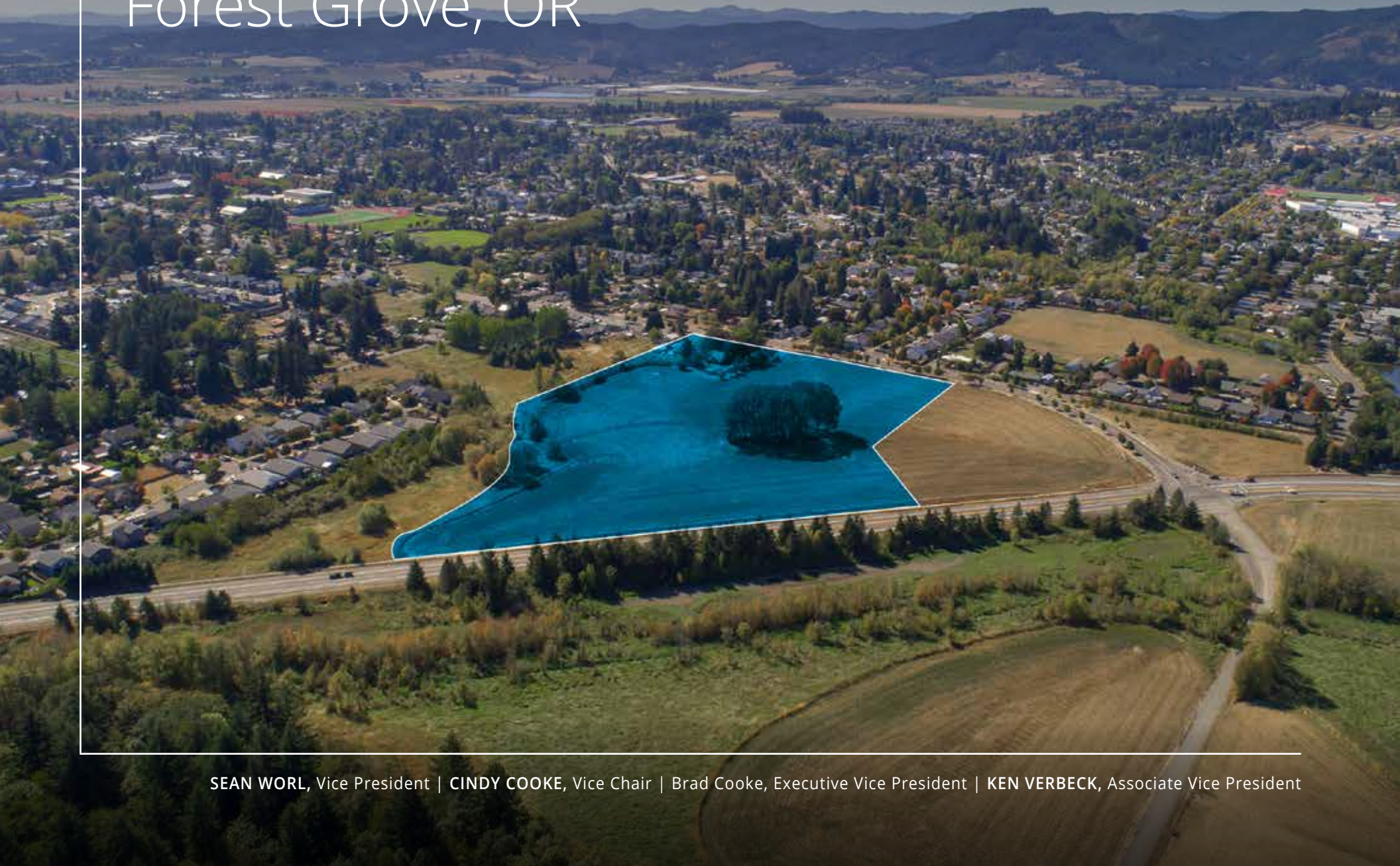


ONE-OF-A-KIND DEVELOPMENT OPPORTUNITY



# HISTORIC BROWN'S FARM SITE

## Forest Grove, OR



SEAN WORL, Vice President | CINDY COOKE, Vice Chair | Brad Cooke, Executive Vice President | KEN VERBECK, Associate Vice President



#### MULTIFAMILY DEVELOPMENT SITE

Acres	±13.90
Multifamily Units	362
Multifamily Parking	516
Surface Parking Total	564
Zoning (NMU)	Neighborhood Mixed Use
Clubhouse	9,010 SF
Buildings	14
Proposed Height	42 FT
Style	Garden
Power	Forest Grove Light & Power
Water	Forest Grove Public Works
Sewer	Clean Water Services

