

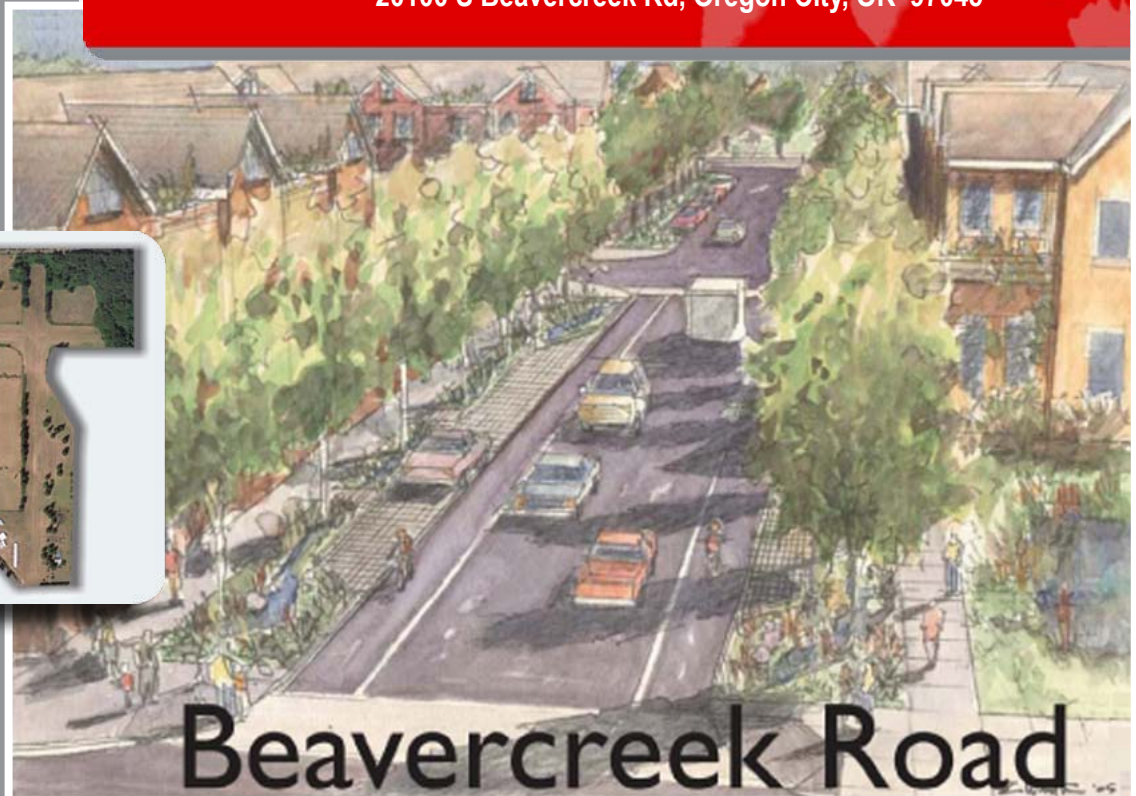
For Sale

REDEVELOPMENT OPPORTUNITY

Beavercreek & Loder Rd

20100 S Beavercreek Rd, Oregon City, OR 97045

Part of the
**BEAVERCREEK RD
CONCEPT PLAN**



Beavercreek Road

Price: \$27,500,000

Size: Approximately 123 Acres inside the Urban Growth Boundary

Zoning: Excellent redevelopment opportunity zoned for:

- ◆ Single-family residential; ◆ Multi-family residential; ◆ Retail
- ◆ Senior Living; ◆ Office; ◆ Commercial; ◆ Industrial

Amenities:

- ◆ **Beavercreek Rd Concept Plan** has been initiated and is being processed for adoption by the City Council
- ◆ Some parcels have existing industrial zoning
- ◆ Can be assembled with adjacent 125 acres to form a regionally significant development opportunity
- ◆ Mostly level terrain with very few trees - No flood plain issues
- ◆ High development yields will be achievable



For more information contact:

