

COMMERCIAL LAND OFFERING

Combined Sale — Two Adjacent Parcels

Highway 99W Corridor | Sherwood, Oregon

GOOSE CREEK COMMERCIAL CORRIDOR

7.23 Gross Acres | 1,300 LF of Highway 99W Frontage

Parcel 1

Parcel 2

23620–23894 SW Pacific Highway, Sherwood, OR 97140

Tradition | Real Estate Partners

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that this is a confidential document, prepared solely for your limited use in evaluating your interest in the acquisition of the property described herein (the "Property"). You agree that you will hold this Memorandum in the strictest confidence, will not disclose its contents to any third party without the prior written authorization of Tradition Real Estate Partners or the Owner, and will not use any part of this Memorandum in any manner detrimental to the Owner.

If after reviewing this Memorandum you have no further interest in the Property, kindly notify Tradition Real Estate Partners and discontinue use of this document.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all of the information a prospective buyer may require to evaluate a purchase of the Property. The information contained herein has been obtained from sources believed reliable but has not been independently verified for accuracy or completeness. All acreages, square footages, income figures, and other measurements are approximations. Any reliance on the content of this Memorandum is solely at your own risk.

Income figures reflect representable income only. Certain additional income on Parcel 1 derives from uses not approved or permitted under current county zoning and is excluded from all marketing materials. Upon annexation, the default city zoning designation is Office Commercial; a zone change to General Commercial or other commercial designation is supportable but subject to City Council review and approval.

The Owner reserves the right, at its sole discretion, to reject any or all offers and to terminate discussions at any time without notice. All offers and negotiations are non-binding until a fully executed purchase and sale agreement is delivered.

Both parcels are offered as a combined sale only. No individual parcel sales will be considered under any circumstances. Access point confirmation is subject to formal ODOT pre-application review by the buyer. Rich Karlson, Principal Broker, is licensed in the State of Oregon.





A Generational Commercial Position at the Gateway to Sherwood West

Two adjacent parcels totaling 7.23 gross acres on Highway 99W in Sherwood, Oregon, offered as a single transaction. Both parcels are currently unincorporated Washington County land in active annexation proceedings. Upon annexation, the default city designation is Office Commercial – a zone that permits multi-family residential above ground-floor commercial, retail, restaurants, offices, and health clubs. The City of Sherwood has expressed openness to a zone change argument to General Commercial or other commercial designation; the final determination rests with city council and the application narrative.

The properties sit at the commercial gateway to Sherwood West – Washington County's largest planned urban expansion – directly across 99W from Oregon's largest high school. The only inverted arch pedestrian bridge in the United States, a \$29 million city investment completed August 2025, now connects the school and the Sherwood Family YMCA directly to the east side of 99W.

LINEAR FEET OF CONTIGUOUS HIGHWAY 99W FRONTAGE

1,300

An assembled commercial corridor position that is exceptionally rare in the Portland metropolitan area.

CoStar Location Score: 93 (Best Location) | 36,994 VPD | 4 access points

Why This Site, Why Now

- ▶ **1,300 LF of contiguous 99W frontage.** Rarely assembled on a primary state arterial in the Portland metro.
- ▶ **Annexation in process.** City meeting completed. Office Commercial designation confirmed; General Commercial zone change is supportable.
- ▶ **Sewer under construction.** Brookman Trunk Main actively underway, easement recorded on Parcel 2 deed.
- ▶ **Completed pedestrian infrastructure.** The only inverted arch pedestrian bridge in the United States connects the school and YMCA to this corridor.
- ▶ **Carry-offset income.** \$113,166 in current representable annual income reduces effective holding cost during entitlement.

