

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

Permits Ready at City • Cost Estimates Completed • Contractor Bid for Summer '19 Construction



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

Sale Offering

198 FULLY ENGINEERED LOTS

Presented Exclusively by Real Estate Investment Group



Asset Description

• RESIDENTIAL SUBDIVISION LAND:

198 Total Lots- Engineered & Ready-to-Build

Sale Price

• Contact Broker for Pricing

SOUTH COOPER MOUNTAIN OPPORTUNITY
SUBDIVISION LOTS READY FOR CONSTRUCTION

Property Features

- 198 Total Fully-Engineered, Ready-to-Build Detached Lots - Permits Ready for Pickup at City
- Onsite Cost Estimates Completed - Contractor Bid Ready for Construction Summer 2019
- Road Extensions to Subdivisions Immediately Adjacent to Site

Location Features

- East Neighborhood of the South Cooper Mountain Master Planning Area Across from Mountainside High
- Minutes to Retail at Progress Ridge Townsquare, Murray Scholls Town Center
- Nearby Highlights Include Mountainside High School, Scholls Heights Elementary, PETCO, Ace Hardware, Cinetopia, New Seasons Market, Walgreens, Starbucks, Five Guys, 24-Hour Fitness



George N. Diamond

503.222.2178
gdiamond@reig.com

Nicholas G. Diamond

503.222.2655
ndiamond@reig.com



SALE HIGHLIGHTS PAGE 2

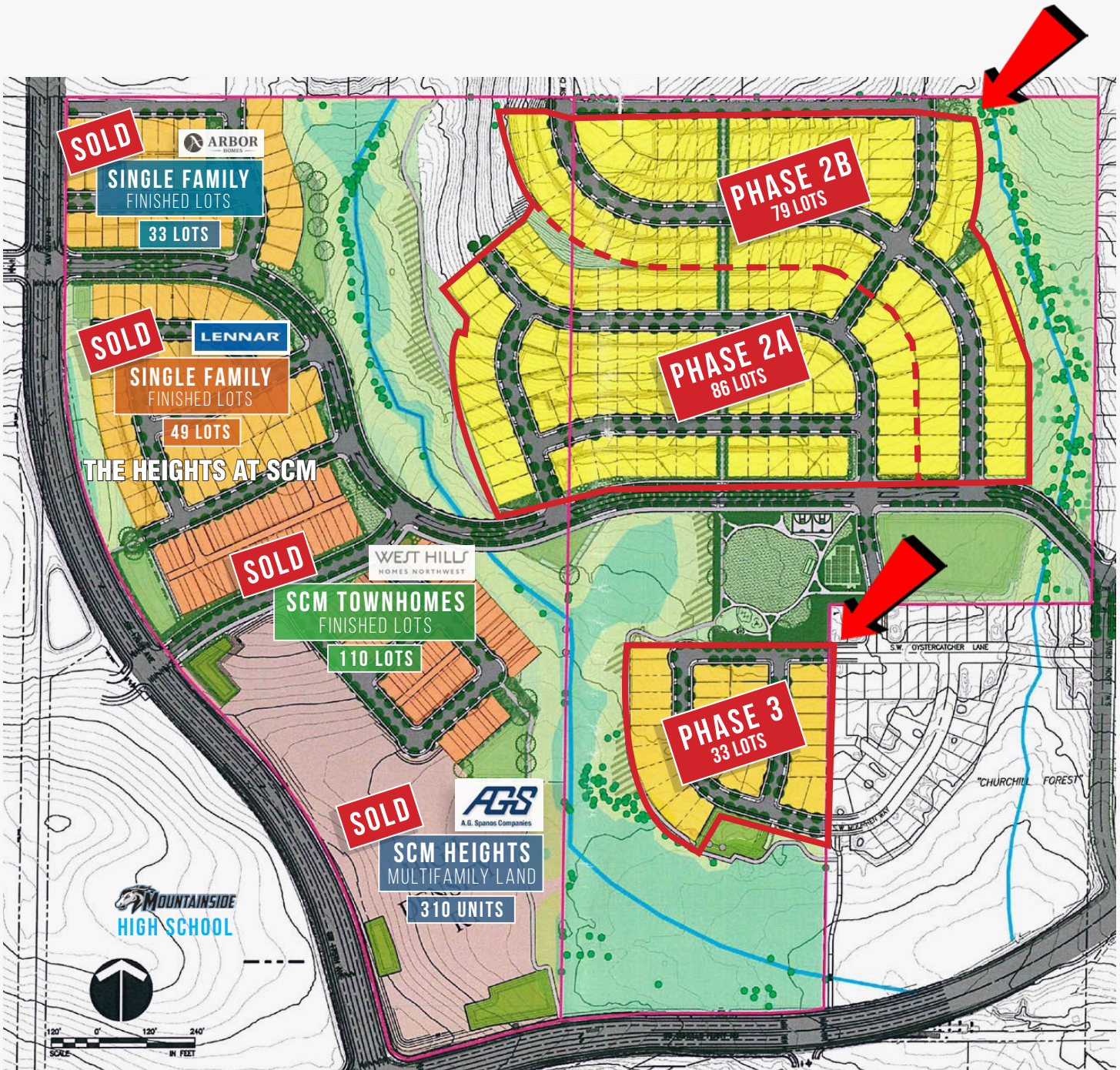
The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

