addresses and municipal boundaries can be confusing. Start with the neighborhood, then look closely at the individual street, lot, and home.

WHY IT STANDS OUT

- Metzger Park as a local anchor
- Washington Square nearby
- Tigard and Portland-area access
- Homes with individual character

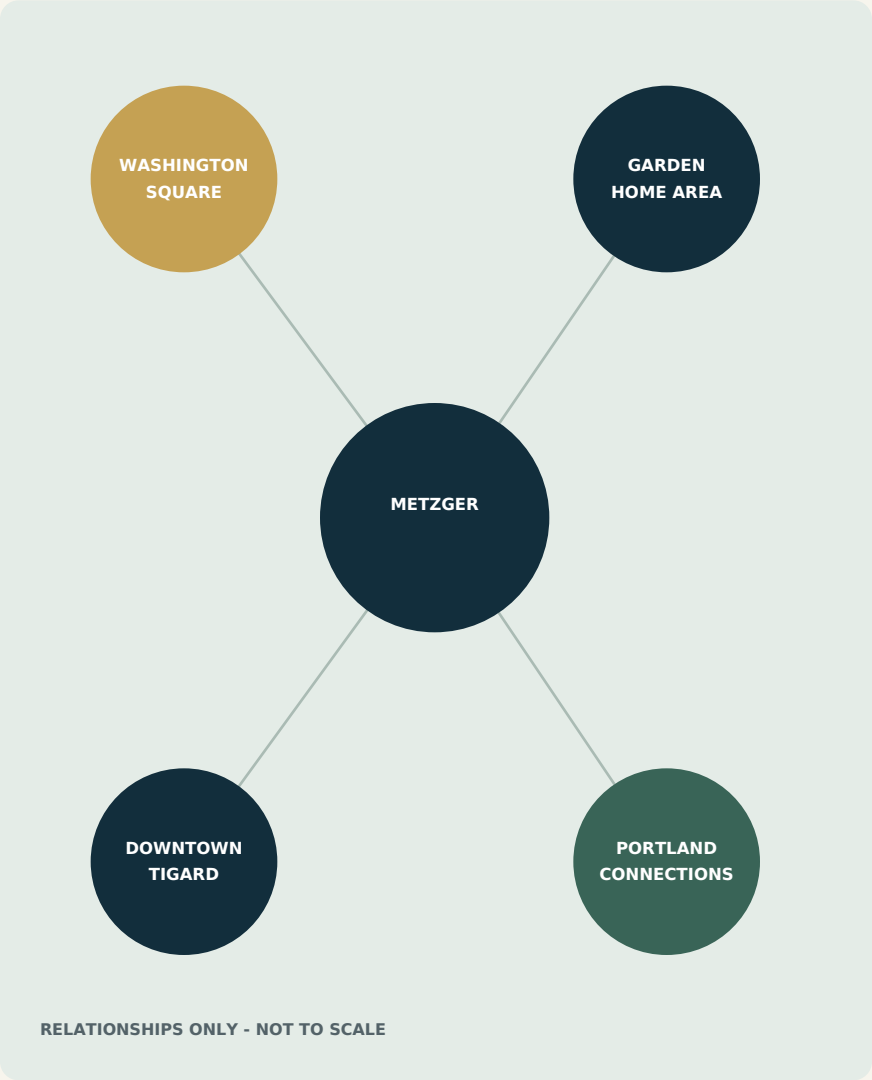
The local advantage

Learn the neighborhood. Then get to know the address.

ORIENTATION

The shape of the neighborhood

A connection guide - not a boundary map or driving route.



HOW TO READ THE AREA

Hall Boulevard is a useful local reference point. Washington Square lies nearby, while Tigard destinations and the broader road network extend the options for errands, dining, and outings.

ADDRESS FIRST

Check city limits, school boundaries, utilities, and service districts for the exact property. Neighborhood names are useful context, not legal boundaries.

COUNTY RESOURCES

Useful local context starts with the right map.

Ask Brian to help you investigate a specific address.

Homes with individual character

Look beyond the address to the details that shape everyday living.

THE PROPERTY IS THE STARTING POINT

A neighborhood name is only the beginning. Layout, maintenance, lot design, and the relationship to the street all influence how a home feels and functions.

01

THE HOME

Compare room flow, natural light, storage, and usable space. Review the age and condition of major systems, along with the quality and scope of updates.