\$4,356,000

LIST PRICE

\$25.00/usable SF

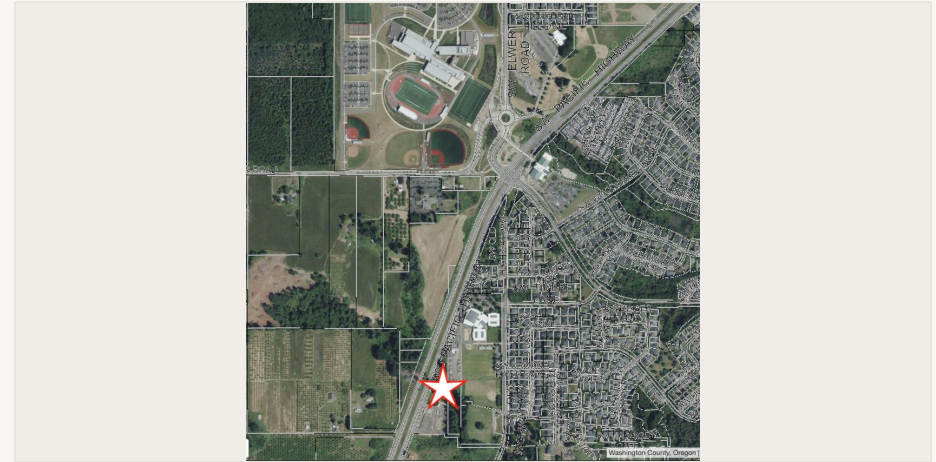
\$113,166

ANNUAL INCOME

Current, representable



Two Parcels. One Transaction.



Left: Parcel 1 (900 LF) and Parcel 2 (400 LF) outlined, with four access points marked and ODOT confirmation pending at buyer pre-application. Right: Washington County GIS context showing the school campus, athletic fields, and surrounding residential fabric.

PARCEL 1 — COMMERCIAL CORRIDOR

Addresses	23870, 23888, 23894 SW Pacific Hwy
APNs	R1482924 / R577174
Gross / Usable Acres	4.09 / 2.0
99W Frontage	900 linear feet
City Designation	Office Commercial upon annexation; GC zone change supportable
Representable Income	\$2,200/mo residential rental

PARCEL 2 — INCOME & ACTIVATION SITE

Address	23620 SW Pacific Highway
APN	R577183
Gross / Usable Acres	3.14 / 2.0
99W Frontage	400 linear feet
City Designation	Office Commercial / Mixed Use upon annexation
Representable Income	\$7,230.50/mo current \$10,550/mo full capacity
Sewer Easement	Brookman Trunk Main recorded on deed; under construction

GOOSE CREEK TRACT

Goose Creek runs diagonally between the two parcels. A lot line adjustment, completed concurrent with annexation, will isolate the creek and its riparian buffer into a standalone tract retained by the seller – eliminating wetland complexity for the buyer.

Infrastructure Delivered. Demand Permanent.

Oregon's Largest High School

350,000 SF, approximately 2,500 students, directly across 99W – a permanent institutional anchor generating daily consumer traffic.

\$29M Pedestrian Bridge — Completed

The only inverted arch pedestrian bridge in the U.S. Opened August 2025, connecting the school and YMCA directly to this corridor.

1,300 LF Contiguous Frontage

900 LF on Parcel 1 plus 400 LF on Parcel 2. Rare assembled highway corridor position with four total access points.

Sewer Under Construction

Brookman Sanitary Sewer Trunk Main actively underway. Easement recorded on Parcel 2 deed. Water confirmed at boundary.

Sherwood West Gateway

1,291-acre urban reserve – Washington County's largest – enters the city through this corridor.

Traffic & Demographics

36,994 VPD. CoStar Location Score 93. Median household income \$135,959 within 1 mile.

