



THE VILLAGES AT MARCOLA MEADOWS

Springfield (Eugene), Oregon 97477

The Villages at Marcola Meadows is an approved commercial and residential development on 100 acres in Eugene-Springfield, Oregon. The approved master plan calls for 518 homes or apartments and approximately 470,000 square feet of commercial development.

The Villages at Marcola Meadows offers a compelling opportunity to develop the largest Master Planned Community in the state of Oregon that will benefit significantly from improving economic conditions and the exceptional long-term fundamentals and identity of the Eugene-Springfield area.

HIGHLIGHTS OF THE SALE INCLUDE:

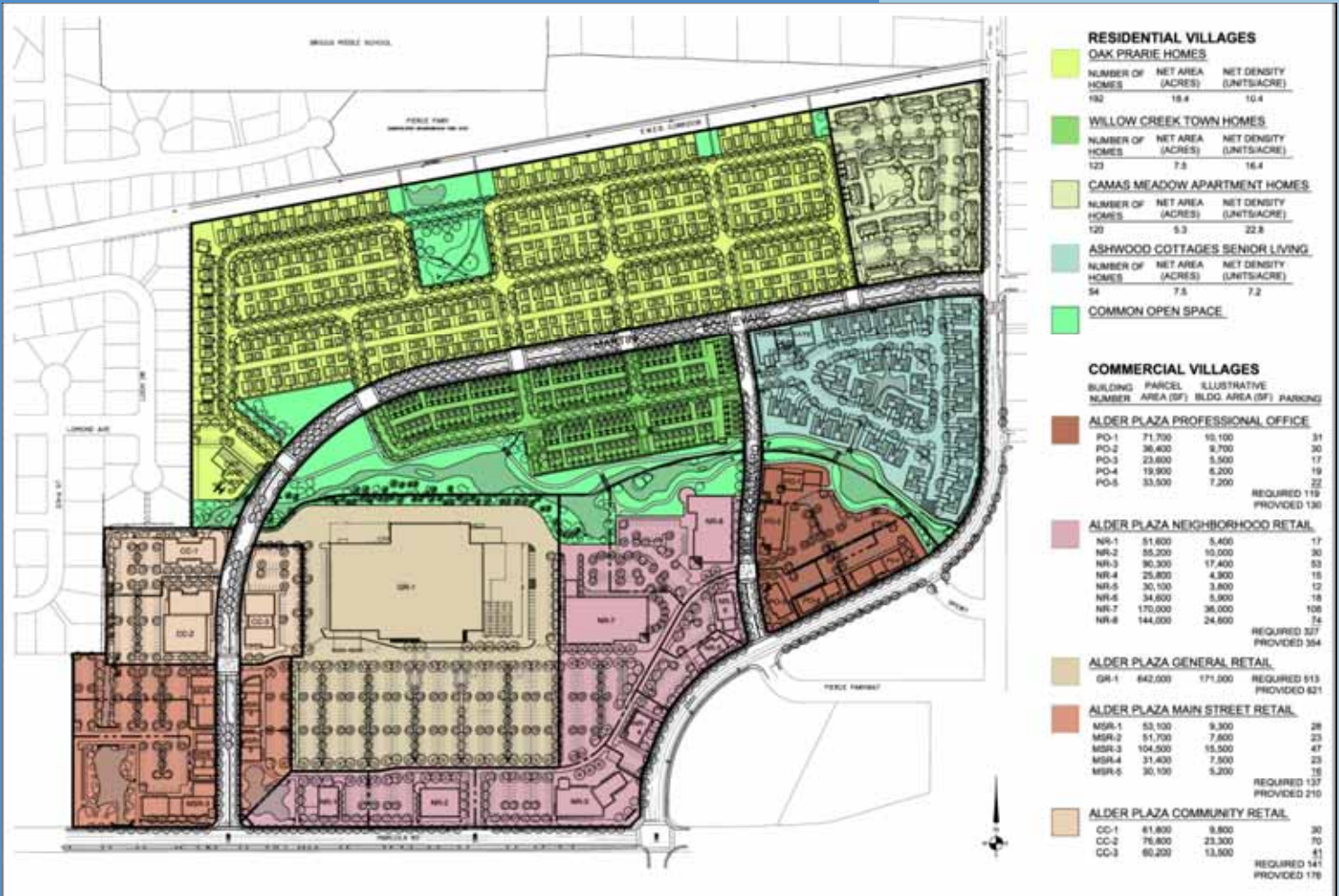
- Largest entitled and yet to be developed Master Planned Community in the state of Oregon.
- Project has Master Plan approval and an approved tentative subdivision map.
- Lowe's previously committed and remains interested in the purchase of a 14-acre site in the commercial portion of the property.
- Strong support from the City of Springfield. City Planner estimates 6-8 months to secure building permits.
- Strong economic recovery underway.
- Springfield is a land-constrained market due to Oregon's Urban Growth Boundary.



200 SW Market Street, Suite 200
Portland, OR 97201
503.279.1700 P | 503.279.1790 F

INVESTMENT OPPORTUNITY

An Approved Master Planned Mixed Use Community



SITE DESCRIPTION

Address: North side of Marcola Road between 23rd & 31st Streets, Springfield, Oregon.

County: Lane County, Oregon.

Land Area: 4,372,553 square feet (100.38 acres) of unimproved land that has conditional Master Plan approval.

Zoning: **MDR**, Medium Density Residential (Springfield, OR)
54.78 Acres

MUC, Mixed Use Commercial (Springfield, OR)
26.27 Acres

CC, Community Commercial (Springfield, OR)
19.33 Acres

The property has master plan approval and tentative subdivision approval.

Access: Access to the property is off of Highway 126 and Mohawk Boulevard, which had a 2008 traffic count of 43,100 cars per day.