SUBDIVISION OPPORTUNITY

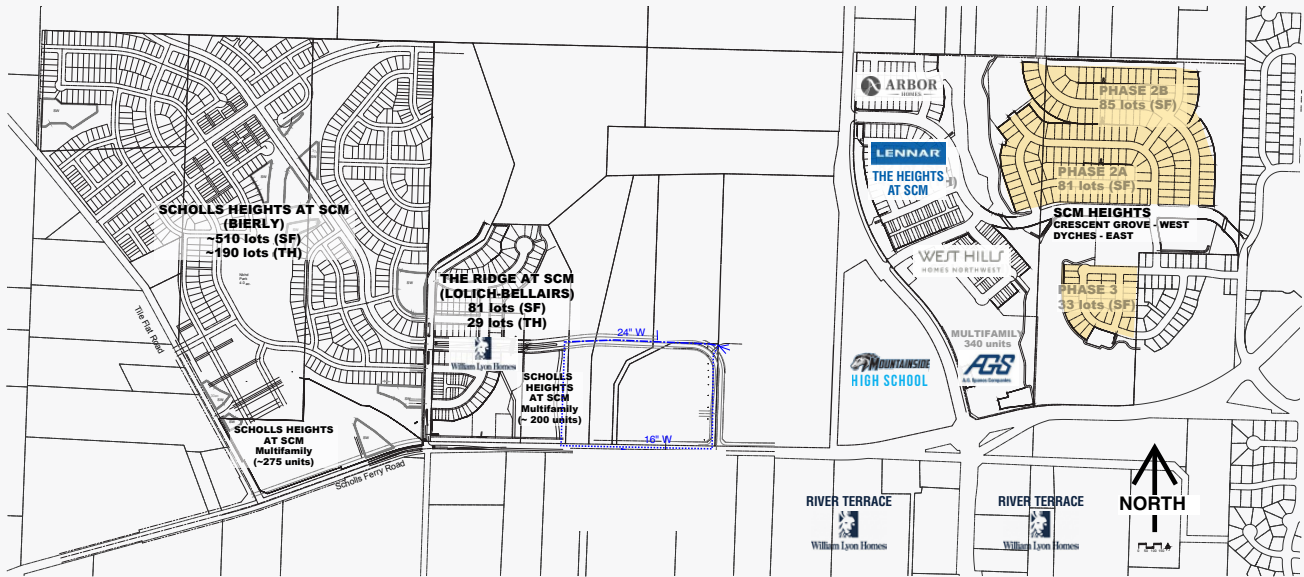
198 Total Final-Engineered Build-Ready Lots at South Cooper Mountain
Last Opportunity in the East Neighborhood