## HIGHLIGHTS

- One-of-a-kind opportunity to develop 362 units on Historical site
- Approximately 20 minutes to state's largest employers Intel (23,000+ jobs) and Nike (10,700+ jobs)
- Rare entitled site in market with massive Barriers to Entry
- Located in an Opportunity Zone
- No new construction in Forest Grove since 2022
- Adjacent to Forest Groves newest retail center
- Breaking ground date: earliest potential Summer of 2025
- Average submarket occupancy above 95% for last five years
- Submarket occupancy currently rising at 96.4%
- Strong submarket demand - high rent growth 5.3%
- Average submarket monthly rent \$1,676
- Average monthly home mortgage \$3,944 in Forest Grove
- Historical site (178 years) "Mother of Oregon" Tabitha Moffat Brown Farm
- Brown's Farm Mixed-use Plan - Pristine Quality of Life Location
  - Includes 4 acres of high-end retail
  - Features 11.09 of open recreational space (open space for parks, waterways and hiking trails)
- 2 minutes to Pacific University Forest Grove Campus, #1 Research University in the Northwest
- 3 minutes to Forest Grove High School
- 30 minutes to downtown Portland
- 1 hour drive to Oregon coast



## THE OPPORTUNITY

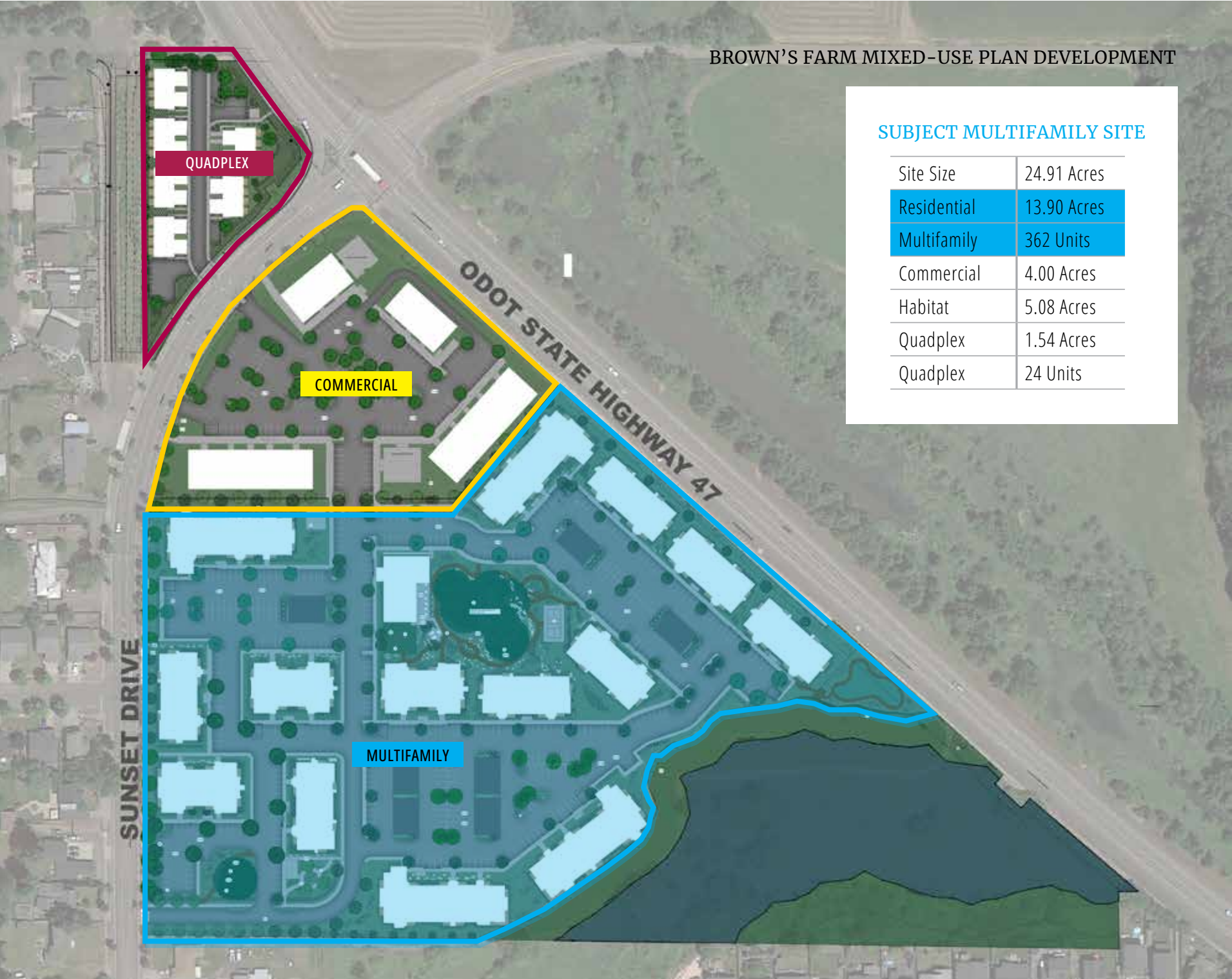
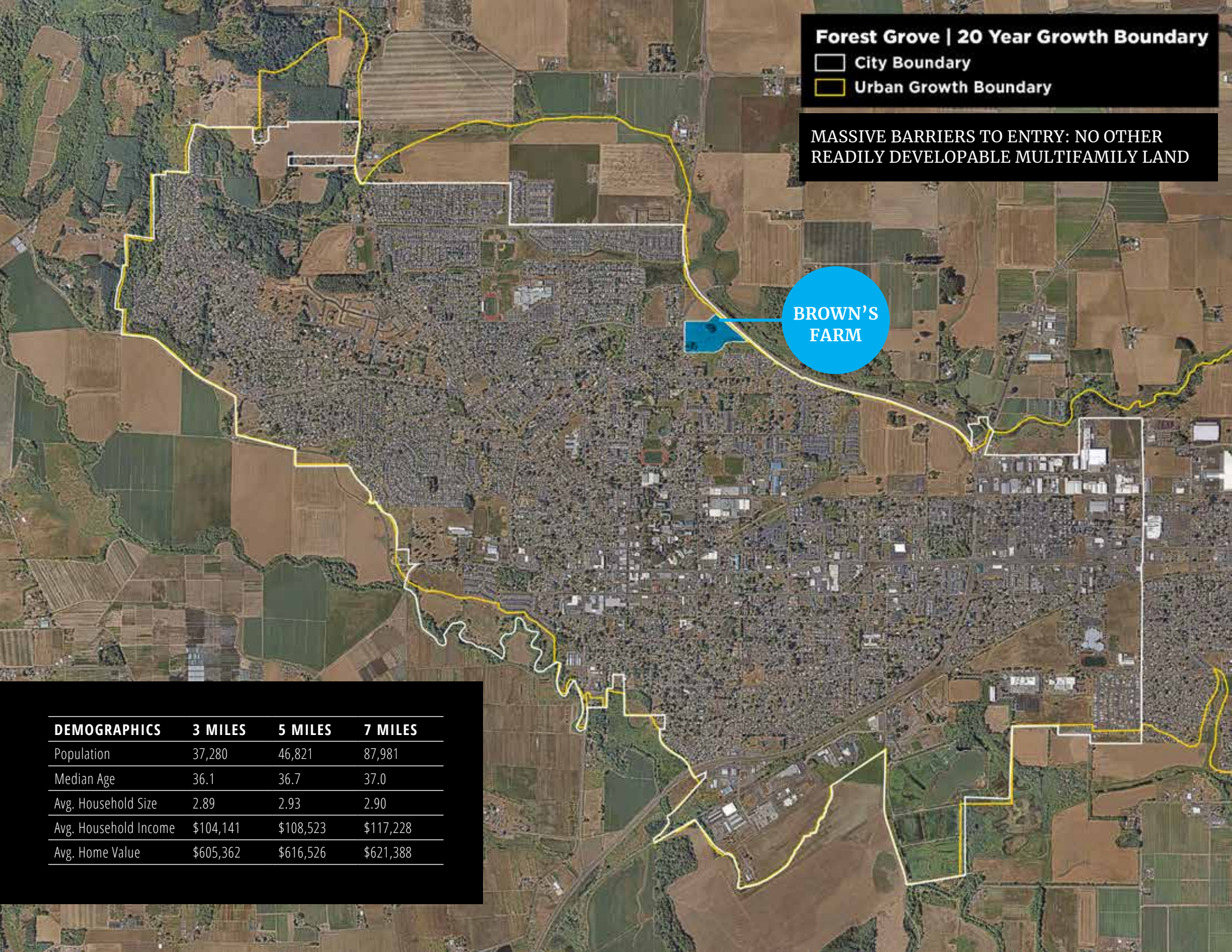
Brown's Farm offers a **one-one-of-a-kind opportunity** to create a legacy multifamily development on +/-13.90 Acres in Forest Grove, Oregon. Roughly two thirds of employed residents in Forest Grove work in Washington County, home to **Intel's Largest North American Footprint and Nike World Headquarters**. A city of 26,000, Forest Grove had the highest growth rate over the last 10 years, 2.4% annually, out of the entire county of 606,000. Within a mile of Pacific University, Forest Grove High School, and several parks, this development is poised to meet the **region's growing need for attainable housing**.