Highest and Best Use

PARCEL 1 — COMMERCIAL CORRIDOR

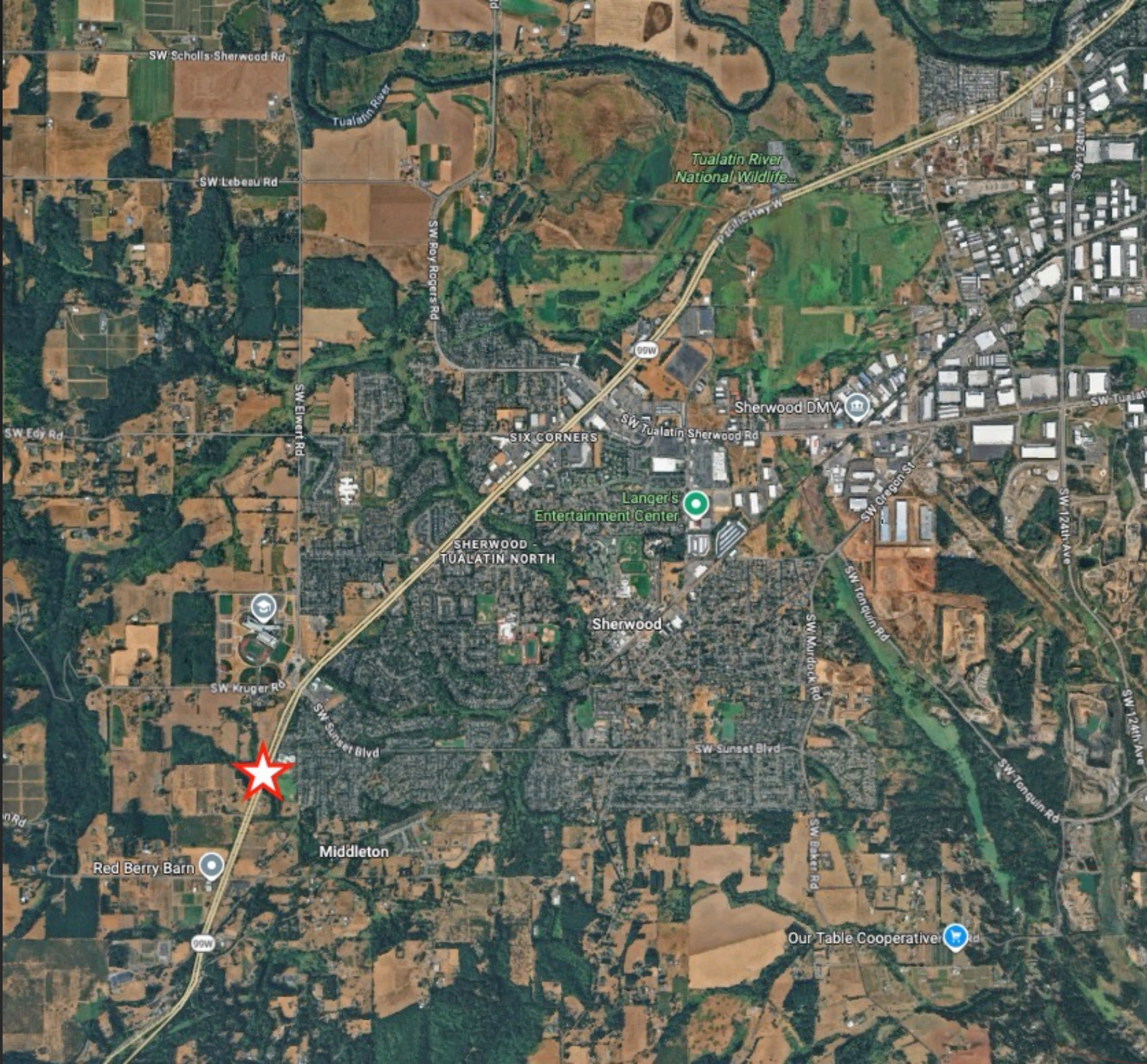
Positioned for any use permitted outright under the city's Office Commercial designation: professional or medical office, small-format retail under 10,000 SF, restaurant or food service without a drive-thru, and health club or studio under 5,000 SF. All achievable without a zone change. The Sherwood market is also underserved for a full-service veterinary hospital and an indoor sports and event facility for tournaments and leagues. Both fit the site's frontage and school-adjacent location well, but both require the General Commercial zone change the city has shown openness to support.

PARCEL 2 — MIXED USE SITE

Ground-floor retail or commercial with multifamily residential above is a permitted use outright under the city's default Office Commercial designation, up to density levels of the High Density Residential zone (16.8 to 24 units per acre). No zone change or conditional use required. Flat topography and bridge connectivity position this site as a natural residential node. Washington County's 2024 Sherwood Community Plan calls for medium-density residential development along this segment of 99W, with the isolated creek tract serving as a natural amenity.

THE COMMON THREAD

This corridor captures traffic, serves a dense and affluent residential base, and sits adjacent to a permanent institutional anchor. The right use is the one that best fills a market void and converts daily traffic into daily customers.



