

FOR SALE > RESIDENTIAL LAND



Oregon City Golf Club

20124 S BEAVERCREEK RD OREGON CITY, OR 97045



Property Highlights

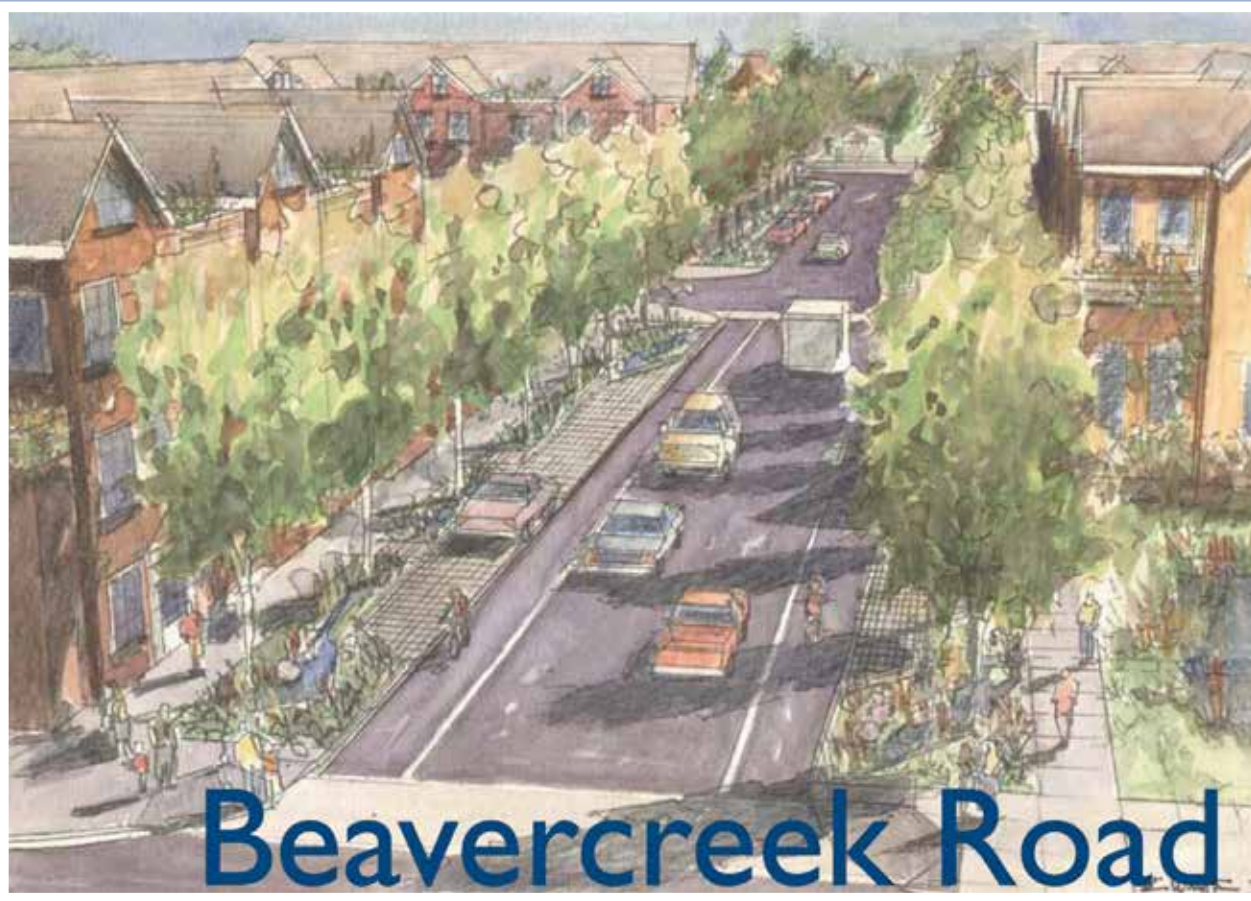
Price: \$17,500,000

- > Approximately 125 Acres inside the Urban Growth Boundary
- > Excellent development opportunity zoned for single-family residential, multi-family residential, senior living, office, commercial, or retail
- > Beaver Creek Road Concept Plan has been initiated
- > Existing amenities (trees, ponds, etc.) can be incorporated into neighborhood design to create a mature environment in the new neighborhood
- > Can be assembled with adjacent 123 acres to form a regionally-significant development opportunity
- > Mostly level terrain - No flood plain issues

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Beavercreek Road Concept Plan



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.

