



STAFFORD
LAND COMPANY



Richland Park
EXECUTIVE ESTATES



7 LARGE LOTS
BEAVERCREEK, OR



www.staffordlandcompany.com

[Richland Park](#) | Executive Summary

[Contact](#)

gordon@staffordlandcompany.com | 503-720-0914 or Rick@staffordlandcompany.com | 503-572-2683

EXECUTIVE SUMMARY

Richland Park is located in Beavercreek, Oregon. There are 12 total lots. Each 1 acre or more in size. Stafford Land Company is in contract to buy 7 of the lots and the land owner will retain the remaining 5 lots. This project is unique as lots of this size are not often zoned or approved in Oregon. Oregon land use simply does not allow this large of a lot. Being as close in as Beavercreek is, Richland Park executive estates is sure to be a smashing success with distinguished buyers that want a little room for detached shops, big yards for animals and kids and just to be away from their neighbors.



RICHLAND PARK PRE-SALES PLAT



Please note: Lot line adjustments, availability and pricing subject to change during construction until recorded. Graphic is for reference only V.1/2019

RICHLAND PARK

PRELIMINARY PLAT



RICHLAND PARK

COUNTY PARTITION PLAT

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ONE PLS 747" UNLESS NOTED OTHERWISE
- DENOTES SET 5/8" IRON DIAMETER BY 30 INCHES LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON SEPTEMBER 19, 2001

M REFERS TO MEASURED DIMENSION
R REFERS TO RECORD DIMENSION, SEE REFERENCE SURVEYS
P REFERS TO PLAT DIMENSION, SEE REFERENCE SURVEYS

D REFERS TO DEED DIMENSION
IR IRON ROD
IP IRON PIPE

W/PPC WITH YELLOW PLASTIC CAP STAMPED
P.U.E. PUBLIC UTILITY EASEMENT
P.S. PROPERTY SURVEY ON FILE WITH CLACKAMAS COUNTY SURVEYOR'S OFFICE

M/L MORE OR LESS
NOTE: TAX LOT NUMBERS ARE BASED ON CURRENT TAX ASSESSOR'S MAP 3-2E-23C. SHOWN FOR REFERENCE ONLY.

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REFERENCE SURVEYS

- P.S. 3221
- P.S. 3299
- P.S. 5444
- R3 P.S. 6022
- R2 P.S. 7096
- P.S. 8132
- P.S. 15260
- P.S. 15556
- P.S. 17027
- P.S. 19130
- P.S. 23454
- P.S. 24183
- P.S. 24916
- P.S. 26462
- P1 PLAT OF "HUGHES TRACTS", NO. 1049
- R6 STRIP MAP MARKET ROAD 11 (DATED 1960)

CURVE DATA

NO.	RADIUS	LENGTH	DELTA	CHORD
1	1175.92'	214.86'	107°01'12"	N21°47'13"W 214.58'
2	984.93'	220.07'	12°48'07"	N10°09'04"W 219.61'
3	1145.92'	209.40'	107°01'12"	N21°47'13"W 209.11'
4	954.93'	213.37'	12°48'07"	N10°09'04"W 212.92'

INDEX

- SHEET 1 SITE MAP
- SHEET 2 S. BEAVERCREEK ROAD DETAIL
- SHEET 3 SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, PLAT RESTRICTIONS, CONSENT AFFIDAVIT, APPROVALS, NARRATIVE



PARTITION PLAT NO. 2001 - 115

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY FILE PLANNING NO. Z0935-00-M

AUGUST 16, 2001 SCALE: 1" = 100'

SHEET 1 OF 3



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DATE OF SIGNATURE 12/31/2002
VALID UNTIL: 12/31/2007

I CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYED BY:
COMPASS ENGINEERING
8564 S.E. LAKE ROAD
MILWAUKEE, OREGON 97222
PHONE: (503) 653-9093
4045Part.dwg (MMM)
JOB NO. 4045 (PARTITION)