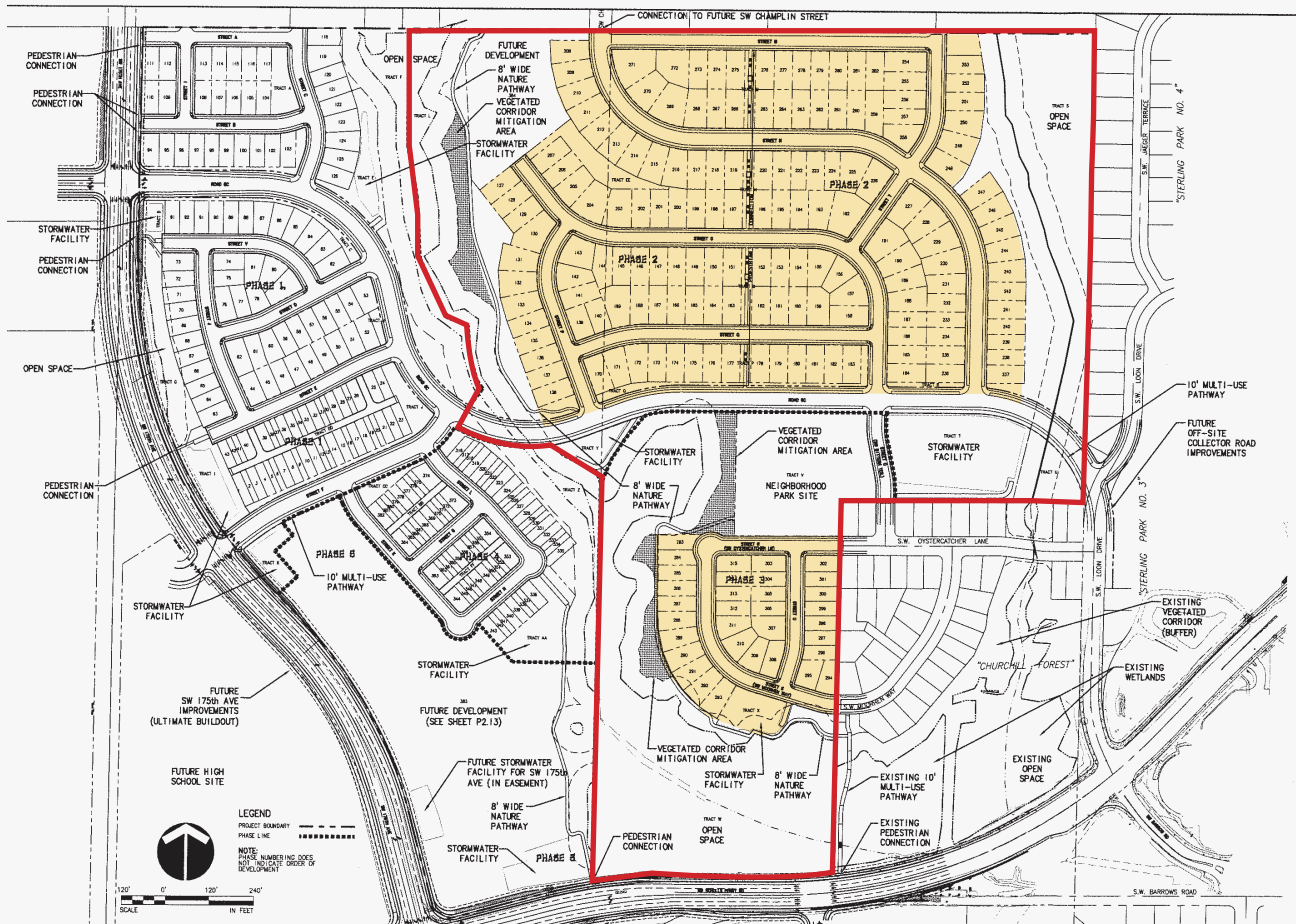
The above map is for illustrative purposes only and should not be considered a reliable source regarding the final layout or number of lots of the subject property(ies). Please consult the full plat diagrams on the following pages.

SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

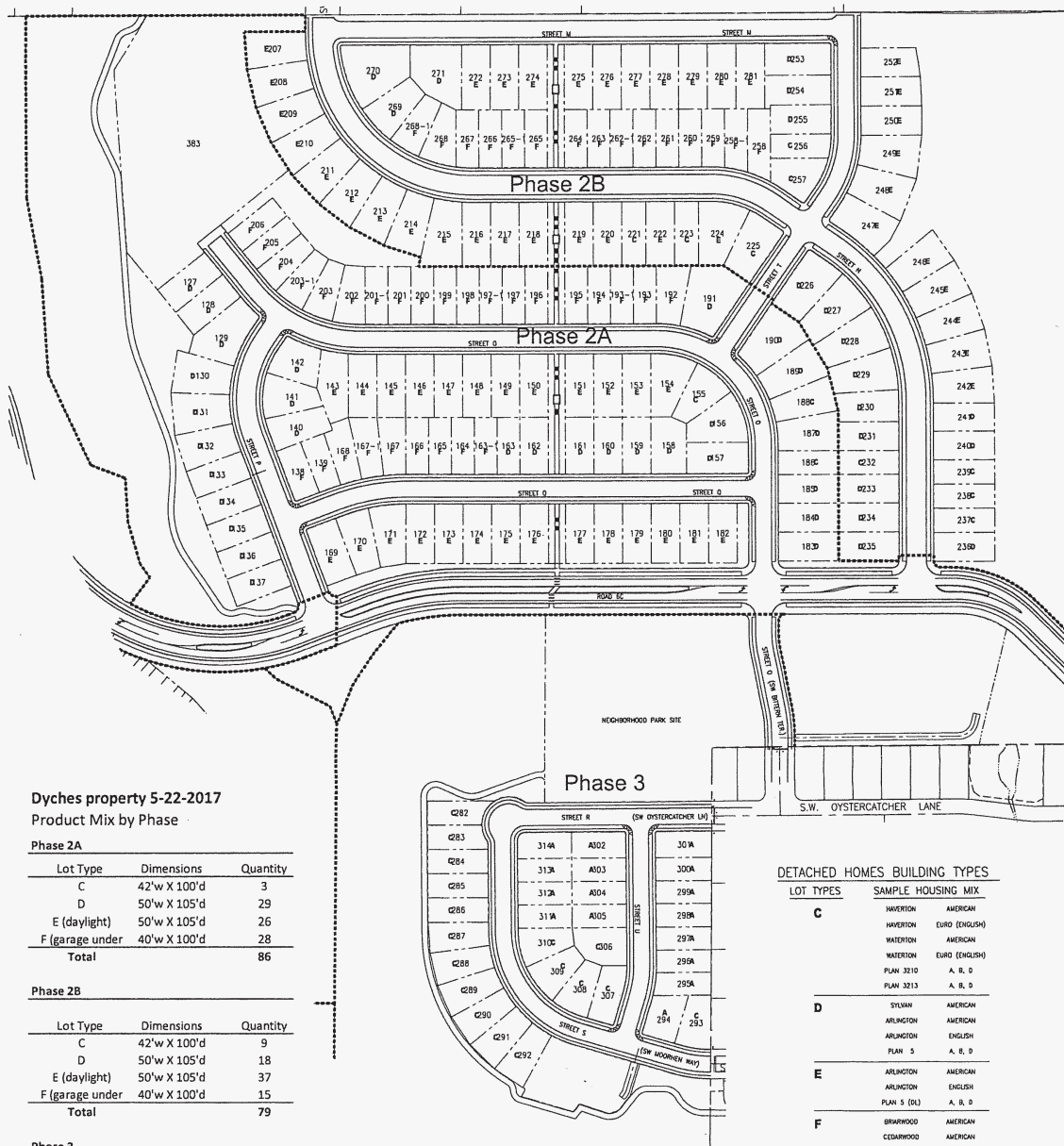


South Cooper Mountain
Featured Developers
(Click on Logo)



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

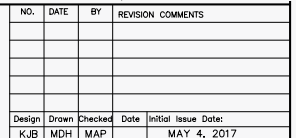


West Hills Land Development

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

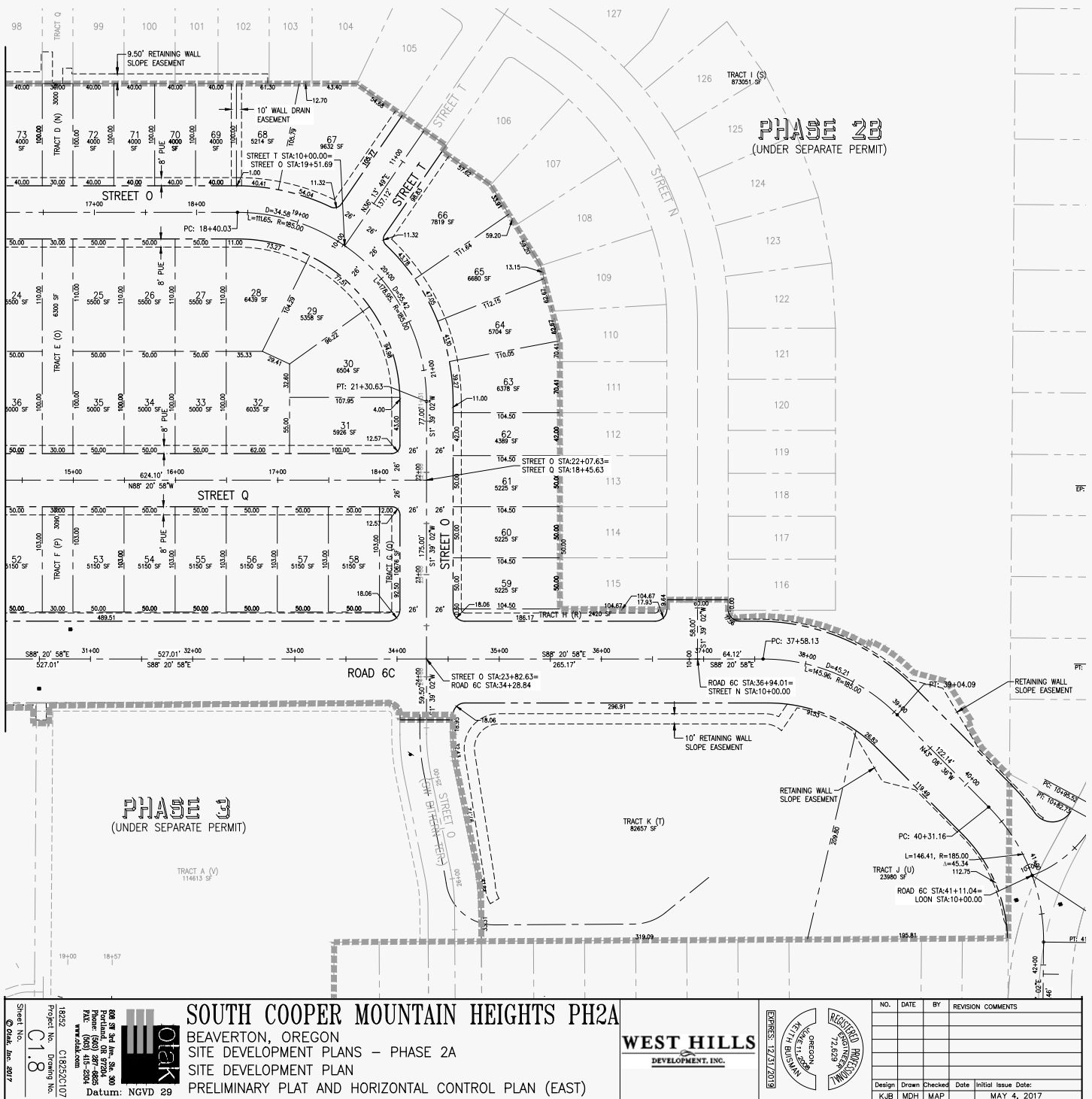


WEST HILLS
DEVELOPMENT, INC.