Frontage: 600 feet on Marcola Road.

Utilities: Electricity, gas, sewer, and water are available to the site. Phase 1 of 4 of the Public Improvement Plan (PIP) has been completed, which illustrates how the electric, gas, sewer, and water will be distributed to the property.



Marcola Meadows Townhomes



Marcola Meadows Community Retail



200 SW Market Street, Suite 200
Portland, OR 97201
503.279.1700 P | 503.279.1790 F

INVESTMENT OPPORTUNITY

An Approved Master Planned Mixed Use Community



LOCATION OVERVIEW

EUGENE-SPRINGFIELD MSA

Eugene-Springfield, with a population of 346,560 residents, is the second-largest city in Oregon and the fourth largest MSA in the Northwest. It is located at the south end of the Willamette Valley, at the confluence of the McKenzie and Willamette rivers, about 50 miles east of the Oregon Coast and 104 miles south of Portland.

The Eugene-Springfield area is home to the University of Oregon (UO), founded in 1876. It is the second oldest public university in the state, and currently is home to more than 22,000 students.



Marcola Meadows General Retail



University of Oregon

Lender Owned

- **Offering Price** \$7,999,000
- **Gross Square Footage** 4,372,553 SF
- **Price Per Square Foot** \$1.83



Marcola Meadows Plaza



200 SW Market Street, Suite 200
 Portland, OR 97201
 503.279.1700 P | 503.279.1790 F

INVESTMENT OPPORTUNITY
An Approved Master Planned Mixed Use Community



The Villages at Marcola Meadows
 Springfield, Oregon

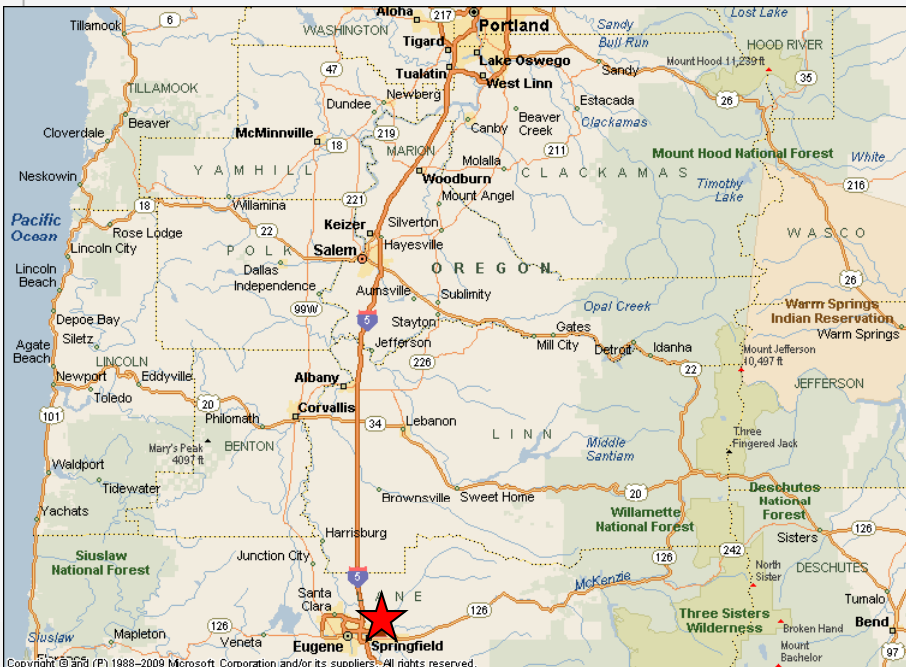
FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Gary Griff
 503.279.1756
gary.griff@cushwake.com

Jim Lewis
 503.279.1743
jim.lewis@cushwake.com

Marc Renard
 213.955.6413 (Lic #00955076)
marc.renard@cushwake.com

Lee Morrison
 503.279.1742
lee.morrison@cushwake.com



200 SW Market, Suite 200, Portland, OR 97201
 503-279-1700

CONFIDENTIALITY AGREEMENT
(Principal)



PROPERTY

THE VILLAGES AT MARCOLA MEADOWS

**North side of Marcola Road, between 23rd and 31st Streets
Springfield, Oregon**

Cushman & Wakefield of Oregon, Inc. ("C&W") in conjunction with the Owner, has prepared this confidential due diligence material intended solely for your limited use in determining whether you desire to express any further interest in the acquisition of the property located at **the north side of Marcola Road, between 23rd and 31st Streets, in Springfield, Oregon** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to C&W. All fees due C&W in connection with the sale of the Property shall be paid by the Owner. Neither C&W nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers.

C&W has available for review certain information concerning the Property which includes brochures and other materials (collectively "Informational Materials"). C&W will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon C&W's receipt of this executed agreement, C&W is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by C&W shall continue to be the property of the Owner and C&W. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without C&W's written consent and must be returned to C&W immediately upon C&W's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property.
3. The Potential Purchaser understands and acknowledges that C&W and the Owner do not make any representations or warranties as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to C&W by others and has not been independently verified by C&W and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless C&W and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement.
5. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

If in agreement with the foregoing, please return one signed copy of this agreement to:

Cushman & Wakefield of Oregon, Inc.
Attention: Gary J. Griff
200 SW Market St., Suite 200
Portland, OR 97201
Phone: 503-279-1756 | Fax 503-279-1706
gary.griff@cushwake.com

POTENTIAL PURCHASER:

ACCEPTED AND AGREED TO:

COMPANY: _____

ADDRESS: _____

SIGNATURE: _____

NAME: _____

PHONE NUMBER: _____

TITLE: _____

FAX NUMBER: _____

DATE: _____

E-MAIL: _____