The site, located in an Opportunity Zone, has land-use approval for a 362 multifamily community that **can be thoughtfully built out in three phases**. The project also includes 11.09 acres of open space, featuring the one-acre Tabitha Moffat Brown Pioneer Park, a community park with walking trails, picnic areas, and play structures. The development is further enhanced by a preserved wetland and vegetative corridor, offering an attractive balance between natural preservation and modern living.

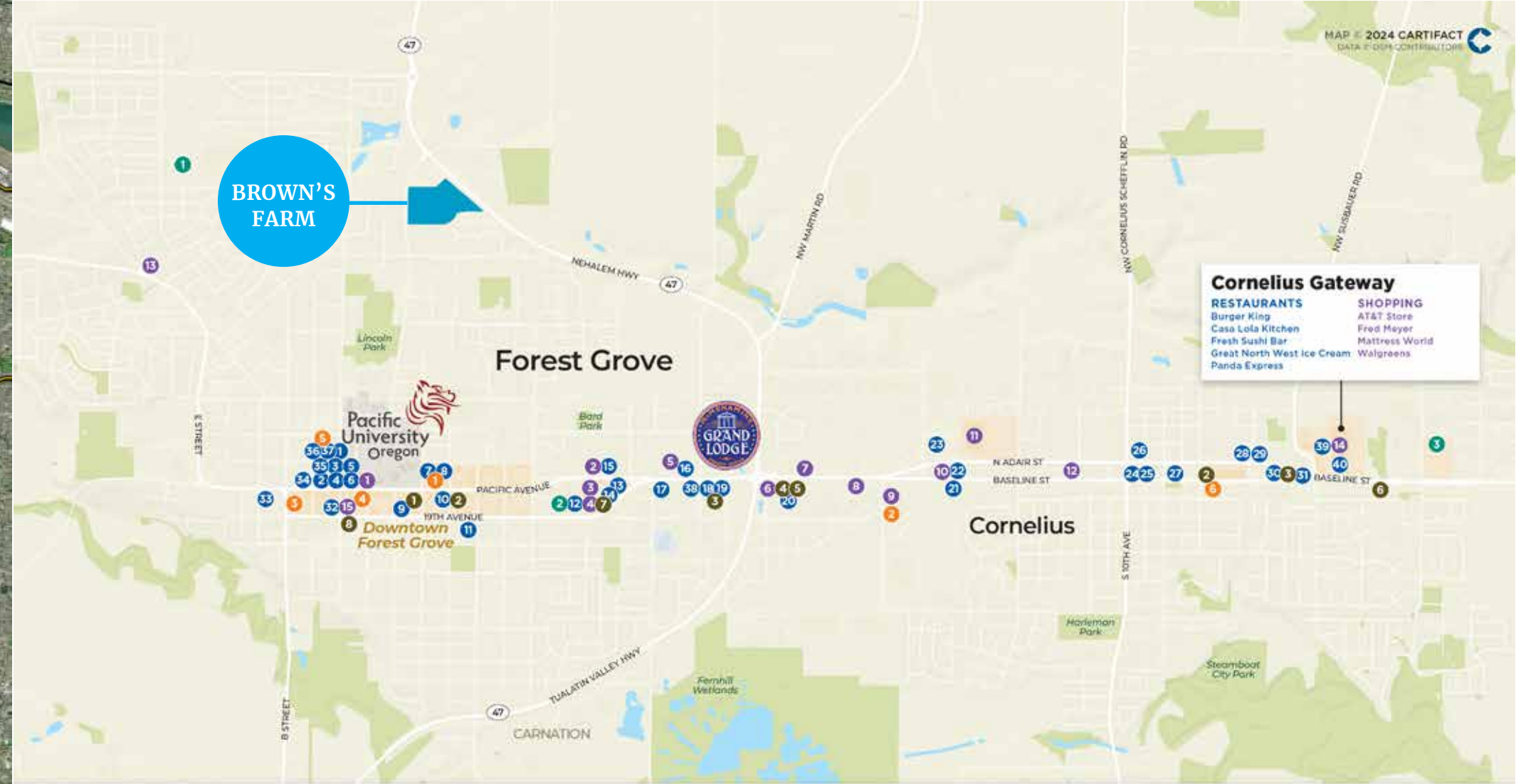