The Only Inverted Arch Pedestrian Bridge in the United States. Completed. Right Here.



Sherwood Highway 99W Pedestrian Bridge — \$29 million, completed August 2025, 900 feet spanning three roadways

THE BRIDGE STORY

The only inverted arch pedestrian bridge in the United States. \$29 million city investment, completed on time and under budget, opened August 26, 2025. 900 feet spanning 99W, SW Elwert Road, and SW Kruger Road, connecting the school, the YMCA, and the east side of 99W directly to this corridor.

SHERWOOD WEST URBAN RESERVE

1,291 acres, 126 properties, 110 owners. Washington County's largest urban reserve is under active planning. These parcels sit at its commercial gateway.

NORTHBOUND 99W — A REGIONAL ARTERY

Highway 99W serves two compounding traffic sources: Yamhill County's growing resident population (10%+ growth since 2010, ~2,200 net new residents 2023-2024) and Oregon Coast tourism, as Highway 18 from Lincoln City merges with 99W just east of Newberg. The subject property sits on the right-hand side of northbound 99W, capturing pull-off behavior from both daily commuters and weekend coastal travelers.

TRAFFIC SIGNAL OUTLOOK

Additional signalization at SW Chapman Road is anticipated as development density increases, consistent with city transportation planning for the Sherwood West corridor.

High-Income Ownership Community at the Heart of Sherwood Growth.

\$135,959

Median HH Income (1 mi.)

87%

Owner-Occupied Housing

93

CoStar Location Score

\$167,178

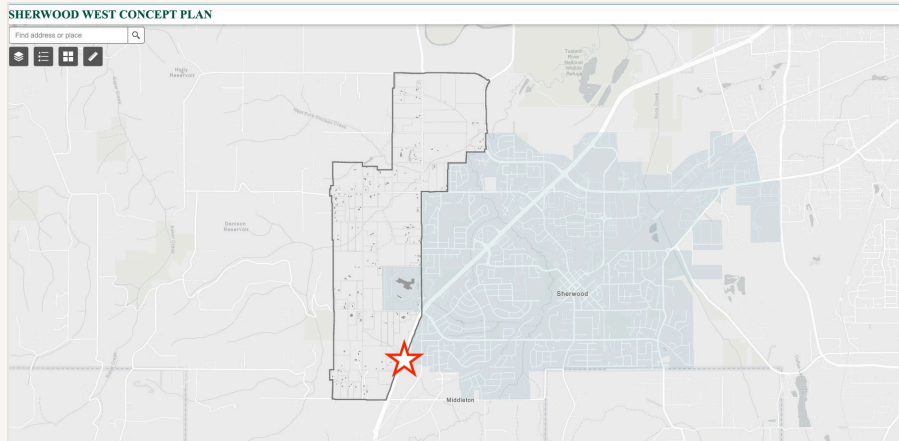
Average HH Income (1 mi.)

83%

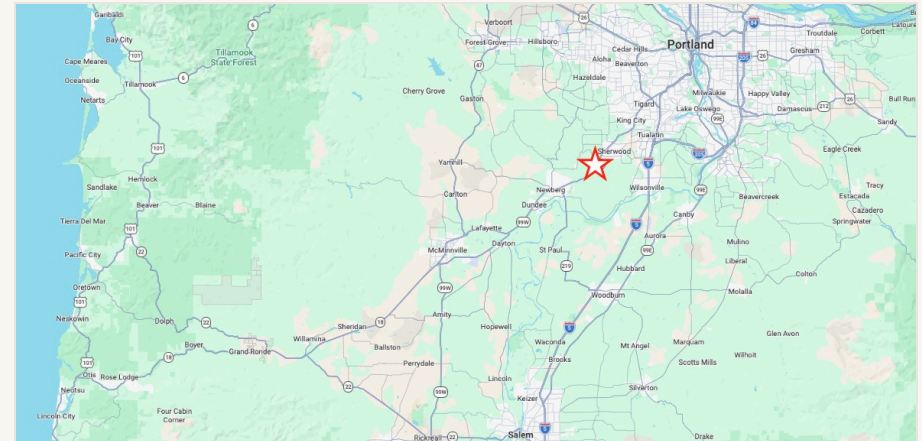
Households Earning \$75K+

\$688,936

Median Home Value



Sherwood West Concept Plan — subject property at the southern commercial gateway to the 1,291-acre urban reserve



