HOUSING DEVELOPMENT

Housing Development

37 SINGLE FAMILY LOTS

SANDY, OREGON

www.staffordlandcompany.com

Marshall Ridge | Executive Summary

Contact  gordon@staffordlandcompany.com | 503-720-0914  or  Rick@staffordlandcompany.com | 503-572-2683
Marshall Ridge is an approved 37-lot subdivision in Sandy, OR. The project includes 9.77 gross acres located at 19525 and 19545 SE Bornstedt Road (tax lots 2200 and 2300 on tax map 2S4E24C). The subject property has an SFR zoning designation and is approved for 37 lots ranging from 7,500 sf to 10,500 sf. The subdivision land use approval was issued by the City of Sandy in May 2018.

Marshall Ridge is part of the Bornstedt Village Specific Area Plan, which has an overlay zone (BVO) that includes approximately 230 acres in the southeastern city limits. Zoning designations within the BVO allow for village commercial and residential uses including low, medium and high density residential housing types.

North and northeast of the subject property, existing developments in Bornstedt Village include townhomes, alley loaded small/medium lot single family detached homes, front loaded medium/large lot single family detached homes, and a community park. South and southeast of Marshall Ridge are properties recently brought into the Sandy UGB that still maintain their county zoning and rural residential characteristics with few homes on acreage lots.

Price
$2,340,000

Price/Acre
$239,509
Regional and statewide access to the site area is provided by U.S. Hwy 26 and Oregon Hwy 211, the latter of which bisects the Bornstedt Village area. City and County arterial and collector streets provide access to the site via Bornstedt Rd. and SE Village Blvd.

Sandy is a city located in Clackamas County, Oregon and named after the nearby Sandy River. The city is known as the western gateway to the Mount Hood Corridor, 25 miles from Portland. Sandy is surrounded by an expanse of scenic rivers and wilderness areas, offering a wide variety of recreational opportunity.

There are three schools within Sandy’s city limits: Sandy Grade School, Cedar Ridge Middle School and Sandy High School. Those schools are administered by the regional Oregon Trail School District.

The city has a unique mix of employers including Maiden Bronze, US Metal Works, Advanced Plastics, Mt. Hood National Forest HQ, AEC (technical publications), Johnson RV, and Konell Construction. They have also invested in an optical fiber network that provides lightning-fast Internet services to homes and businesses alike anywhere within city limits. A workforce of more than 50,000 persons is available in Sandy and surrounding communities.

Sandy is fast becoming one of Oregon’s most desirable places to live. According to Portland State University’s Population Research Center and the U.S. Census Bureau, the City of Sandy was not only the 5th fastest growing city in Oregon from 2000 to 2010 -- it was also one of only two cities in the Portland Metro area to make the top five!
SANDY, OREGON

LIVE. WORK. PLAY

Contact

gordon@staffordlandcompany.com | 503-720-0914

or

Rick@staffordlandcompany.com | 503-572-2683

Marshall Ridge

Executive Summary
### CLACKAMAS COUNTY

**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th>Population</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>408,062</td>
</tr>
<tr>
<td>Median Age</td>
<td>41.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households</td>
<td>154,070</td>
</tr>
<tr>
<td>Median Property Value</td>
<td>$374,900</td>
</tr>
<tr>
<td>Homeownership</td>
<td>70.5%</td>
</tr>
<tr>
<td>Avg Car Ownership</td>
<td>2 cars</td>
</tr>
<tr>
<td>Avg Commute Time</td>
<td>26.8 minutes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economy</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$74,891</td>
</tr>
<tr>
<td>Employment</td>
<td>204,222</td>
</tr>
</tbody>
</table>

**PROPERTY VALUES**

![Property Values Chart]

**EMPLOYMENT BY OCCUPATION**

![Employment by Occupation Chart]

**MEDIAN HOUSEHOLD INCOME**

![Income Distribution Chart]

Data from 2015-2016

---

**Contact**

Gordon @ staffordlandcompany.com | 503-720-0914 or Rick @ staffordlandcompany.com | 503-572-2683
# Sandy, OR