02

THE LOT

Look at drainage, trees, outdoor living areas, parking, and access. Review available records rather than assuming a fence or landscaped edge is a property boundary.

03

THE STREET

Visit at different times. Notice traffic, sidewalks, crossings, and the route to the places you use most. Test your own daily routine from the actual address.

A more useful home search starts with better questions.

Ask for a property-specific review of condition, context, and comparable sales.



PARKS + TRAILS

Outdoor access is part of the rhythm

Make room for time outside.

01

CLOSE TO HOME

Metzger Park offers open lawn, play areas, basketball, tennis, and tree-covered spaces at Hall Boulevard and Hemlock Street.

02

FARTHER AFIELD

Nearby Tigard outings include Dirksen Nature Park and the Fanno Creek Trail. Check the route and access point before setting out.

03

MAKE IT YOURS

Choose an outing that suits your day: a short break, a picnic, or a longer walk. Review posted rules and current conditions before visiting.

Explore the current park guide

Amenities, access, and park information

A neighborhood anchored by connection

Official resources help residents ask the right questions.

TIGARD-TUALATIN SCHOOL DISTRICT

Metzger Elementary

10350 SW Lincoln Street
Tigard, OR 97223

Use the district to confirm elementary, middle, and high school assignments for your exact address. A nearby school does not establish attendance eligibility.

NEIGHBORHOOD VOICE

CPO 4M

Washington County lists Durham, East Tigard, and Metzger within CPO 4M. Its community participation resources are a starting point for local involvement.

01

VERIFY

Confirm the school and service information that applies to the property.

02

PARTICIPATE

Use current County resources to find community meetings and local information.

03

EXPLORE

Look to library, parks, and recreation calendars for activities that fit your interests.

DIGITAL INFORMATION

Your neighborhood resource hub

Scan once. Keep exploring after the page closes.

CURRENT LISTINGS

Browse homes and start a conversation about Metzger-area opportunities.

SCAN FOR INFORMATION

HOME VALUE

Request a personalized review of your home and its market position.

SCAN FOR INFORMATION

MARKET UPDATES

Follow local pricing, inventory, and sales activity through Brian’s website.

SCAN FOR INFORMATION

SCHEDULE A CALL

Connect directly with Brian to discuss your plans.

