

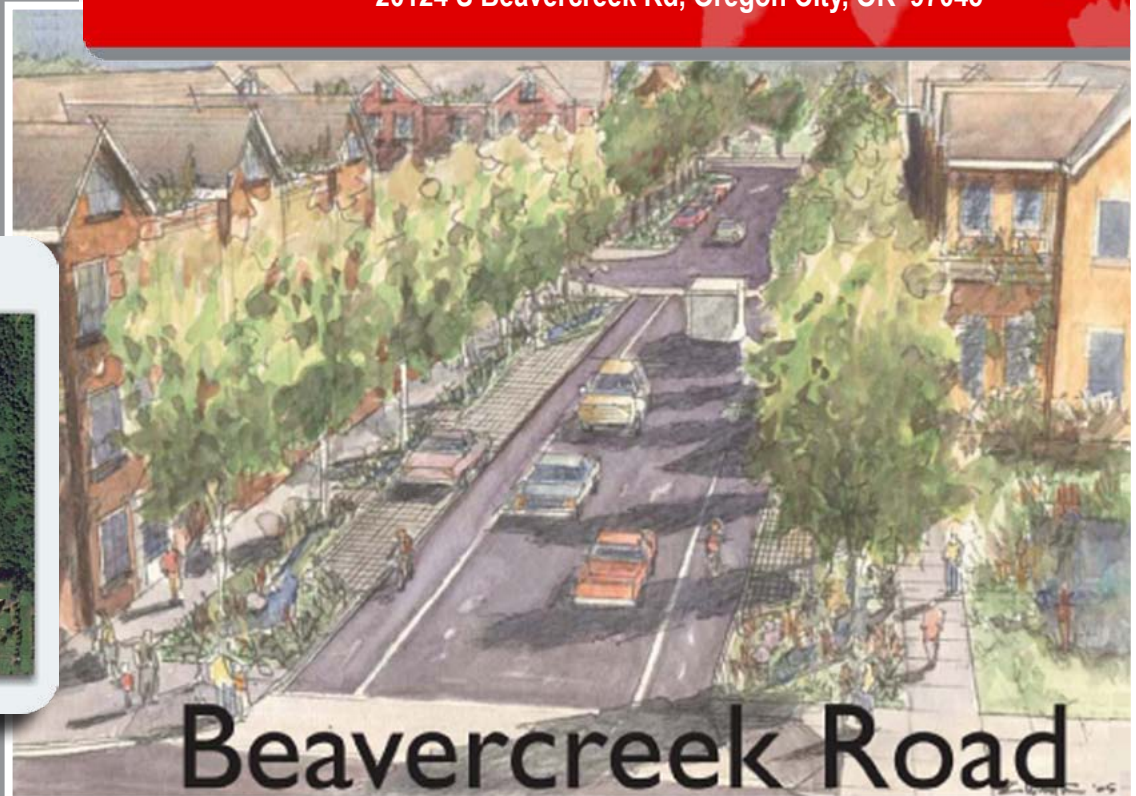
For Sale

REDEVELOPMENT OPPORTUNITY

Oregon City Golf Club

20124 S Beaver Creek Rd, Oregon City, OR 97045

Part of the
**BEAVERCREEK RD
CONCEPT PLAN**



Price: \$29,000,000

Size: Approximately 125 Acres inside the Urban Growth Boundary

Zoning: Excellent redevelopment opportunity zoned for:

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

Amenities:

- ◆ **Beaver Creek Rd Concept Plan** has been initiated
- ◆ Existing amenities (trees, ponds) can be incorporated into neighborhood design to create a mature environment in new neighborhood
- ◆ Can be assembled with adjacent 123 acres to form a regionally significant development opportunity
- ◆ Mostly level terrain - No flood plain issues



For more information contact:

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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



Oregon City Golf Course

is the oldest operating golf course in Oregon boasting a loyal clientele. The location of this approximately 125 acres inside Oregon City's Urban Growth Boundary and as part of the BEAVERCREEK ROAD CONCEPT PLAN make it an excellent redevelopment opportunity.

As part of the BEAVERCREEK ROAD CONCEPT PLAN, this 125-acre parcel can be developed for residential and mixed use. Additionally, it may be assembled with the adjacent 123 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.

The Oregon City Golf Club property falls into regions of the BRCP intended for appropriate mixed use and low to high density residential with areas for walking routes throughout. The golf course's existing amenities (trees, ponds) and mostly level terrain can be incorporated into a neighborhood design to create a mature environment in a new neighborhood.

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The EAST MIXED-USE NEIGHBORHOOD

The East Mixed Use Neighborhood portion of the Beaver Creek Rd Concept Plan is intended for low density residential (R-5, average of 5,000 SF lot size) and appropriate mixed use. The East Neighborhood has strong green edges and the potential for a fine grain of open space and walking routes throughout.

The WEST MIXED-USE NEIGHBORHOOD

The West Mixed Use Neighborhood portion of the Beaver Creek Rd Concept Plan is intended for medium to high multi-family residential (R-2, average of 2,000 SF lot size), including senior living and proposed mixed use.

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Watershed Health and Open Space are two important principles of the Sustainable Community Design submitted by the developers of the Beaver Creek Rd Concept Plan.

Thimble Creek Tributary occupies the eastern portion of the OCGC property.

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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 Beaver Creek, and rural Clackamas, and rural Clackamas County.

The nearest commercial area is the Berry Hill Shopping Center at the intersection of Beaver Creek Road and Highway 213. Clackamas County College (CCC) and Oregon City High School are across Beaver Creek 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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