## Demographics

### Population
- Total Population: 10,369
- Median Age: 34.2

### Housing
- Number of Households: 3,862
- Median Property Value: $219,600
- Homeownership: 67.3%
- Avg Car Ownership: 2 cars
- Avg Commute Time: 29.8 minutes

### Economy
- Median Household Income: $61,687
- Employment: 5,066

## Property Values

- **Median Home Value**: $348,400
- **Median Price of Homes Listed**: $383,475
- **Median Price of Homes Sold**: $339,300

## Employment by Occupation

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>9.4%</td>
</tr>
<tr>
<td>Health, Social  Services</td>
<td>5%</td>
</tr>
<tr>
<td>Sales</td>
<td>12.3%</td>
</tr>
<tr>
<td>Administrative</td>
<td>11.7%</td>
</tr>
<tr>
<td>Production</td>
<td>7.9%</td>
</tr>
<tr>
<td>Food &amp; Serving</td>
<td>4.7%</td>
</tr>
<tr>
<td>Personal Care &amp; Service</td>
<td>3.9%</td>
</tr>
<tr>
<td>Construction &amp; Extraction</td>
<td>3.3%</td>
</tr>
</tbody>
</table>

---

Marshall Ridge | Executive Summary

Contact     | gordon@staffordlandcompany.com | 503-720-0914 or Rick@staffordlandcompany.com | 503-572-2683
PORTLAND METRO MARKET

• Lack of Developable Land

• Portland is the 14th fastest growing metro region nationally

• Pressure on the housing market to find room for this growth is driving up prices.

• With the region’s growing population, and low vacancy rates, a lack of buildable land supply has only worsened the issue.

• The estimated one-year impact of building 1,000 single-family homes in the existing metro areas would create a strong inflow of revenue into the local economy.

Newest New Home Listings as of 1/10/2018
# Sandy, Oregon

## New Home Listings

<table>
<thead>
<tr>
<th>Address</th>
<th>Price</th>
<th>Beds</th>
<th>Baths</th>
<th>Sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>37950 Killarney ST</td>
<td>$275,000</td>
<td>3</td>
<td>2.5</td>
<td>1,609</td>
</tr>
<tr>
<td>15901 Bachelor Ave</td>
<td>$389,000</td>
<td>3</td>
<td>2.5</td>
<td>2,028</td>
</tr>
<tr>
<td>19394 Pine Ave</td>
<td>$399,900</td>
<td>4</td>
<td>2</td>
<td>1,695</td>
</tr>
<tr>
<td>37787 Olson ST</td>
<td>$556,950</td>
<td>4</td>
<td>2.5</td>
<td>2,944</td>
</tr>
<tr>
<td>37781 Olson ST</td>
<td>$549,950</td>
<td>4</td>
<td>2.5</td>
<td>2,826</td>
</tr>
<tr>
<td>40321 Dubarko RD</td>
<td>$414,000</td>
<td>4</td>
<td>2.5</td>
<td>2,337</td>
</tr>
</tbody>
</table>

**Contact**

- Gordon Stafford
  - gordon@staffordlandcompany.com
  - 503-720-0914
- Rick Stafford
  - Rick@staffordlandcompany.com
  - 503-572-2683
MARSHALL RIDGE

TAX MAP 2S4E24C

Executive Summary

Contact: gordon@staffordlandcompany.com | 503-720-0914 or Rick@staffordlandcompany.com | 503-572-2683
Marshall Ridge is not listed and the sales price will need to be net to seller. If there are agent commissions intended they will need to be added to the sales price.

- All buyers are expected to do their own feasibility
- On site inspections must give 24 hour notice
- Offer should include: Purchase price and closing date, source of capital, equity, debt, amount of earnest money, and detailed schedule of feasibility no longer than 30 days

---

**Gordon Root**  
Principal  
(503) 720-0914  
Gordon@StaffordLandCompany.com

**Rick Waible**  
Principal  
(503) 572-2638  
Rick@StaffordLandCompany.com