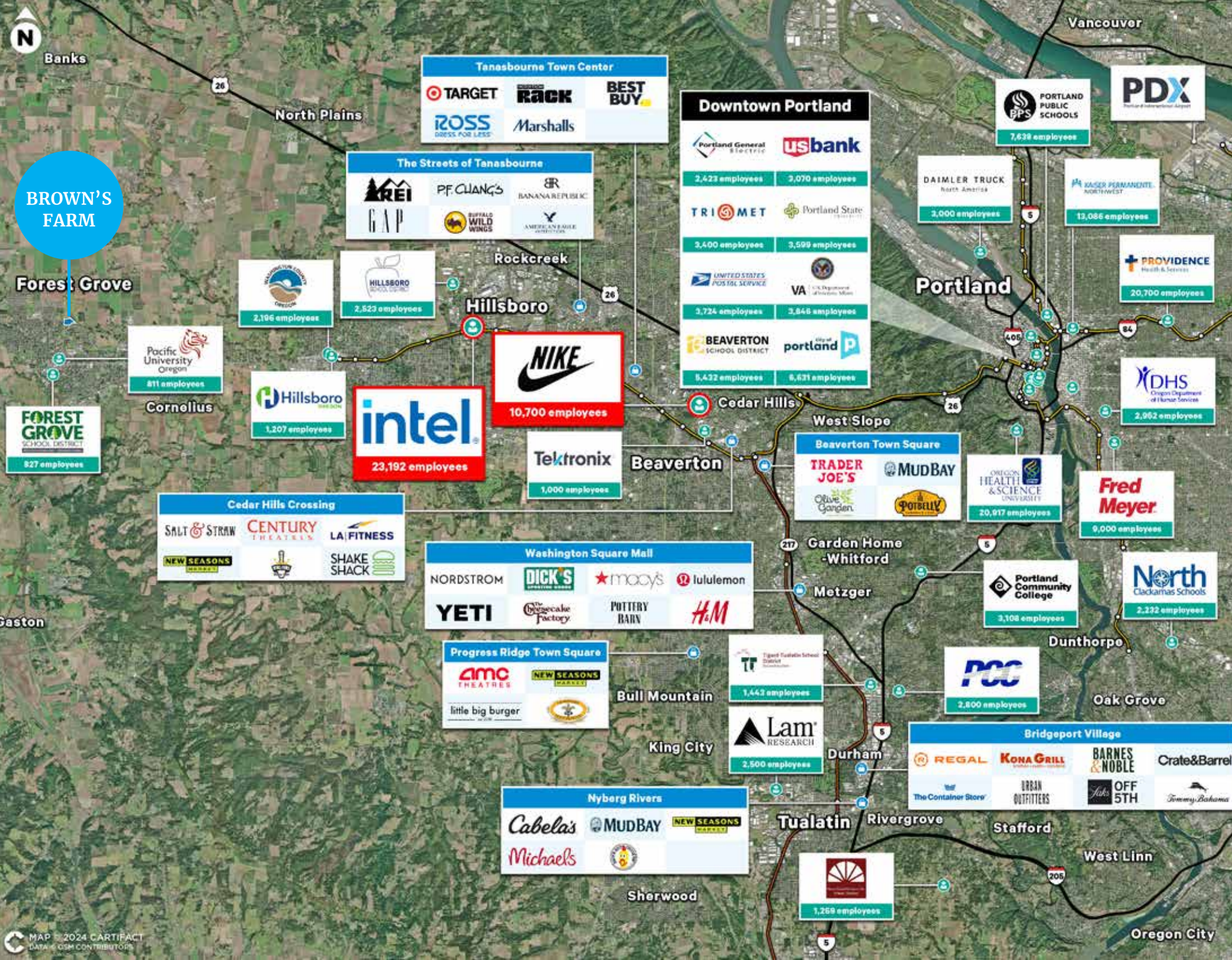
This site has been continuously owned by the descendants of Tabitha Moffat Brown for over 178 years. Mrs. Brown, named the "Mother of Oregon" by the Oregon State Legislature in 1987, is a famous Oregon Pioneer, who walked across the United States on the Oregon Trail. She was a mother, entrepreneur, champion for the poor and orphaned, and founder of what became Pacific University. There are specific naming and legacy considerations that will run with the development and title of this land.