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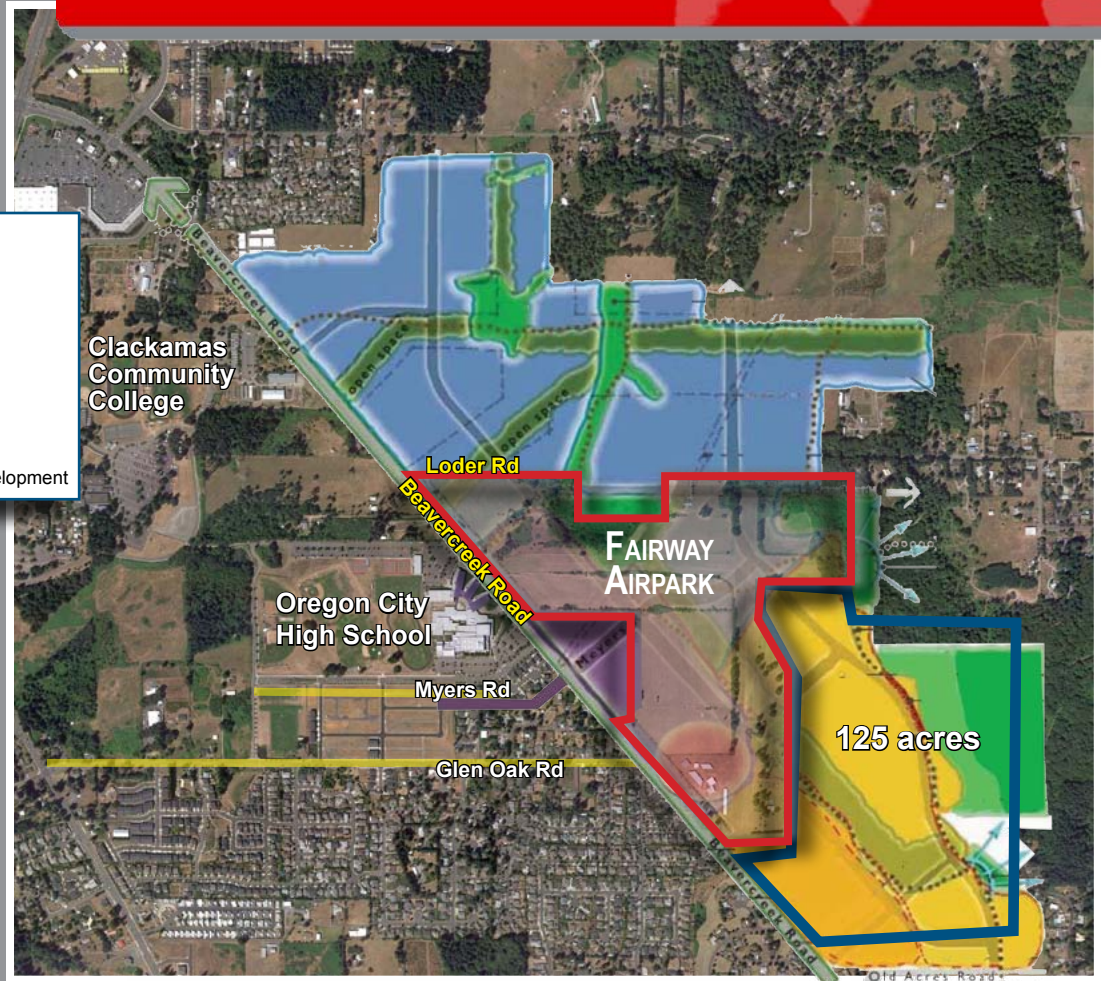
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BEAVERCREEK RD CONCEPT PLAN

- North Employment Campus
- Central Mixed Employment Village
- Mixed Use Center - Main Street
- West Mixed Use Neighborhood
- Open Space and Parks
- Wildlife/Riparian Corridors
- East Mixed Use Neighborhood
- Conservation and Low Impact Development

THE
FAIRWAYS AIRPARK
is situated on
approx, 123 acres
located on
Beavercreek Rd in
Oregon City, Oregon.

The Airpark consists of two turf runways, a main North/South runway, and an alternate East/West runway, and several hangars designed for smaller general aviation aircraft. The property is a major component of the "Beavercreek Concept Plan" making it an excellent redevelopment opportunity. Additionally, it may be assembled with the adjacent 125 acres making this a regionally significant development opportunity.



THE BEAVERCREEK ROAD CONCEPT PLAN

is a framework for a new, urban community. The overall vision for the Concept Plan is to create "A Complete and Sustainable Community." The plan sets a broad framework for development comprised of generalized maps and policies that integrate land use, transportation, open space, and green infrastructure.

This 123-acre property primarily falls into regions of the BRCP intended for mixed use employment, commercial, industrial and some residential.

ADDITIONAL LOCATION FEATURES:

- ◆ Inside the Portland Metro Urban Growth Boundary
- ◆ HAS BEEN ANNEXED by Oregon City

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CENTRAL MIXED EMPLOYMENT VILLAGE

A Mixed Employment Village along Beavercreek Road between Meyers Road and Glen Oak Road designated in purple lies solely within this property. It is intended as a center for transit-oriented and mixed use located in buildings of 3-5 stories with the intention of fostering active street life.