RICHLAND PARK FLOOD MAP

21800 S BEAVERCREEK RD, OREGON CITY, OR 97045-9561

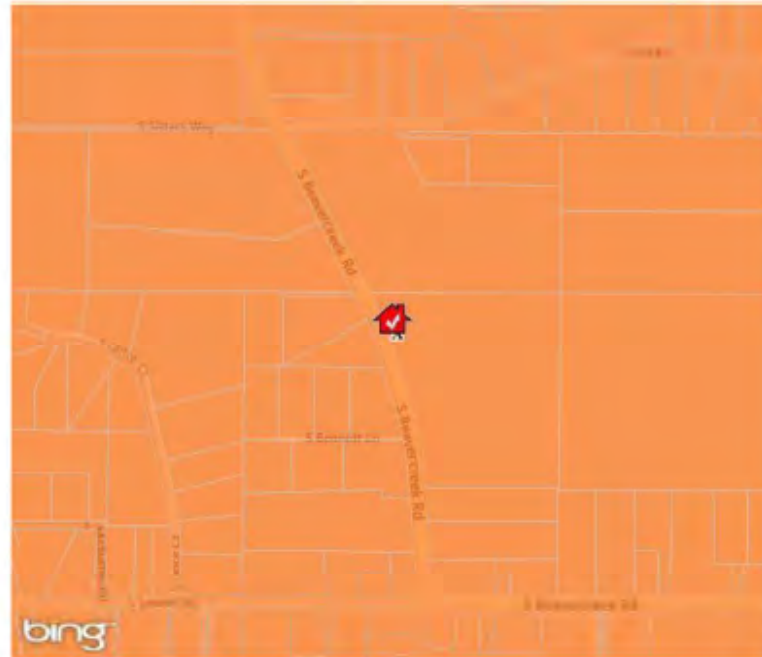
Report Date: 04/10/2018

County: CLACKAMAS, OR

Flood Zone Code	Flood Zone Panel	Panel Date
X	415588 - 41005C0295D	06/17/2008
Special Flood Hazard Area (SFHA) Within 250 ft. of multiple flood zones?		Community Name
Out	No	CLACKAMAS COUNTY

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



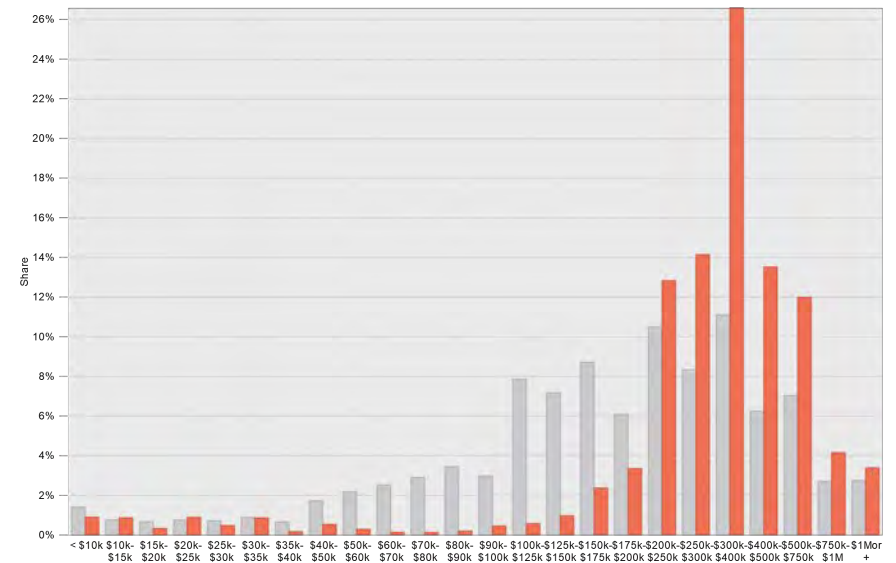
Flood Zones

Coastal 100-year Floodway	100-year Floodway	Undetermined	500-year Floodplain incl. levee protected area
Coastal 100-year Floodplain	100-year Floodplain	Unknown or Area Not Included	Out of Special Flood Hazard Area

