**Land Sale**

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| **PROPERTY INFORMATION** | | | Subject Photo | | | | | | |
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| PROPERTY NAME: | Future Pacific Lumber Facility | |
| LOCATION: | 21270-21290 Butteville Road NE | |
| CITY, STATE: | Donald, OR | |
| COUNTY: | Marion County | |
| LEGAL DESCRIPTION: | 041W17BD - TL 700, 800, 900 & 041W17 - TL 2700 / R353281, R353282, R353283, R353284 | |
| SUBMARKET: | Marion County | |
| PROPERTY TYPE: | Industrial | |
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| **SALE INFORMATION** | | |
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| GRANTOR: | DIP, LLC | |
| GRANTEE: | Pacific-Hillsboro Land, LLC | |
| SALE PRICE: | $ 6,165,957 | |
| ADJUSTED PRICE: | $ 6,165,957 | | DATE OF SALE: | | | 11/23/2020 | | | |
| TERMS OF SALE: | Cash to seller | | RECORDING: | | | 4413-159, 4413-160 | | | |
| PROPERTY RIGHTS: | Fee Simple | | MARKETING TIME: | | | 12 Months | | | |
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| **SITE DATA** | | | | | | | | | |
|  |  | |  | | |  | | | |
| GROSS LAND AREA: | 16.590 Acres / 722,660 SF | | ORIENTATION: | | | Mid-Block | | | |
| NET LAND AREA: | 14.900 Acres / 649,044 SF | | SITE ACCESS: | | | Average | | | |
| ZONING: | EI, Employmet Industrial | | EXPOSURE: | | | Poor | | | |
| TOPOGRAPHY: | Level | | FLOOD PLAIN: | | | No | | | |
| SHAPE: | Flag | | EASEMENTS: | | | Shared Driveway / Storm Water Detention | | | |
| UTILITIES: | All Available | | OTHER: | | |  | | | |
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| **SALE ANALYSIS** | | | | | | | | | |
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| UNIT PRICE: | $9.50 per SF of Net Usable Land Area | | | | | | | |  |
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| **COMMENTS** | | | | | | | | | |
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| This is mid-block industrial site consisting of (3) tax lots within Donald Industrial Park that is located at the east of a shared access drive from Butteville Road NE, approximately 1.5 miles west of the Aurora-Donald interchange along Interstate 5, in the north sector of the rural town of Donald. The 16.59-gross acre site includes a 1.69-acre storm water detention pond extending off its NWC that is shared with the adjacent Wilco Distribution Facility (GBA = 239,072 SF; built in 2017; situated 12.35 acres abutting this sale to the west fronting Butteville Road NE). The remaining 14.90-acre site has easement access out the street via a shared driveway off its SWC and across the south side of the Wilco property. The buyer owns Pacific Lumber and purchased this property for full price of $9.50 per SF net site area, and indicated that while the price was on the high side, he was compelled to pay full list price due to the lack of available industrial land in the southwest suburbs of the Portland area. The buyer indicated intends to build a lumber distribution facility with a total GBA = 125,000 SF (including one 35,000 SF to be speculatively leased), plus 40,000 SF of lumber storage canopies. The parcel has all utilities available, includes the potential for rail spur access along its east boundary (an amenity the buyer south), and has good, level development characteristics. | | | | | | | | | |
|  | |  | | | | | | | |
| CONFIRMATION SOURCE: | | Jim Morse (503.799.4849) | | | | | VERIFIED BY: | | KMM |
|  | | Dan Slevin, Berkshire Hathaway Comm. (503.2260.1833) | | | | |  | | 2/19/2021 |