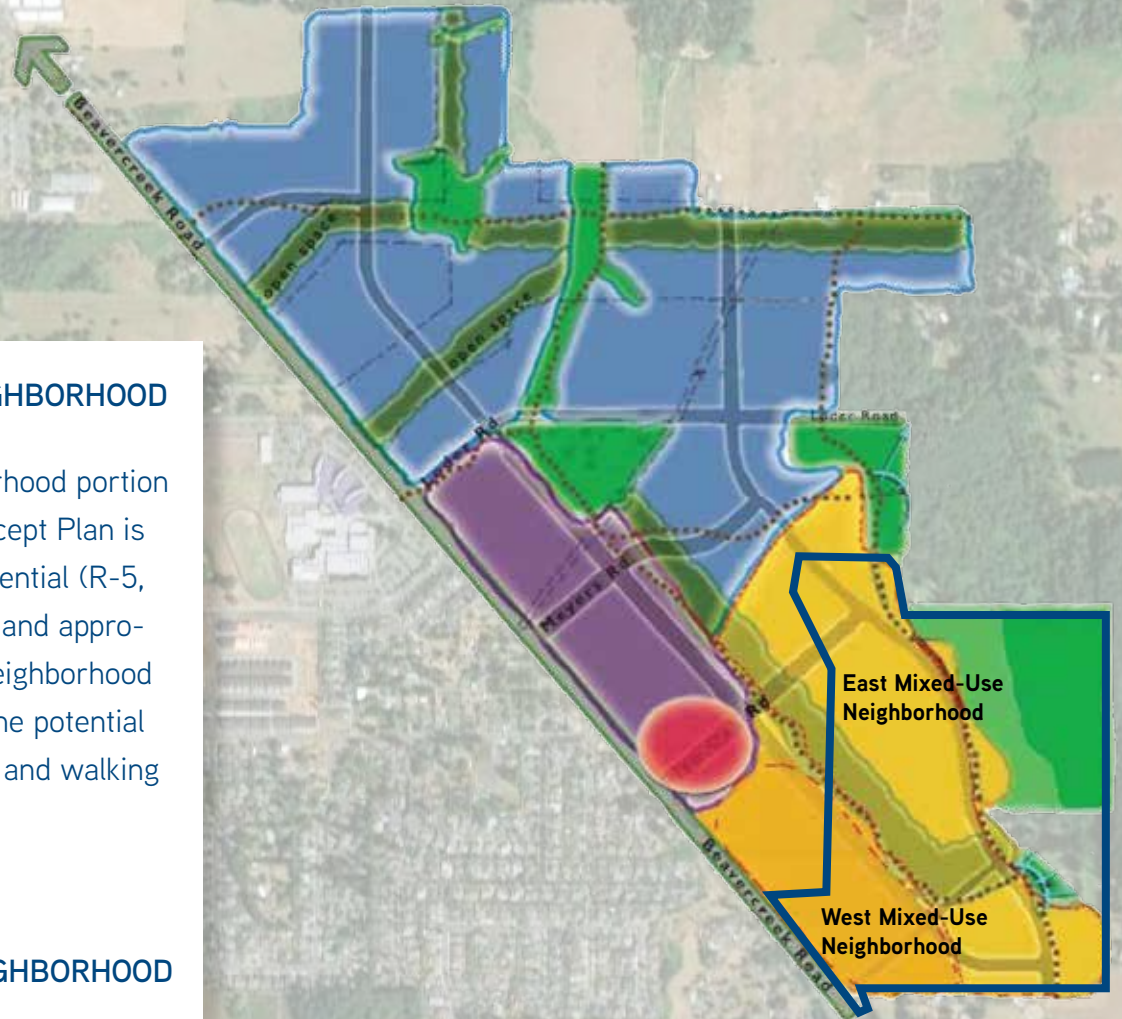
The Oregon City Golf Course property falls into regions of the BRCP intended for appropriate mixed-use and low- to high-density residential with areas for walking routes throughout. The golf course’s existing amenities (trees, ponds, etc.) and mostly level terrain can be incorporated into a neighborhood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

THE EAST MIXED-USE NEIGHBORHOOD

The East Mixed-Use Neighborhood portion of the Beavercreek Road 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