NORTH EMPLOYMENT CAMPUS

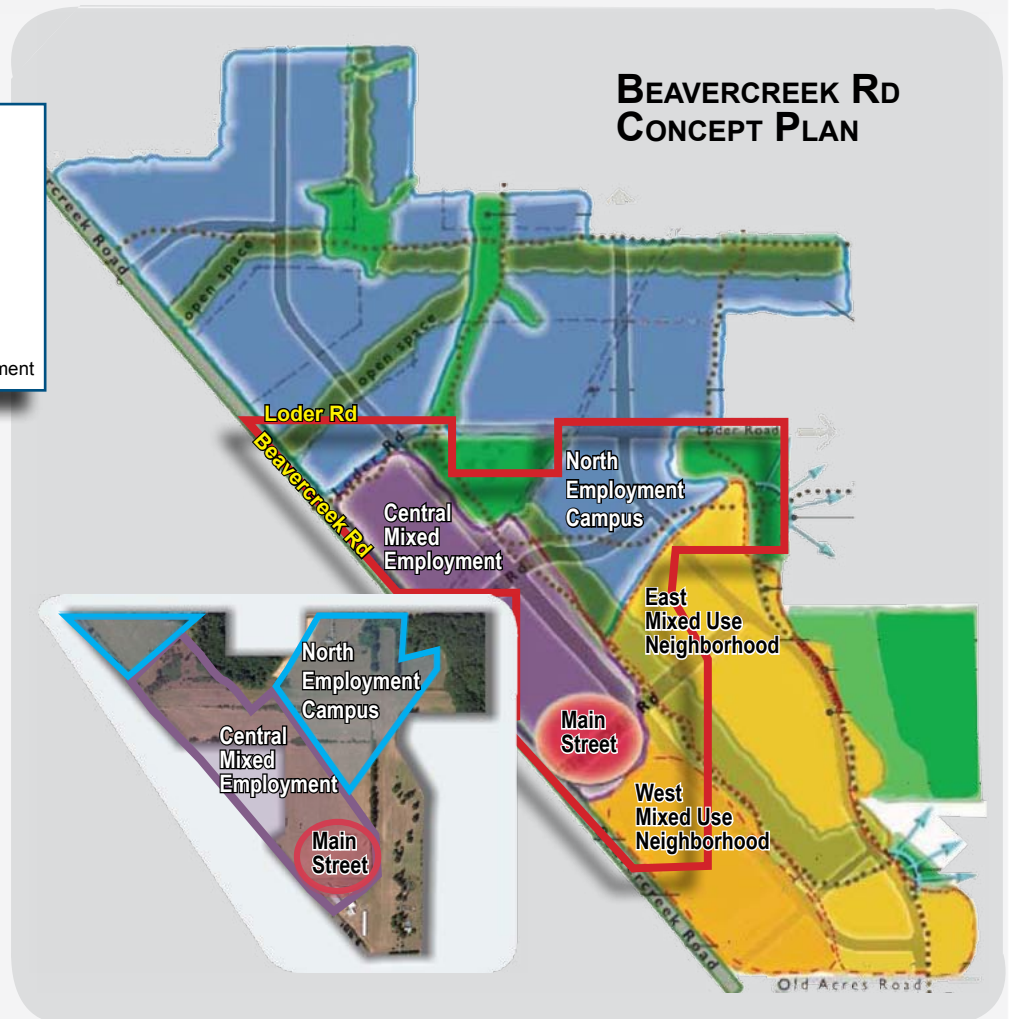
The North Employment Campus designated on the BRCP in blue is for tech flex and compus industrial uses consistent with Metro requirements for industrial and employment areas.

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The MAIN STREET AREA

The BRCP's red circle located at the junction of Glen Oak Street and Beavercreek Rd is intended to be The Main Street of the development. This 10-acre area is designed for local shops that provide services to the adjacent single- and multi-family **East and West Mixed Use Neighborhoods**.

To date, much of the "heavy lifting" of entitlements has been initiated and is now being directed to the City Council for refinement, adoption, and Comprehensive Planning. The property is adjacent to, and can be combined with an additional 125 acres also in the Portland Metro Urban Growth Boundary to create a nearly 250 acre master planned mixed-use development. The time is ripe for an astute investor/ developer to value engineer the master plan as it progresses from Concept Plan to Comprehensive Plan and Preliminary Development Plan.