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

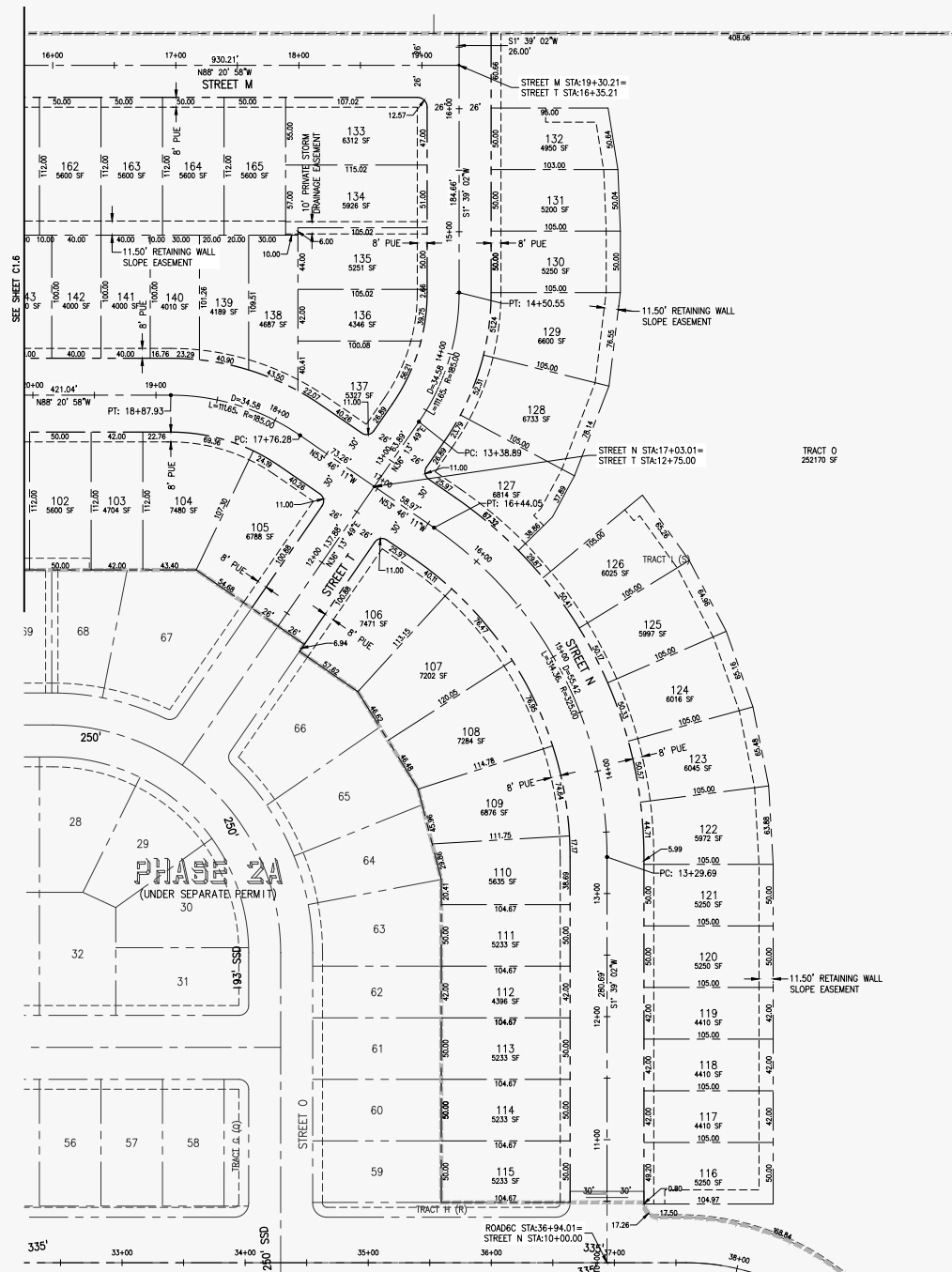


SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR



SOUTH COOPER MOUNTAIN HEIGHTS PH 2B BEAVERTON, OREGON SITE DEVELOPMENT PLANS - PHASE 2B SITE DEVELOPMENT PLAN PRELIMINARY PLAT AND HORIZONTAL CONTROL PLAN (EAST)		WEST HILLS DEVELOPMENT, INC.	EXPIRES 12/31/2019 OREGON MAP 1111-BUSINESS 772-823 772-823	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISION	COMMENTS																																																		
NO.	DATE	BY	REVISION	COMMENTS																																																							
Sheet No. C1.7 Project No. C18252C106 Date: NGVD 29 Datum: NGVD 29		Design: KJB Drawn: MDH Checked: BAB Date: JULY 6, 2017																																																									