**Land Sale**

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| **PROPERTY INFORMATION** | | | Subject Photo | | | | | | |
|  | | |
| PROPERTY NAME: | None | |
| LOCATION: | 9710 SW Day Road | |
| CITY, STATE: | Wilsonville, OR | |
| COUNTY: | Washington County | |
| LEGAL DESCRIPTION: | 3S102B0 - TL 600, 601 / R1204315, R1204318 | |
| SUBMARKET: | Wilsonville | |
| PROPERTY TYPE: | Industrial | |
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| **SALE INFORMATION** | | |
|  |  | |
| GRANTOR: | Martha Marie Hill, Trustee of The Martha Marie Hill Living Trust | |
| GRANTEE: | Delta Holdings, LLC (Delta Logistics, Inc.) | |
| SALE PRICE: | $ 2,700,000 | |
| ADJUSTED PRICE: | $ 2,700,000 | | DATE OF SALE: | | | 11/12/2020 | | | |
| TERMS OF SALE: | Cash to seller | | RECORDING: | | | 20-114599, Statutory Warranty Deed | | | |
| PROPERTY RIGHTS: | Fee Simple | | MARKETING TIME: | | | 2 Years / 8 Months | | | |
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| **SITE DATA** | | | | | | | | | |
|  |  | |  | | |  | | | |
| GROSS LAND AREA: | 9.130 Acres / 397,702 SF | | ORIENTATION: | | | Mid-Block | | | |
| NET LAND AREA: | 7.650 Acres / 333,233 SF | | SITE ACCESS: | | | Average | | | |
| ZONING: | FD-20 to PDI (after annexation), Planned Develop. Industrial | | EXPOSURE: | | | Good | | | |
| TOPOGRAPHY: | Level to Gentle Slope | | FLOOD PLAIN: | | | No | | | |
| SHAPE: | Semi-Rectangular | | EASEMENTS: | | | BPA Easement (West End) | | | |
| UTILITIES: | All Available | | OTHER: | | | N / A | | | |
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| **SALE ANALYSIS** | | | | | | | | | |
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| UNIT PRICE: | $8.10 per SF of Net Usable Land Area | | | | | | | |  |
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| **COMMENTS** | | | | | | | | | |
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| Mostly level, future industrial zoned site with a good broad mid-block exposure location along the south side of SW Day Road, one block west of SW Boones Ferry Road in the far north sector of the City of Wilsonville, two blocks northwest of the North Wilsonville / Elligsen Road interchange with Interstate 5. The 9.13-acre gross site is mostly level and has all utilities available. However, the listing broker indicates 1.48 acres at the west end impacted by a BPA easement and wetlands, resulting in a net site area of 7.65 acres. This site sold to a local trucking company (Delta Logistics), which plans a trucking baseyard facility. The site was zoned FD-20 and will require annexation into the city and rezone to PDI (consistent with the comprehensive plan) prior to development. The property was originally listed for $3,000,000 ($9.00 / SF net land area), but reportedly sold for $2,700,000 ($8.10 / SF). | | | | | | | | | |
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| CONFIRMATION SOURCE: | | Stu Peterson, Macadam Forbes (503.972.7289) | | | | | VERIFIED BY: | | KMM |
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**Land Sale**