As residents continue to seek out **Forest Grove for its quality of life and access to major employment centers** Brown's Farm provides an opportunity to create a unique and enduring development for generations to enjoy.









## RESTAURANTS

- |                           |                         |                             |
|---------------------------|-------------------------|-----------------------------|
| 1 Slow Rise Bakehouse     | 11 Tacos La Estrella    | 21 Prime Time               |
| 2 Pac Thai                | 12 Blackdog Bar & Grill | 22 Taco Bell                |
| 3 SaWa's Donburi          | 13 Maridon's Cafe       | 23 Heart Of India           |
| 4 Bites Restaurant        | 14 Ninja Bowl Teriyaki  | 24 Jungle Room              |
| 5 Taqueria Corona         | 15 Circle Inn Tavern    | 25 Leo's Lair               |
| 6 Dauntless Wine Co.      | 16 McDonald's           | 26 Mi Jalisco               |
| 7 Cornerstone Pub & Grill | 17 Jack in the Box      | 27 Five Stars Family Burger |
| 8 La Sierra               | 18 MOD Pizza            | 28 Acai Monkey Bowls        |
| 9 F G Sushi               | 19 Popeyes              | 29 Happy Garden             |
| 10 Mandarin China         | 20 Papa Johns Pizza     | 30 Sonic Drive-In           |

- |                               |
|-------------------------------|
| 31 Krispy Krunchy Chicken     |
| 32 Kama'aina                  |
| 33 Scottie's Drive In         |
| 34 The Growler Garage         |
| 35 Miget's Island Grill       |
| 36 Ridgewalker Brewing        |
| 37 Bullets, Burgers and Brews |
| 38 Papa Murphy's              |
| 39 Casa Lola                  |
| 40 Fresh Sushi Bar            |

## SHOPPING

- |                        |                        |
|------------------------|------------------------|
| 1 Corner Antiques      | 9 Super Mercado        |
| 2 Goodwill             | 10 Heidi's             |
| 3 Safeway              | 11 Walmart Supercenter |
| 4 Dollar Tree          | 12 Wilco Farm Store    |
| 5 Bi-Mart              | 13 Plaid Pantry        |
| 6 Ace Hardware         | 14 Fred Meyer          |
| 7 Habitat for Humanity | 15 Knotty Lamb         |
| 8 AutoZone Auto Parts  | 16 Bonvie Nails & Spa  |

## ENTERTAINMENT

- |                                   |                 |                        |
|-----------------------------------|-----------------|------------------------|
| 1 Dick Hendricks Memorial Stadium | 2 Rainbow Lanes | 3 Cornelius 10 Cinemas |
|-----------------------------------|-----------------|------------------------|

## CAFES

- |                         |                          |
|-------------------------|--------------------------|
| 1 Telvet Coffee         | 5 Pink Spoon             |
| 2 Dutch Bros Coffee     | 6 The Human Bean         |
| 3 Starbucks             | 7 BJ's Coffee Co         |
| 4 Black Rock Coffee Bar | 8 Forest Grove Coffee Co |

## FITNESS

- |                |                            |
|----------------|----------------------------|
| 1 Fitness 1440 | 4 Upstairs Yoga            |
| 2 The Gym      | 5 Creative Enterprises     |
| 3 Jazzercise   | 6 The Forge Fitness Studio |





## INVESTMENT SALES

### SEAN WORL

Vice President

+1 503 499 0082

sean.worl@colliers.com

### CINDY COOKE

Vice Chair

+1 602 448 3880

cindy.cooke@colliers.com

### KEN VERBECK

Associate Vice President

+1 503 499 0079

ken.verbeck@colliers.com

### BRAD COOKE

Executive Vice President

+1 480 748 7648

brad.cooke@colliers.com

Colliers

851 SW Sixth Avenue

Suite 1600

Portland, OR 97204

Colliers

2390 East Camelback Road

Suite 100

Phoenix, AZ 85016



Annual  
revenue

\$4.4B+

Countries we  
operate in

68

Assets under  
management

\$96B

Lease and sale  
transactions

46,000

Square feet  
managed

2B

Professionals

22,000

Number of countries includes affiliates

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