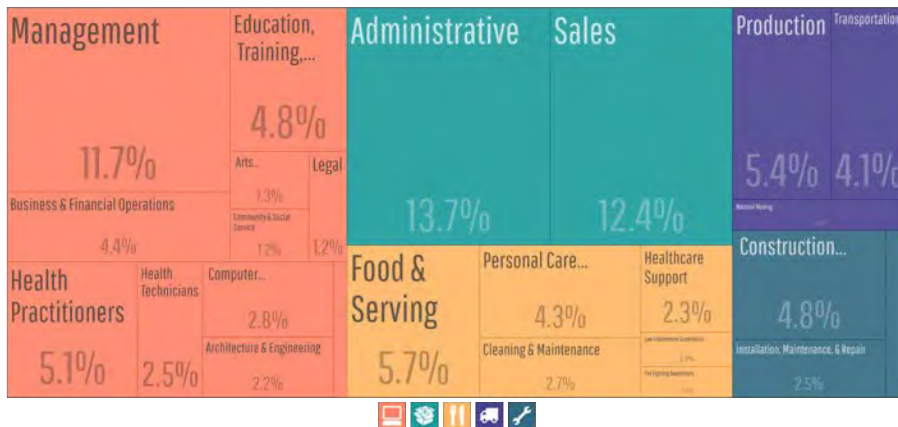
CLACKAMAS COUNTY DEMOGRAPHICS

Population	
Total Population	401,515
Median Age	41.5
Housing	
Number of Households	152,414
Median Property Value	\$336,200
Homeownership	69.3%
Avg Car Ownership	2 cars
Avg Commute Time	26.5 minutes
Economy	
Median Household Income	\$69,629
Employment	199,068