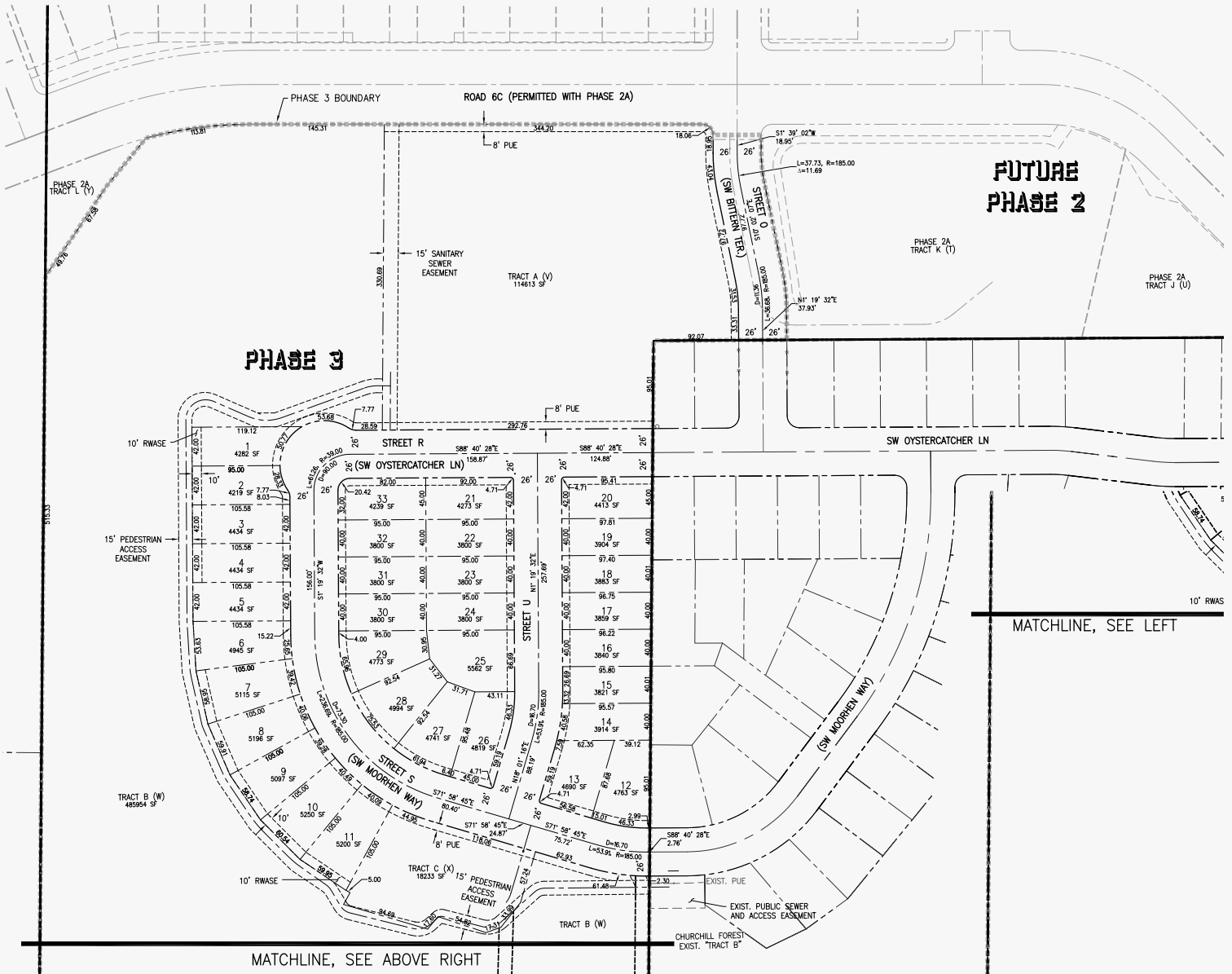


PHASE
2B PAGE 9

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR



MATCHLINE, SEE ABOVE RIGHT

MATCHLINE, SEE LEFT

SOUTH COOPER MOUNTAIN HEIGHTS BEAVERTON, OREGON SITE DEVELOPMENT PLANS - PHASE 3 SITE DEVELOPMENT PLAN PRELIMINARY PLAT AND HORIZONTAL CONTROL PLAN		WEST HILLS DEVELOPMENT, INC.	REGISTERED PROFESSIONAL ENGINEER 915/3PE OREGON WEST 13, 2016 FILE D. CHILDERS EXPIRES: 12/31/2017	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISION COMMENTS																																								
NO.	DATE	BY	REVISION COMMENTS																																													
18253 C175 Project No. 018253C103 Street No. 018253C103 © CH2M, Inc. 2017		18253 C175 Project No. 018253C103 Street No. 018253C103 © CH2M, Inc. 2017		Design BS Drawn SS Checked MP Date Initial Issue Date:																																												



