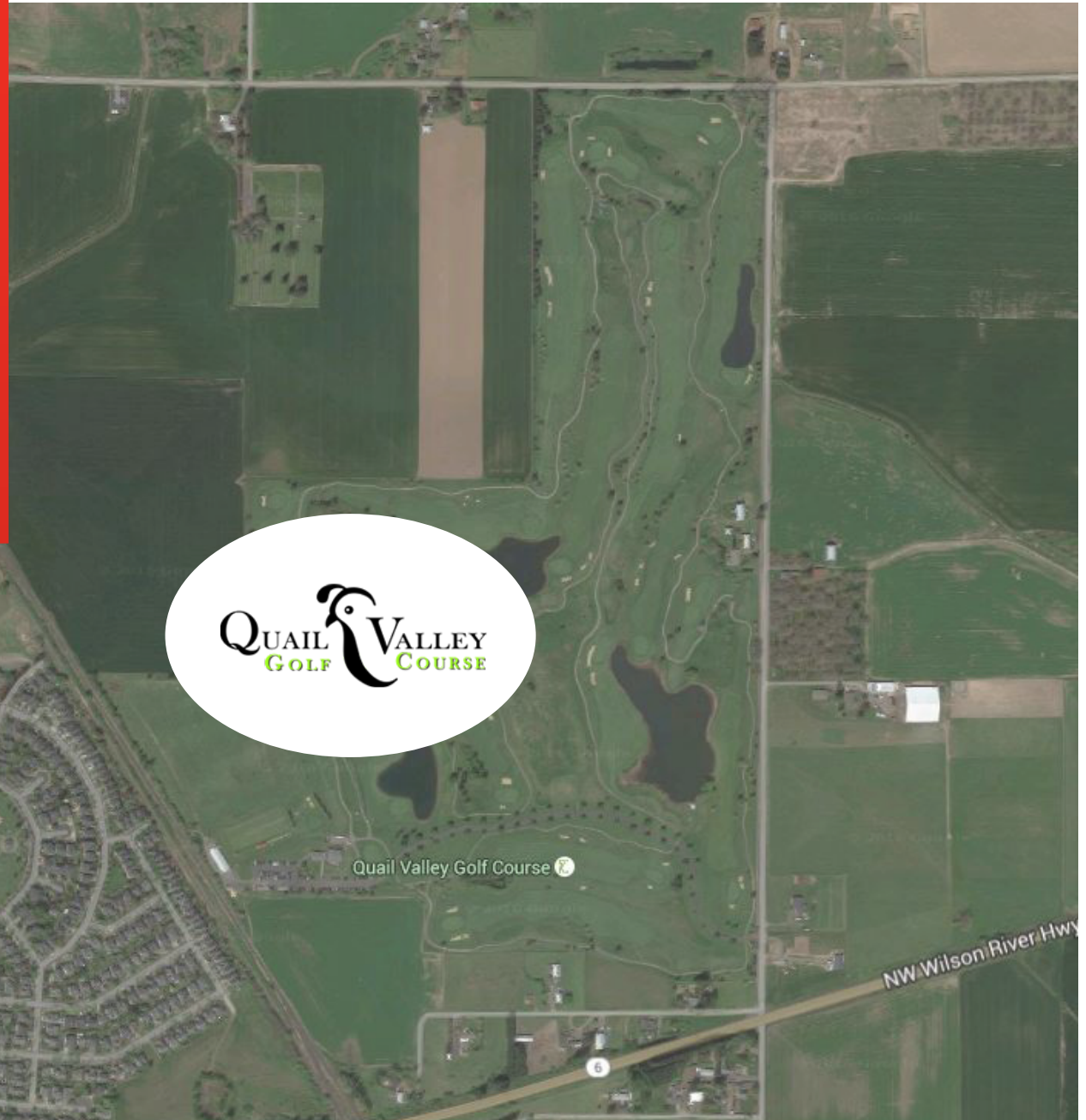


➤ FOR SALE
Banks, OR

Quail Valley Golf Course Residential Land

22.1 Acre Development Opportunity

12565 Northwest Aerts Road



Colliers
INTERNATIONAL

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Property Overview

Highlights

- › The property is annexed residential and commercial land located adjacent to the Quail Valley Golf Course in Banks, Oregon

Zoning

- › The zoning allows medium and high density single family residential plus a 2.5 acre commercial parcel that can be converted to residential

Infrastructure

- › The subject property is both in the UGB and annexed into the City of Banks
- › The City of Banks Comprehensive Plan calls for annexation of a total of 144 acres west of Main Street and south of Banks Road accompanied with improved roads and utilities to support development
- › The property qualifies for USDA loans providing up to 100% financing for qualified homebuyers
- › The ownership has excellent consultants working on the key infrastructure issues
- › The City of Banks is very supportive of development of properties to the east of the railway line

Wetlands

- › The land is flat with no significant wetlands



Site Aerial



The information provided herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

Price: \$6,000,000

Land Use Type	Site Area Acres	Density	Units Gross	Less Streets -29%	Units Net	Lot Size	Platted Value	Total	Acre
R-5 SF	11.64	8/acre	93	27	66	5,000	\$50,000.00	\$3,305,760.00	\$284,000.00
R-5 SF(Commercial)	2.5	8/acre	20	6	14	5,000	\$50,000.00	\$710,000.00	\$284,000.00
High Density SF	7.96	10/acre	80	23	56	4,000	\$35,575.00	\$1,992,200.00	\$250,276.00
TOTALS:	22.1		193	56	136			\$6,007,960.00	

PRICE: 136 \$44,176.00 \$6,000,000.00 \$271,493.00

Offer Summary

- The Seller has retained Colliers International as exclusive broker to sell the property.
- The Seller, in consultation with Colliers International, will select the prospective purchaser based on several factors:
 - > Price and due diligence timeframe
 - > Purchaser's track record delivering high quality and economically successful single family developments
 - > Purchaser's vision for the homes adjacent to the golf course
 - > A plan that compliments The Golf Course surroundings
 - > Building materials that capture the rural location
 - > Demonstrated financial ability to meet the accepted completion schedule
 - > **A concept plan must be submitted with any offer. The Seller reserves the right to reject all offers.**
- Colliers International will conduct property tours for any prospective purchaser, with reasonable notice.



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