SCAN FOR INFORMATION

Explore homes, values, and neighborhood updates

BRIANDENNE.COM

THE QUICK READ

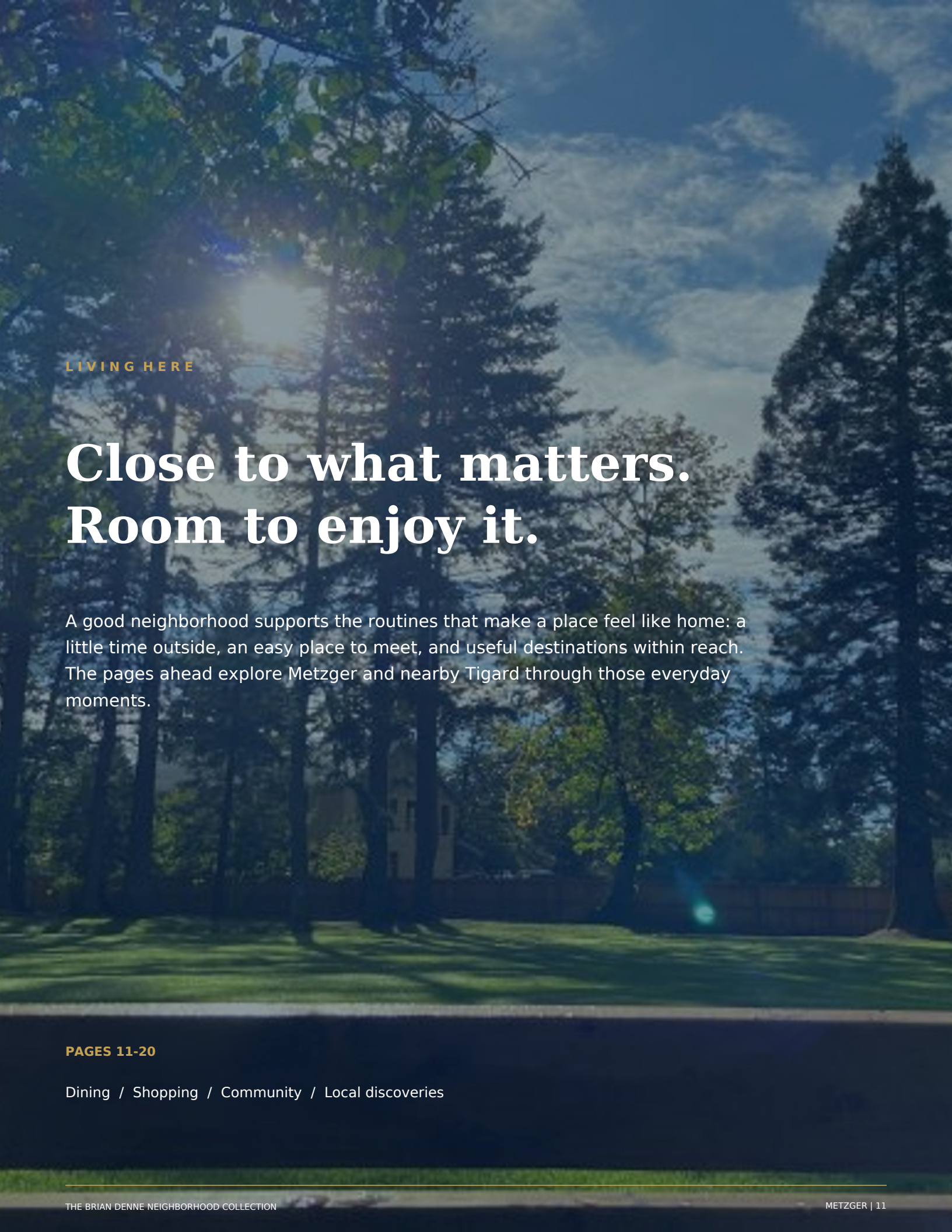
Metzger in five minutes

The opening section, distilled to what matters most.

01	**SETTING**	A Washington County community in the Tigard / Portland area, near Washington Square.
02	**LOCAL ANCHOR**	Metzger Park and Patricia D. Whiting Hall give the neighborhood familiar gathering places.
03	**DAILY LIFE**	Local streets connect with shopping, dining, and services in the surrounding area.
04	**COMMUNITY**	County, school district, library, and parks resources make it easier to investigate and participate.
05	**BEST ADVICE**	Treat every address individually. Verify boundaries, schools, condition, and the current market.

Next: Living Here

Dining, local destinations, community life, and a Saturday at your own pace.



LIVING HERE

Close to what matters. Room to enjoy it.

A good neighborhood supports the routines that make a place feel like home: a little time outside, an easy place to meet, and useful destinations within reach. The pages ahead explore Metzger and nearby Tigard through those everyday moments.

PAGES 11-20

Dining / Shopping / Community / Local discoveries



DINING + COFFEE

From a quick bite to a meal together

Nearby options at Washington Square

01

85C BAKERY CAFE

Coffee, handcrafted drinks, and bakery choices make this a nearby stop to explore when you want a pause during a shopping trip.

02

DIN TAI FUNG

One of the restaurant options listed at Washington Square. Use the center directory to review the location and plan your visit.

03

GEN KOREAN BBQ

Another dining option listed at the center. Check current menus, availability, and hours directly before heading out.

Explore the current dining directory

Restaurants listed here are nearby destinations, not all within Metzger.



COMMUNITY SPOTLIGHT

A place to gather

Patricia D. Whiting Hall

A neighborhood becomes more useful when it has space to come together. At Metzger Park, Patricia D. Whiting Hall provides a setting for meetings, celebrations, and community occasions.

The County lists a meeting room, multipurpose room, and small kitchen. Reservations, current rates, and rental requirements are available through the official hall page.

PLAN A GATHERING

Review room layouts, availability, and the rules for your event before booking.

A shared place can turn a neighborhood into a community.



NEARBY DESTINATION

Washington Square

Shopping, dining, and a useful regional connection.

SHOPPING

Explore a broad mix of retailers through the center’s current directory.

DINING

Choose a quick stop or a sit-down meal from the current restaurant lineup.

PLAN A VISIT

Check hours, parking information, and store locations before you go.

LOCAL CONTEXT

A nearby destination that complements the residential streets of Metzger.

Why it matters to daily life

When you tour a home, also try the trip to the places you use. Convenience is personal: the right fit depends on your route, schedule, and preferences.

Everyday essentials, close by

Build your own local routine around the places you use most.