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| **PROPERTY INFORMATION** | | | Subject Photo | | | | | | |
|  | | |
| PROPERTY NAME: | None | |
| LOCATION: | 26120 SW Parkway Avenue | |
| CITY, STATE: | Wilsonville, OR | |
| COUNTY: | Clackamas County | |
| LEGAL DESCRIPTION: | 3S112 - TL 1100 / 805043 | |
| SUBMARKET: | Wilsonville | |
| PROPERTY TYPE: | Industrial | |
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| **SALE INFORMATION** | | |
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| GRANTOR: | Ralph H. Elligsen Trust | |
| GRANTEE: | Sysco Portland, Inc. | |
| SALE PRICE: | $ 18,021,000 | |
| ADJUSTED PRICE: | $ 18,021,000 | | DATE OF SALE: | | | 5/15/2018 | | | |
| TERMS OF SALE: | Cash to seller | | RECORDING: | | | 18-029594 Statutory Warranty Deed | | | |
| PROPERTY RIGHTS: | Fee Simple | | MARKETING TIME: | | | 15 Months | | | |
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| **SITE DATA** | | | | | | | | | |
|  |  | |  | | |  | | | |
| GROSS LAND AREA: | 32.690 Acres / 1,423,976 SF | | ORIENTATION: | | | Secondary Corner | | | |
| NET LAND AREA: | 32.690 Acres / 1,423,976 SF | | SITE ACCESS: | | | Average | | | |
| ZONING: | RA-HI, Residential Agricultural – Holding Industrial | | EXPOSURE: | | | Good | | | |
| TOPOGRAPHY: | Level | | FLOOD PLAIN: | | | No | | | |
| SHAPE: | Semi-Rectangular | | EASEMENTS: | | | BPA Lines impact 8 acres at south end | | | |
| UTILITIES: | All Available | | OTHER: | | | N / A | | | |
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| **SALE ANALYSIS** | | | | | | | | | |
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| UNIT PRICE: | $12.66 per SF of Net Usable Land Area | | | | | | | |  |
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| **COMMENTS** | | | | | | | | | |
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| Mostly level, future industrial zoned site with a good broad secondary corner exposure location along the east side of SW Parkway Avenue, in the northeast sector of the City of Wilsonville, roughly 0.25-mile south of the North Wilsonville / Elligsen Road interchange with Interstate 5. This is a strong location with the Argyle Square power center to the north (anchored by Costco and Target), with significant good quality flex / industrial uses to the south (former Tektronix campus, the OIT campus, and Mentor Graphics campus). The 32.69-acre gross site is mostly level and has all utilities available, but will require significant half-street improvements, plus stormwater detention improvements before being considered a "finished" site. However, the listing broker indicates that approximately 8 acres at the south end impacted by a BPA easement, though is generally usable for future paved / fenced storage area. This site sold to a national corporation (Sysco Foods) which operates a large cold storage food distribution facility abutting to the east, and bought this site to accommodate long-term future expansion. The site was zoned RA-HI and will require annexation into the city and rezone to PDI (consistent with the comprehensive plan) prior to development. The property was listed with no set price, and sold based on this negotiated offer. | | | | | | | | | |
|  | |  | | | | | | | |
| CONFIRMATION SOURCE: | | Tyler Sheils, JLL (503.972.8603) | | | | | VERIFIED BY: | | KMM |
|  | |  | | | | |  | | 2/19/2021 |

**Land Sale**

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| **PROPERTY INFORMATION** | | | Subject Photo | | | | | | |
|  | | |
| PROPERTY NAME: | None | |
| LOCATION: | 10835 SW Tualatin-Sherwood Road | |
| CITY, STATE: | Tualatin, OR | |
| COUNTY: | Washington County | |
| LEGAL DESCRIPTION: | 2S122D - TL 600, 2S122DD - TL 700, 2S127AA - TL 500 R530642, R530606 R530615 | |
| SUBMARKET: | Tualatin | |
| PROPERTY TYPE: | Industrial | |
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| **SALE INFORMATION** | | |
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| GRANTOR: | Myslony Development LLC (Pascuzzi Family) | |
| GRANTEE: | 112th & Myslony JPMJD/USICV LLC (Phelan Development Co.) | |
| SALE PRICE: | $ 8,551,699 | |
| ADJUSTED PRICE: | $ 8,551,699 | | DATE OF SALE: | | | 12/11/2019 | | | |
| TERMS OF SALE: | Cash to seller | | RECORDING: | | | 19-089803 Statutory Warranty Deed | | | |
| PROPERTY RIGHTS: | Fee Simple | | MARKETING TIME: | | | Not on the Market | | | |
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| **SITE DATA** | | | | | | | | | |
|  |  | |  | | |  | | | |
| GROSS LAND AREA: | 16.270 Acres / 708,721 SF | | ORIENTATION: | | | Mid-Block | | | |
| NET LAND AREA: | 16.270 Acres / 708,721 SF | | SITE ACCESS: | | | Above Average | | | |
| ZONING: | MG, General Manufacturing | | EXPOSURE: | | | Average | | | |
| TOPOGRAPHY: | Level | | FLOOD PLAIN: | | | No | | | |
| SHAPE: | Irregular | | EASEMENTS: | | | N / A | | | |
| UTILITIES: | All Available | | OTHER: | | |  | | | |
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| **SALE ANALYSIS** | | | | | | | | | |
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| UNIT PRICE: | $12.07 per SF of Net Usable Land Area | | | | | | | |  |
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| **COMMENTS** | | | | | | | | | |
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| Level, vacant, light industrial site located with good broad exposure along the north side of SW Tualatin-Sherwood Road in the City of Tualatin. Tualatin Sherwood Road is a heavily traveled, primary arterial linking between Sherwood and the freeway. Note that this site is not permitted on-site access along this arterial, but instead is required to feed into the north / back side of the site at the east cul-de-sac end of SW Myslony Street. This site was is vacant and was purchased by CA-based developer - Phelan Development Co. All utilities are available to the site. | | | | | | | | | |
|  | |  | | | | | | | |
| CONFIRMATION SOURCE: | | Stu Peterson, Macadam Forbes (503.972.7288) | | | | | VERIFIED BY: | | JFK |
|  | |  | | | | |  | | 8/22/2019 |