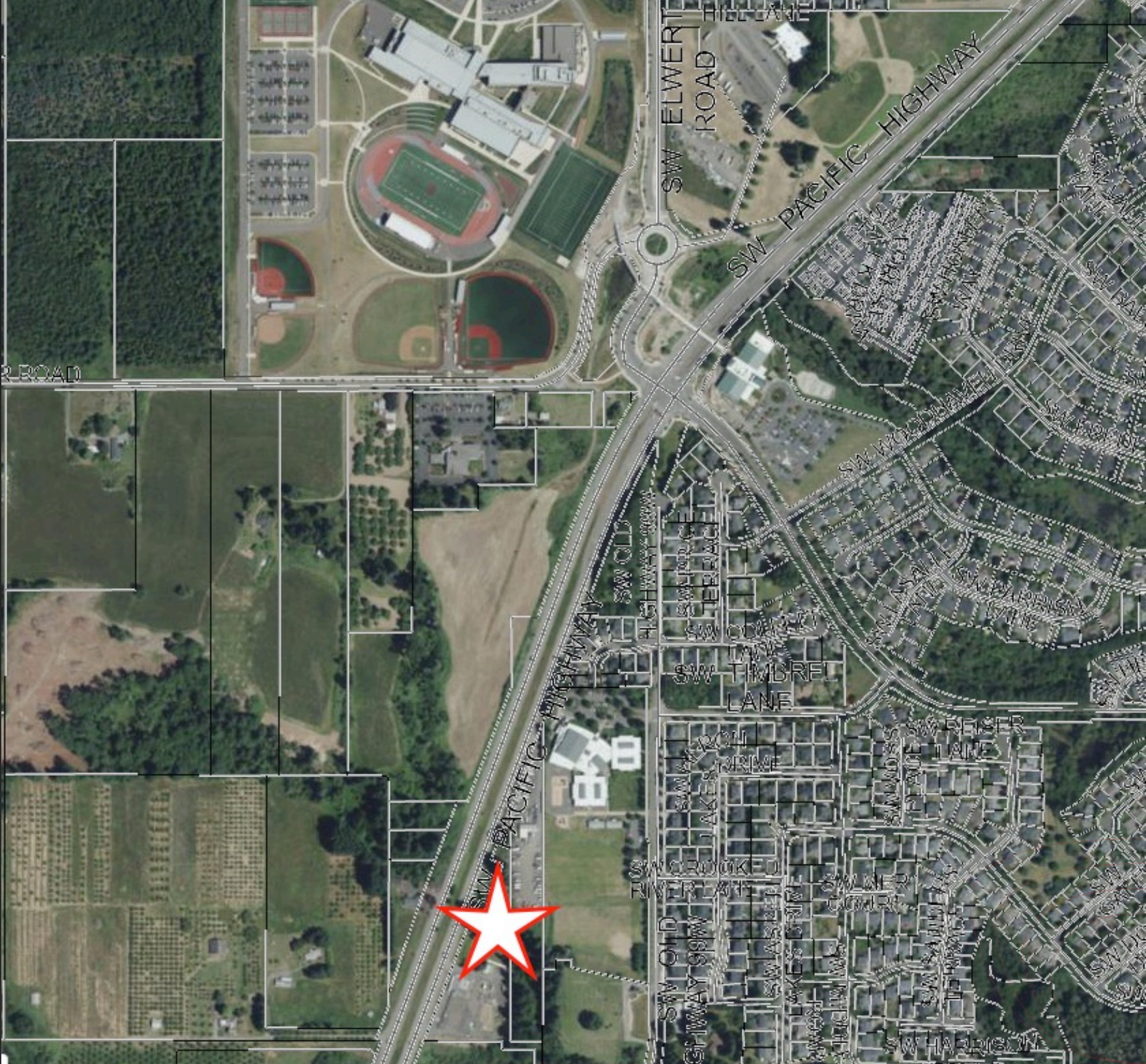
Highway 18 from Lincoln City merges with 99W at Newberg, funneling coast-to-Portland traffic through the corridor

WHAT THESE NUMBERS MEAN

A median household income of \$135,959 supports higher-price-point retail and food concepts, not just necessity retail. 87% owner-occupancy means a stable, rooted consumer base that shops and eats locally, while 2,500 high school students create daily recurring foot traffic independent of residential demographics.