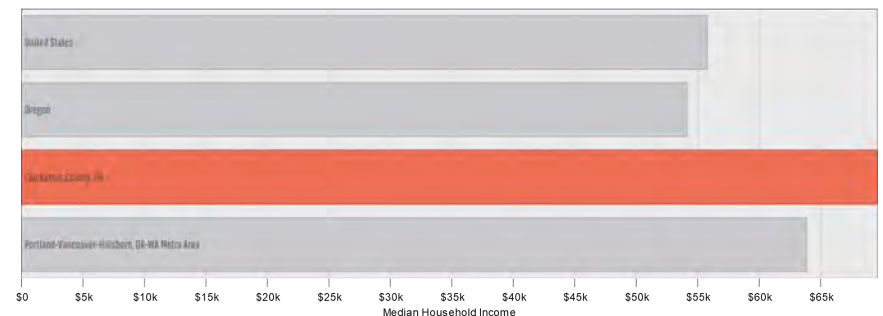
PROPERTY VALUES CLACKAMAS COUNTY



EMPLOYMENT BY OCCUPATION CLACKAMAS COUNTY



MEDIAN HOUSEHOLD INCOME CLACKAMAS COUNTY



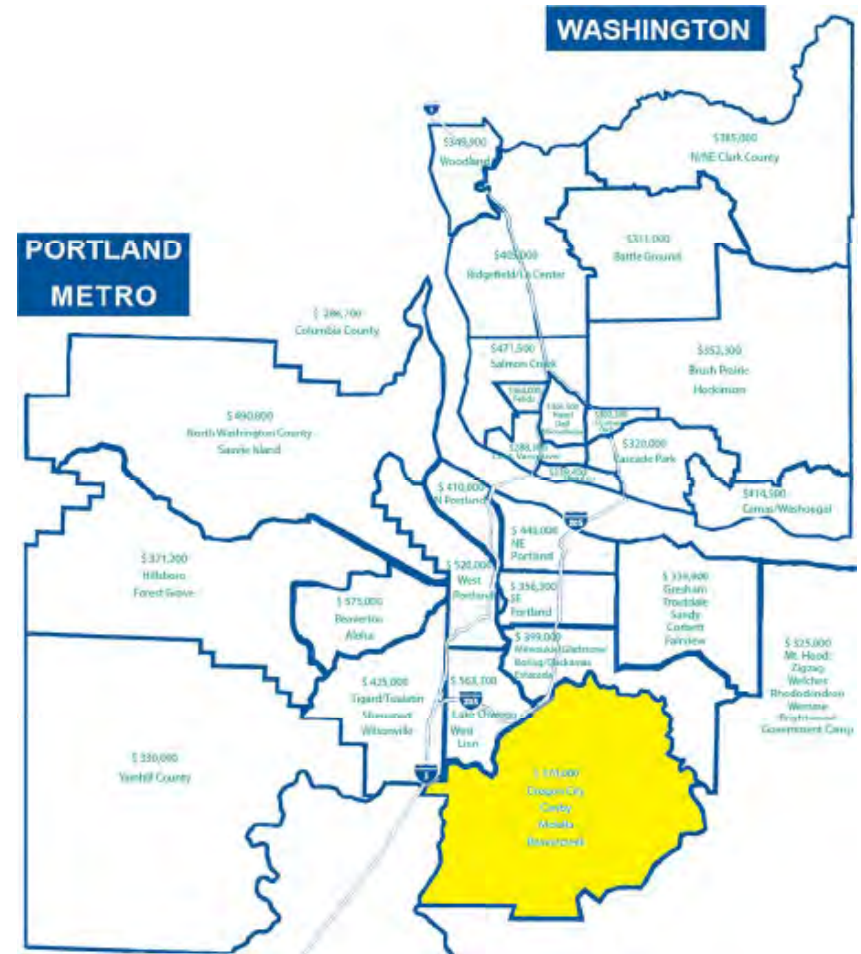
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PORTLAND METRO MARKET

The following is an overview from RMLS, the regional MLS newsletter for March 2018. New listings in the Portland metro area saw a slight gain compared to last year this March. At 3,648 for the month, new listings edged 1.2% over the 3,604 new listings offered last year in March 2017 and were 44.2% warmer than last month in February 2018 (2,530). This was the best March for new listings in the area since 2010, when 4,987 new listings were offered. The metro highlights chart summarizes the 2017, year to date 2018 and change from the previous period below. As is noted, the average and median prices continue to increase across the board.