**Land Sale**

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| **PROPERTY INFORMATION** | | | Subject Photo | | | | | | |
|  | | |
| PROPERTY NAME: | None | |
| LOCATION: | 1221 Evergreen Road | |
| CITY, STATE: | Woodburn, OR | |
| COUNTY: | Marion County | |
| LEGAL DESCRIPTION: | 052W12AC - TL 4302, 4303 / R14706, R14707 | |
| SUBMARKET: | Marion County | |
| PROPERTY TYPE: | Commercial (General Commercial) | |
|  | | |
| **SALE INFORMATION** | | |
|  |  | |
| GRANTOR: | Eugene H. Chrisman Living Trust | |
| GRANTEE: | Evergreen Road, LLC | |
| SALE PRICE: | $ 2,499,000 | |
| ADJUSTED PRICE: | $ 2,499,000 | | DATE OF SALE: | | | 12/7/2018 | | | |
| TERMS OF SALE: | Seller financed (equal cash) | | RECORDING: | | | 4147-309 Contract | | | |
| PROPERTY RIGHTS: | Fee Simple | | MARKETING TIME: | | | Not Available | | | |
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| **SITE DATA** | | | | | | | | | |
|  |  | |  | | |  | | | |
| GROSS LAND AREA: | 3.570 Acres / 155,509 SF | | ORIENTATION: | | | Tertiary Corner | | | |
| NET LAND AREA: | 3.570 Acres / 155,509 SF | | SITE ACCESS: | | | Below Average | | | |
| ZONING: | CG, General Commercial | | EXPOSURE: | | | Good | | | |
| TOPOGRAPHY: | Level | | FLOOD PLAIN: | | | No | | | |
| SHAPE: | Irregular | | EASEMENTS: | | | N / A | | | |
| UTILITIES: | All Available | | OTHER: | | | N / A | | | |
|  |  | |  | |  | | |  | |
| **SALE ANALYSIS** | | | | | | | | | |
|  |  | |  |  | | | | |  |
| UNIT PRICE: | $16.07 per SF of Net Usable Land Area | | | | | | | |  |
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| **COMMENTS** | | | | | | | | | |
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| The subject consists of two contiguous tax lots encompassing 3.57 acres that were formerly improved as a manufactured home sales lot that included a small modular office . The property is situated at the northwest corner of Evergreen Road and Tom Tennant Drive and has rear frontage along the east side of Interstate 5, one blocks north of Mt. Hood Avenue / Highway 214 interchange in the City of Woodburn. The property has over 300 feet of unobstructed visibility to the adjoining freeway which has an average daily traffic count of roughly 92,556 VPD (2020). The property was listed $2,499,000 ($16.07 / SF) and sold at full price with seller financing involving a $2,150,000 note (14% down payment) for 1-year. The buyer was local investor that brought in Al's Trailers as a tenant, which eventually vacated the property in 2020. As of February 2021, the site is listed for sale for $3,725,000 ($23.95 / SF), which is considered far above market. This is given the vacant 3.57-acre, CG zoned site to the north (with over 440 feet of I-5 frontage) is listed for sale (no price stated), though our discussion with seller indicate they would considered offers in the range of $13 to $15 per SF. | | | | | | | | | |
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| CONFIRMATION SOURCE: | |  | | | | | VERIFIED BY: | |  |
|  | |  | | | | |  | | 0/0/0000 |