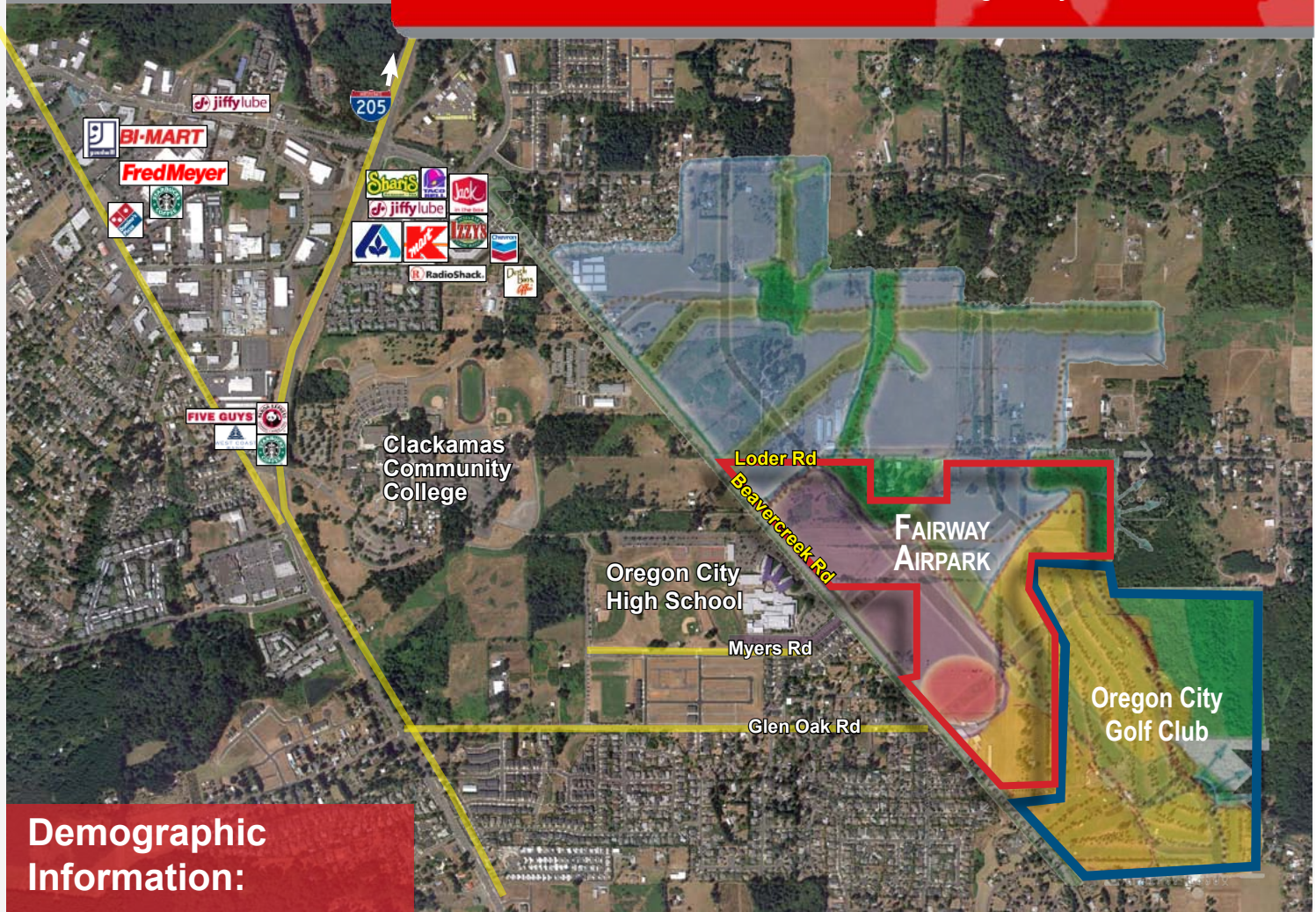
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Demographic Information:

OC 2010 Population 31,826
 Pop. change since 2000 23.6%

2010 Estimates in 3-Mile Radius

Med. HH Income	\$65,169
Med. Home Value	\$278,523

Oregon City (OC) compared to Oregon State Average (OSA):

- ♦ OC Med. House Value above OSA
- ♦ OC Hispanic % Pop. above OSA
- ♦ OC Foreign-born % Pop. above OSA
- ♦ OC Crime rates significantly lower than OSA

For more information contact:

The site is surrounded by residential and undeveloped properties within the city limits, including the Hamlet of Beavercreek, and rural Clackamas, and rural Clackamas County.

The nearest commercial area is the Berry Hill Shopping Center at the intersection of Beavercreek Road and Highway 213. Clackamas County College (CCC) and Oregon City High School are across Beavercreek Road adjacent to the site. These institutional uses offer a unique opportunity to plan synergistic land uses that connect the properties, reinforce an identity for the area, and help localize trips. A Tri-Met transit hub is located on the CCC property.

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