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR

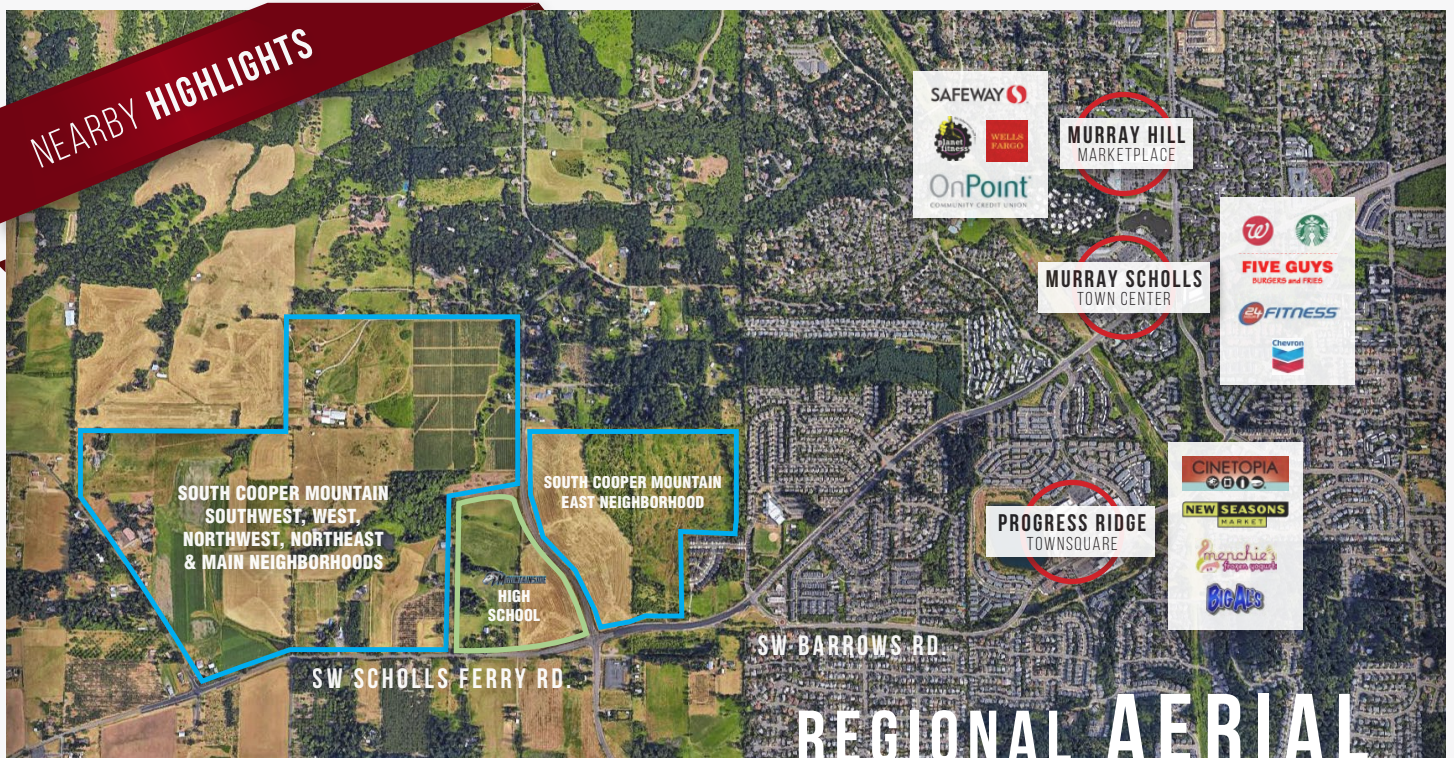


Beaverton South Cooper Mountain

The Region's Next Great Community

The South Cooper Mountain Community Plan encompasses approximately 544 acres located at the southwest edge of the City of Beaverton (see image to left). This area, referred to in this plan as the Community Plan area, was added to the Urban Growth Boundary in 2011 and was annexed by the City of Beaverton in 2013.

The Community Plan area sits at the base of the south slope of Cooper Mountain. The topography gradually climbs up in elevation moving north from Scholls Ferry Road (at approximately 300' elevation), with several small hills and hummocks. There are four distinct high points that present constraints with respect to road connectivity, but also provide opportunities for viewpoints and the shaping of development patterns. Views are primarily to the southwest, capturing the scenic vista of Chehalem Ridge. Views of Mt. Hood to the east are available from the central high point.