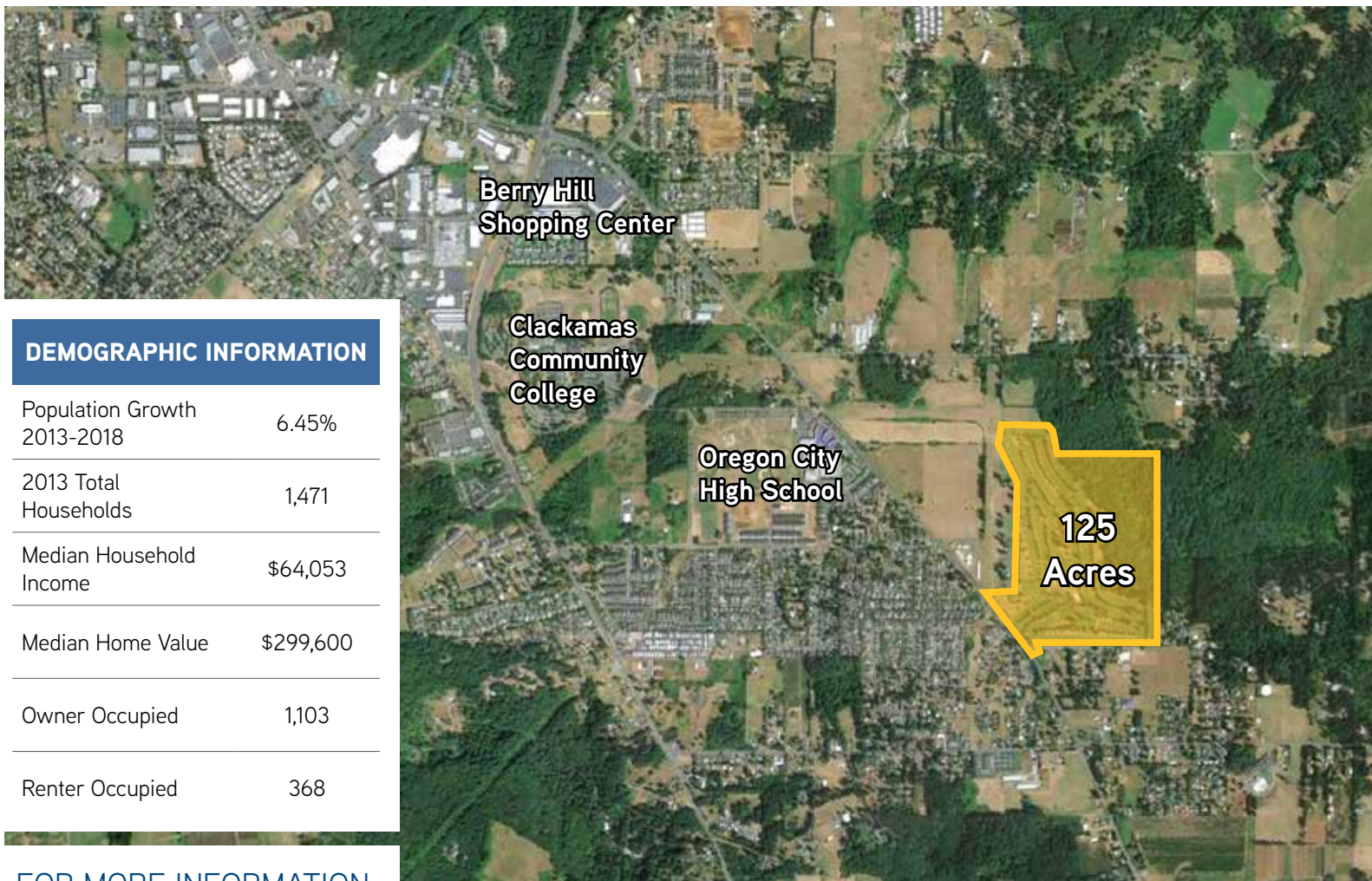
The West Mixed-Use Neighborhood portion of the Beavercreek Road Concept Plan is intended for medium to high multi-family residential (R-2, average of 2,000 SF lot size), including senior living and proposed mixed use.



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DEMOGRAPHIC INFORMATION

Population Growth 2013-2018	6.45%
2013 Total Households	1,471
Median Household Income	\$64,053
Median Home Value	\$299,600
Owner Occupied	1,103
Renter Occupied	368

FOR MORE INFORMATION, CONTACT:

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

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