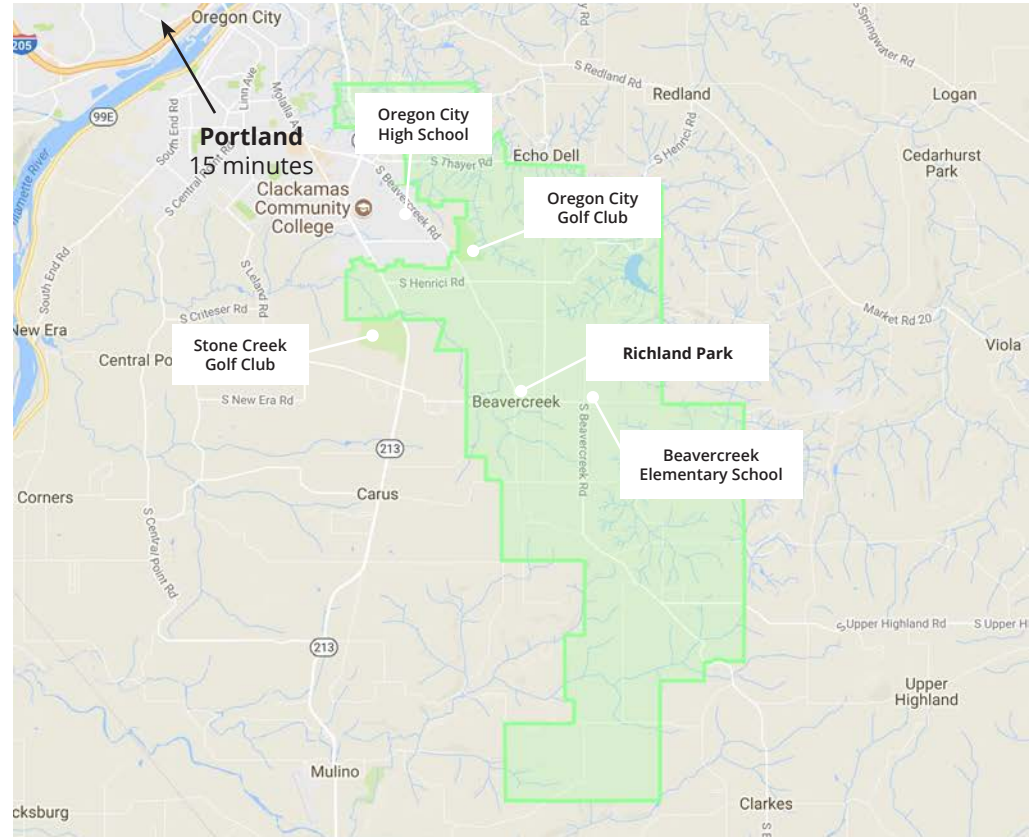
Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	3,648	2,894	2,371	445,900	395,000	55
	February	2,530	2,337	1,806	441,900	385,000	68
	Year-to-date	8,736	7,381	5,956	442,100	390,200	61
2017	March	3,604	3,043	2,494	428,400	370,000	58
	Year-to-date	8,413	7,250	6,166	415,500	359,800	50
Change	March	1.2%	-4.9%	-4.9%	4.1%	6.8%	-5.0%
	Prev Mo 2018	44.2%	23.8%	31.3%	0.9%	2.6%	-20.3%
	Year-to-date	3.8%	1.8%	-3.4%	6.4%	8.4%	3.1%



RICHLAND PARK BEAVERCREEK



Beavercreek is located 6 miles southeast of Oregon City in Clackamas County. In 2006, the citizens voted to become the first Hamlet in Oregon. This is the approximate area of the Hamlet of Beavercreek. Beavercreek boundaries of the City of Oregon City on the northwest, the Holcomb Outlook CPO on the north, the Redland-Fischers Mill-Viola CPO on the east, Clarkes-Highland CPO on the southeast, Mulino Hamlet on the southwest, and Central Point-Leland-New Era and Carus CPOs on the west. Meetings are held every month on the fourth Wednesday. More information can be found at Beavercreek.org.



Population of Bakercreek

Total Population	4,485
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Number of Occupied Homes in Beavercreek

Total Occupied Homes	1,620
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SUBMARKET OVERVIEW

The Beavercreek area saw an unprecedented run-up of pricing and demand in the early 2000s. When the national recession hit in 2008, the area was hit hard like much of the Portland Metro; in addition to heavy lot/land speculation. Beginning in 2012, the area saw a resurgence in home pricing and demand. Appreciation rates in the Beavercreek submarket reflect the high resurgent demand. The various areas covered by RMLS are broken down in the following table. Area 146 has seen a 6.0% average price increase in the prior year.

Beavercreek is an area made up nearly entirely of acreage home sites with the majority of the land zoned for over one acre per unit. Much is zoned RRFF5 (five-acre minimum) or EFU (80-acre minimum). As such, average home prices are well north of \$500,000 and often exceed \$1,000,000.