SHERWOOD WEST DEEPENS THIS PROFILE

Washington County's 2024 Community Plan calls for medium-density residential along this segment of 99W. As 1,291 acres of Sherwood West convert to residential over the next decade, this trade area will add households and purchasing power directly adjacent to the subject property.



The Process Has Begun. The City Is Aligned.

Both parcels are currently unincorporated Washington County land zoned R-6. An initial planning meeting with the City of Sherwood has been completed. Upon annexation, the city's default designation is Office Commercial – a zone permitting multi-family residential above ground-floor commercial, retail, restaurants without drive-through, business and medical offices, health clubs, and general retail.

The City has expressed openness to a zone change argument to General Commercial or other commercial designation. The Brookman Addition Concept Plan historically designated this site for commercial use. The final zone determination is subject to city council review.

City Meeting Key Findings

- ▶ **Commercial designation confirmed** as the city's position for both parcels upon annexation.
- ▶ **Lot line adjustment recommended** concurrent with annexation – isolates creek tract, eliminates wetland complexity.
- ▶ **Brookman Sanitary Sewer Trunk Main** actively under construction with recorded easement on Parcel 2.

What Office Commercial Permits

PERMITTED OUTRIGHT	CONDITIONALLY PERMITTED
Multi-family above commercial ground floor	Hotels and motels
Business, medical, professional offices	Public or commercial parking
General retail ≤ 10,000 SF	Wireless communication facilities
Health clubs ≤ 5,000 SF	
Restaurants without drive-through	

ZONE CHANGE OPPORTUNITY

A zone change application to General Commercial would unlock larger retail formats, drive-through service, and additional commercial categories. The city has expressed openness to this argument.

R-6

CURRENT COUNTY ZONING

Unincorporated Washington County

Office Commercial

DEFAULT UPON ANNEXATION

Multi-family, retail, office permitted

General Commercial

SUPPORTABLE ZONE CHANGE

Subject to city council review



FINANCIAL SUMMARY

Income That Offsets the Hold.

INCOME SOURCE	PARCEL	USE STATUS	MONTHLY	ANNUAL
Residential rental (renovated home)	1	Permitted use	\$2,200	\$26,400
Construction vehicle storage yard	2	Grandfathered nonconforming	\$7,230.50	\$86,766
Current Representable Combined			\$9,430.50	\$113,166

Parcel 1 contains additional income from uses not representable in marketing materials and excluded from all figures above.

\$113,166

CURRENT ANNUAL INCOME

\$153,000

FULL CAPACITY ANNUAL

\$169,749

18-MONTH CARRY, CURRENT

\$229,500

18-MONTH CARRY, UPSIDE

INCOME FROM DAY ONE

Combined current representable income of \$113,166 annually offsets holding costs during entitlement. At full capacity, that climbs to \$153,000. This is not raw land sitting idle – it's a producing asset while the annexation and zoning process plays out.

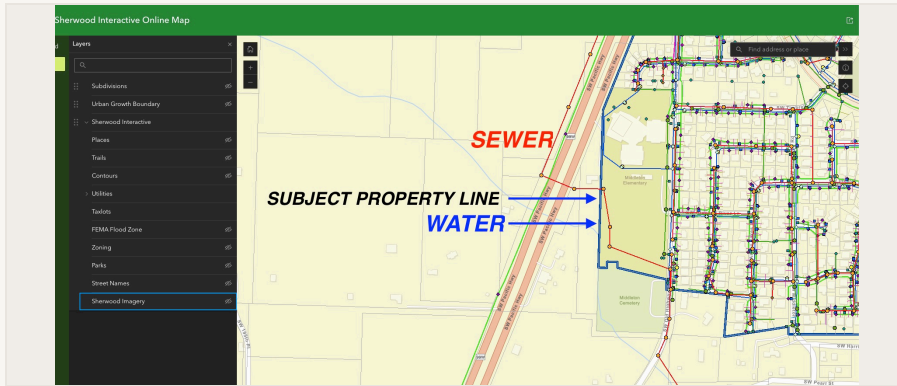
Property Tax Reference

Parcel 1 annual tax	+/- \$6,786
Parcel 2 annual tax	+/- \$1,435
Combined current annual	+/- \$8,435
Post-annexation estimate	+/- \$10,000–\$11,000