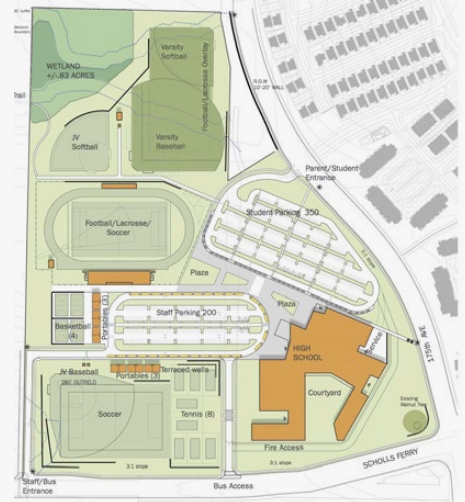
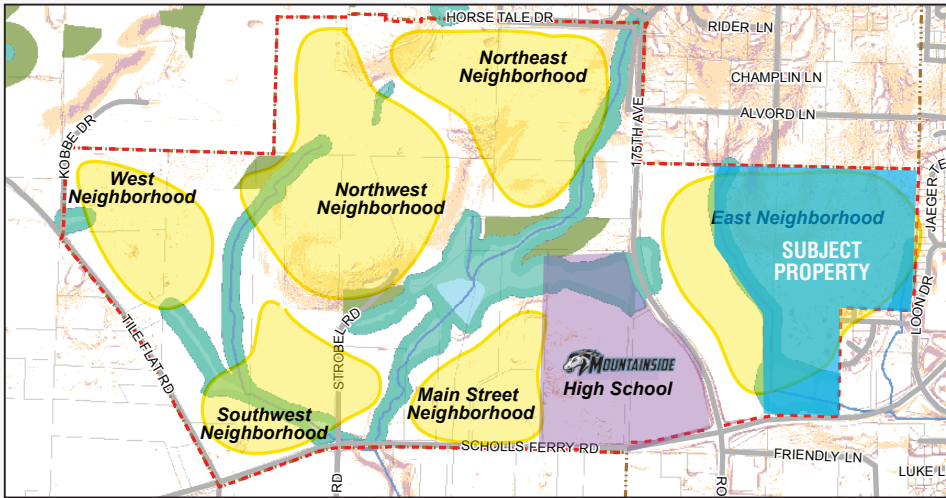


<https://www.beavertonoregon.gov/DocumentCenter/View/10643>

<https://www.beavertonoregon.gov/DocumentCenter/View/10120>

SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR



MOUNTAINSIDE HIGH SCHOOL

OPENED SEPTEMBER 2017



The South Cooper Mountain development will be served by the Beaverton School District. In anticipation of the development over the years, the Beaverton School District purchased a 48-acre site on the northwest corner of 175th Ave /Roy Rogers Road and Scholls Ferry Road for a future high school.

Designed by Boora Architects and costing \$185M, the 320,000 square foot school, which is built to house 2,200 students along with about 300 staff. The school sits on 47 acres of former wheat field on the corner of SW 175th Avenue and SW Scholls Ferry Road, and is will be flanked by multiple South Cooper Mountain planned residential & multifamily developments.

<https://www.beaverton.k12.or.us/schools/mountainside>

http://www.oregonlive.com/education/index.ssf/2017/09/beavertons_new_185_million_hig.html



SCM Heights Subdivison

SW Scholls Ferry Rd & SW 175th Ave, Beaverton OR



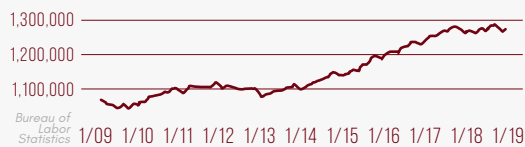
PORTLAND AREA JOB GROWTH

THE PORTLAND-VANCOUVER-HILLSBORO AREA RECORDED A TOTAL EMPLOYMENT STATISTIC OF OVER 1,273,000 JOBS FILLED AS OF JANUARY 2019, A CHANGE OF +19.1% FROM 10 YEARS PRIOR.

JAN 2009: 1,069,533 | JAN 2019: 1,273,796

Figures Provided by Bureau of Labor Statistics and Department of Numbers

EMPLOYMENT PORTLAND-VANCOUVER-HILLSBORO



SW Scholls Ferry & SW 175th Beaverton, OR 97007		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2019 Estimated Population	6,818	76,529	217,556
	2024 Projected Population	7,158	80,254	228,006
	2010 Census Population	6,154	69,522	198,126
	2000 Census Population	4,565	56,342	169,324
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	2.6%	1.9%	1.5%
	2019 Est. HH Income Under \$15,000	2.6%	4.1%	6.1%
	2019 Est. Average Household Income	\$137,137	\$116,902	\$95,158
	2019 Est. Median Household Income	\$124,623	\$101,842	\$81,967
	2019 Est. Per Capita Income	\$49,337	\$45,403	\$37,614
	2019 Est. Total Businesses	129	1,047	8,406
	2019 Est. Total Employees	912	7,156	77,102

* Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