		RESIDENTIAL														LAND		
		Current Month							Year-To-Date							Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Resolving Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ¹	New Listings	Resolving Sales	Resolving Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ¹	Closed Sales	Average Sale Price
141	N Portland	148	169	23	125	-3.8%	94	438,700	54	363	309	0.3%	259	431,400	400,000	6.6%	7	334,400
142	NE Portland	307	350	60	248	-4.8%	207	479,900	56	743	623	3.7%	525	464,100	415,000	7.3%	14	325,400
143	SE Portland	380	450	68	314	-10.2%	283	418,600	51	958	846	-6.6%	729	407,400	360,000	8.4%	11	260,800
144	Greenham/ Troutdale	212	217	35	208	18.7%	165	399,600	45	635	509	14.4%	406	351,200	337,200	12.0%	14	229,100
145	Washouak/ Gladstone	352	297	58	222	-0.3%	188	423,400	61	727	610	8.3%	507	422,000	388,800	9.4%	15	258,800
146	Oregon City/ Canby	214	194	26	173	10.9%	133	396,500	47	471	386	0.3%	304	397,000	366,000	6.0%	17	548,400
147	Lake Oswego/ West Linn	306	225	62	188	31.5%	117	631,100	82	635	405	16.4%	367	662,800	580,000	6.1%	8	440,100
148	W Portland	654	450	103	272	-22.1%	217	597,200	60	995	684	-12.6%	551	601,600	510,000	3.1%	9	112,700
149	NW Wash Co.	185	201	24	171	18.8%	119	550,200	61	483	423	15.8%	324	543,200	523,000	7.5%	9	331,000
150	Beavertown/ Aloha	160	277	27	240	-1.2%	233	386,000	39	722	654	10.2%	539	378,600	368,000	9.1%	2	175,000
151	Tigard/ Wilsonville	313	317	30	280	-13.2%	242	456,700	56	852	736	5.0%	583	444,900	420,000	7.4%	13	547,600
152	Willamette/ Forest Grove	189	242	31	208	-14.0%	148	403,600	45	594	500	-10.1%	380	393,500	365,000	9.8%	15	352,700
153	Mt. Hood	41	58	5	18	-3.9%	11	360,800	90	49	46	4.5%	38	324,400	305,400	14.1%	11	77,500
154	Columbia Co.	152	111	15	93	-1.1%	81	301,700	70	299	244	-22.0%	187	298,700	280,000	11.8%	26	206,400
155	Yamhill Co.	238	170	29	156	-4.3%	133	373,300	68	436	386	-11.3%	315	361,200	319,000	10.6%	17	510,000

RICHLAND PARK

SITE PHOTOS



Street scene south along Beaver Creek Road.



View east of southern subject home-sites.



Street scene north along Beaver Creek Road.



View east of existing driveway from Beaver Creek Road.



View of existing home on eastern edge of site.

RICHLAND PARK

SITE PHOTOS



View of existing shop on eastern edge of site.



View of existing home on eastern edge of site.



View east of northern subject home-sites.

RICHLAND PARK

SITE DETAILS

Property Name:	Richland Park Subdivision
Address:	21800 S. Beaver Creek Rd Beavercreek, Clackamas County, Oregon 97004
Property Type:	Land - Residential Subdivision
Land Area:	12.35 acres - 527,966 SQ/FT
Zoning Designation:	RA-1, Rural Residential - 1 Acre
Number of Lots:	12 lots



The subject is located in the Beavercreek area of Clackamas County, just southeast of Oregon City and northeast of Canby. The general boundaries of the area are: to the North: S Henrici Road, South: S Spangler, East: S Ridge Road, West: Cascade Highway. Primary highway access to the area is via Highway 213, which connects with Interstate 205 (north). Beaver Creek Road connects with Highway 213 to the north and Leland Road also connects to 213 (west). Public transportation is limited with automotive transportation as the primary method of accessing the area.

The area is suburban in character and approximately 25% developed with the majority of land being utilized as low-density rural homes, small farms and timber land. Land uses immediately surrounding the subject are predominantly acreage residential and agricultural uses with typical ages of building improvements ranging from turn of the century farmhouses to new construction estate level properties. Property types adjoining the subject include low density residential uses (west), undeveloped land (north and east) and a small retail property (south – Skyles Well Drilling and strip retail development).

OFFERING GUIDELINES

- Richland Park 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 Data, Source of capital, equity, debt, Amount of Earnest Money, and Detailed schedule of feasibility no longer than 15 days

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