NONCONFORMING USES — PARCEL 2

The construction vehicle storage yard on Parcel 2 is a grandfathered nonconforming use pre-dating the seller's ownership and confirmed to survive annexation. This income is stable through the buyer's development timeline.

City Infrastructure Already In Place.



City of Sherwood Utility Map — sewer trunk main and water service confirmed at subject property boundary

COST ITEM	LOW	HIGH
Annexation & plan amendment	\$8,000	\$15,000
Survey, ESA, legal	\$17,000	\$33,000
Sewer / water connection	\$30,000	\$115,000
Stormwater system	\$150,000	\$400,000
ODOT decel/accel lane	\$75,000	\$200,000
Total Stack	\$322,000	\$849,000

IMPORTANT NOTICE — DISCLAIMER

Estimates are illustrative, derived from comparable pre-entitlement transactions, and should not be construed as project cost projections. No pre-application conference has been completed for the combined parcel configuration as contemplated, including the proposed lot line adjustment. This site is subject to Clean Water Services jurisdiction given the Goose Creek riparian corridor; vegetated corridor standards and stormwater requirements will materially influence development cost. Buyers are advised to conduct their own pre-application conferences with the City of Sherwood, ODOT, and Clean Water Services prior to close.

WHY THIS STACK IS FAVORABLE

City water is at the property boundary. The Brookman Sewer Trunk Main is under active construction with a recorded easement on Parcel 2. This infrastructure profile is unusual for pre-entitlement commercial land in the Portland metro and directly reduces the buyer's total project cost versus typical comparable transactions.

CLEAN WATER SERVICES JURISDICTION

Goose Creek is subject to Clean Water Services jurisdiction. CWS will have specific requirements around the creek buffer, vegetated corridor standards, and any grading or fill near the riparian zone. The proposed lot line adjustment, isolating the creek tract prior to development, is designed to minimize this complexity for the buyer's developable parcels.

\$322K–\$849K

TOTAL PRE-DEV STACK RANGE

0

SEWER/WATER TRUNK COST

Already at boundary

\$4,356,000 | \$25.00/USF | Combined Sale

PARCEL	DESCRIPTION	USABLE ACRES	ALLOCATED VALUE	\$/USABLE SF
Parcel 1	Commercial Corridor	2.0	\$2,250,000	\$25.83
Parcel 2	Income & Activation Site	2.0	\$2,000,000	\$22.96
Combined — Both Parcels		4.0	\$4,356,000	\$25.00

Land Value Context

CURRENT \$15-18 Unannexed R-6	TARGET \$20-26 Annexed Commercial	UPSIDE \$30-40+ Fully Entitled
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COMBINED SALE — NO EXCEPTIONS

Both parcels are offered as a single transaction only. No separate parcel sales will be considered.

Offering Summary

List Price	\$4,356,000
Gross / Usable Acres	7.23 / 4.0
Hwy 99W Frontage	1,300 linear feet
Access Points	4 total
Annual Rep. Income	\$113,166 current
Annexation Status	In Process
Sale Structure	Combined — Both Parcels Only

A POSITION THAT DOESN'T REPEAT

1,300 linear feet of contiguous Highway 99W frontage, in process of annexation, with sewer infrastructure under active construction and income offsetting the carry. This is a commercial corridor position that is rarely assembled in the Portland metropolitan area – and it will not be available again at this basis once entitlement is complete.

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CONTACT & OFFERING TERMS

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REAL ESTATE PARTNERS



OFFERING SUMMARY

List Price	\$4,356,000	Price per Usable SF	\$25.00
Gross / Usable Acres	7.23 / 4.0	Hwy 99W Frontage	1,300 LF
Access Points	4 total	Annual Rep. Income	\$113,166
Annexation Status	In Process		
Sale Structure			Combined Only