01

AT HOME

Start with your street and address

02

NEARBY ERRANDS

Washington Square and local services

03

IN THE COMMUNITY

Library, gathering places, and events

04

BEYOND THE AREA

Plan transit or driving connections

TIGARD PUBLIC LIBRARY

13500 SW Hall Boulevard
A nearby resource for books, programs, information, and spaces to learn. Review the current library calendar before visiting.

GETTING AROUND

Use TriMet’s trip planner for your actual starting point and travel time. For driving, test your usual route during the hours you expect to travel.

LIBRARY

PLAN A TRIP

A practical neighborhood is one that works for your day.

COMMUNITY LIFE

A calendar with character

Find current opportunities to connect, learn, and participate.

Look beyond a single event. Local calendars give you a reason to revisit familiar places and discover new ones throughout the year.

TIGARD FARMERS MARKET

Seasonal shopping, local vendors, and community energy at Universal Plaza in downtown Tigard. Check the market’s current dates before planning a visit.

CURRENT DETAILS

LIBRARY PROGRAMS

Explore current activities and resources through Tigard Public Library. Use the calendar to choose a program that matches your interests.

CURRENT DETAILS

COMMUNITY PARTICIPATION

Washington County CPO resources offer a way to learn about local issues and opportunities to take part in community conversations.

CURRENT DETAILS

Small details. A greener neighborhood.

Native plants can make a familiar place worth a closer look.



GARDENS WITH A PURPOSE

Tualatin Soil and Water Conservation District describes native demonstration gardens at Metzger Park designed to support habitat, showcase regional plants, and inspire similar choices at home.

The project includes planting areas around the community hall and park entrances, as well as a rain garden. Its published timeline includes ongoing maintenance from 2025 onward.

LOOK A LITTLE CLOSER

Notice plant structure, seasonal change, and how a garden relates to a building or walkway. Bring ideas home, then choose plants suited to your own site.

Explore the garden project

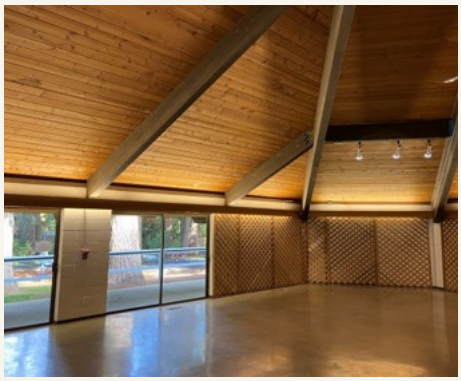
Concept drawings, project goals, and published progress.

NEIGHBORHOOD RHYTHM

A perfect local Saturday

Four easy chapters. No complicated plan required.







9:00 AM

START SLOW

Choose a nearby coffee or bakery stop. Give yourself time to enjoy the morning.

10:30 AM

GET OUTSIDE

Spend time at Metzger Park, or plan a longer outing using Tigard’s park and trail resources.

1:00 PM

MAKE IT PRACTICAL

Handle errands at Washington Square or explore a destination you have not tried.

5:30 PM

KEEP IT EASY

Meet for dinner nearby, or head home and enjoy the rest of the evening at your own pace.

The best itinerary leaves room for your own discoveries.

DIGITAL INFORMATION

Your neighborhood resource hub

Keep the official starting points close at hand.

METZGER PARK

Park details, amenities, and local outdoor resources.

SCAN FOR INFORMATION

SCHOOLS

District resources for enrollment and address-specific school information.

SCAN FOR INFORMATION

WASHINGTON SQUARE

Current shopping, dining, and visitor information.

SCAN FOR INFORMATION

COMMUNITY VOICE

Washington County CPO resources and opportunities to get involved.

SCAN FOR INFORMATION

Explore homes, values, and neighborhood updates

BRIANDENNE.COM

THE LIFESTYLE ADVANTAGE

The balance is the point.

Useful local knowledge. A more confident next step.

01

EVERYDAY EASE

Understand the places that could become part of your daily routine.

02

LOCAL CONTEXT

Look at the home, the street, and the surrounding community together.

03

CLEAR GUIDANCE

Ask better questions about condition, location, and market position.



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Editorial and photography notes: Real location photographs are from Washington County Parks and Washington Square / Macerich, as identified throughout. Park photographs show the source agencies' published imagery; amenities may change. All nearby destinations are provided as local context, not as neighborhood boundary claims.