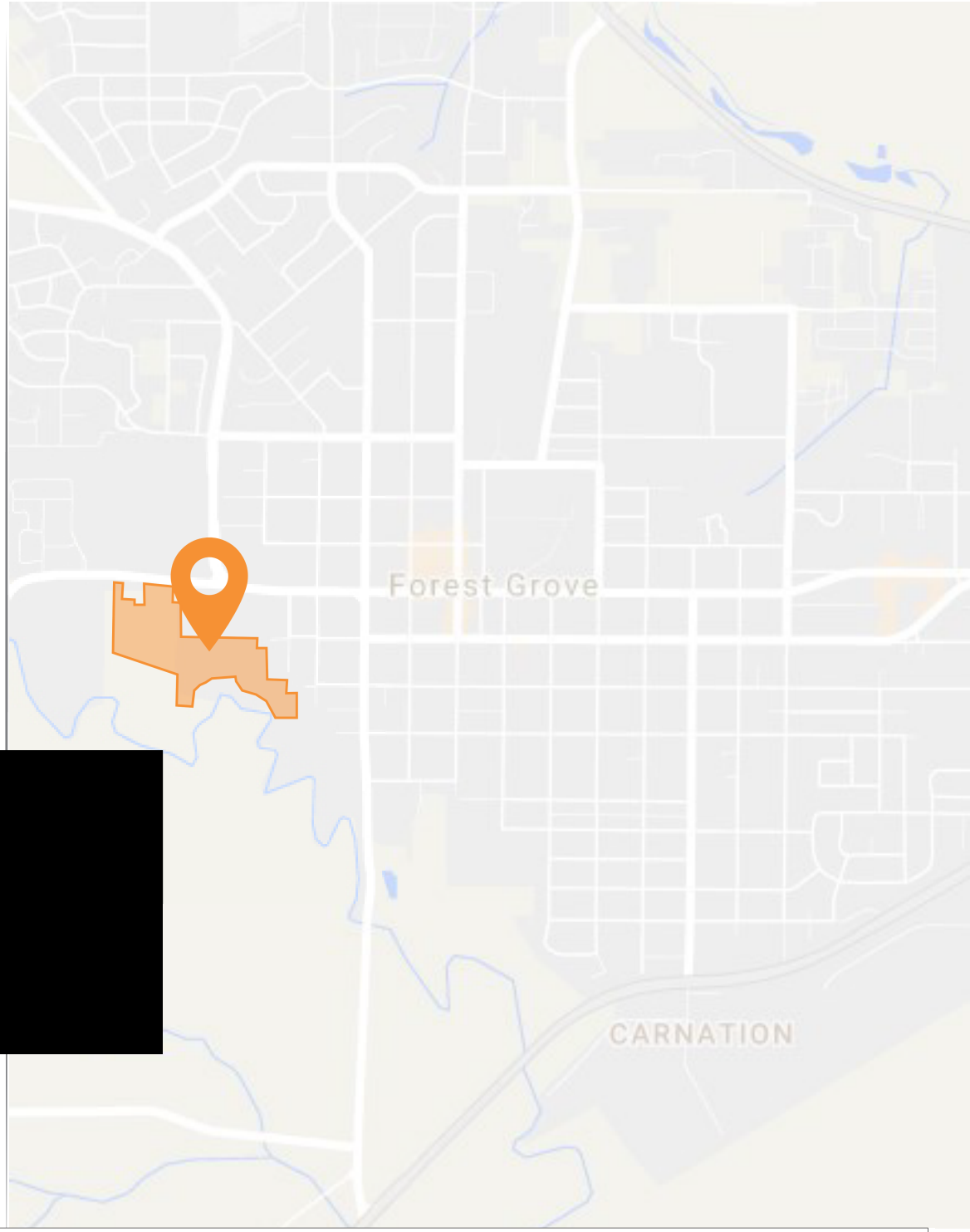
STAFFORD
LAND COMPANY

GALES CREEK TERRACE

HOUSING DEVELOPMENT

187 Single Family Lots

Forest Grove, Oregon



www.staffordlandcompany.com

Contact › gordon@staffordlandcompany.com | 503-720-0914 or rick@staffordlandcompany.com | 503-572-2638

EXECUTIVE SUMMARY

Gales Creek Terrace is comprised of 187 mixed single family, semi attached, and duplex lots **located at the edge of the Urban Growth Boundary** in Forest Grove, Oregon. The project is entitled with planning approval and is in the process of final engineering with permits to break ground expected to be available in mid to late May.

Timing is optimum with this project and Stafford Development will be **delivering the site with permits ready to pick up thus allowing for minimal holding time for a developer** to deliver lots to the market. By having the entitlements and permitting available it eliminates the political risk and as many unknowns as possible. This project is ready to go.

The sweeping views of the Coast Mountain Range and frontage on Gales Creek make for a perfect setting for 5 different product types to all enjoy the breathtaking setting. The word Terrace indicates a slight grade change which allows for views not only for the creek front home sites but the other sites as well to overlook the homes below. The grading plan has been carefully thought out to allow for flatter uphill lots while allowing for natural downhill lots to become daylight basement and gain a great advantage for bonus room and living space down.

Gales Creek Terrace is uniquely positioned to be the only place to buy a new construction home under 400k in Washington County, OR. Much of the new construction is now over that price point. The site offers a unique mix of home choices allowing buyers to make smart purchasing decisions on shape of home, size and price point.

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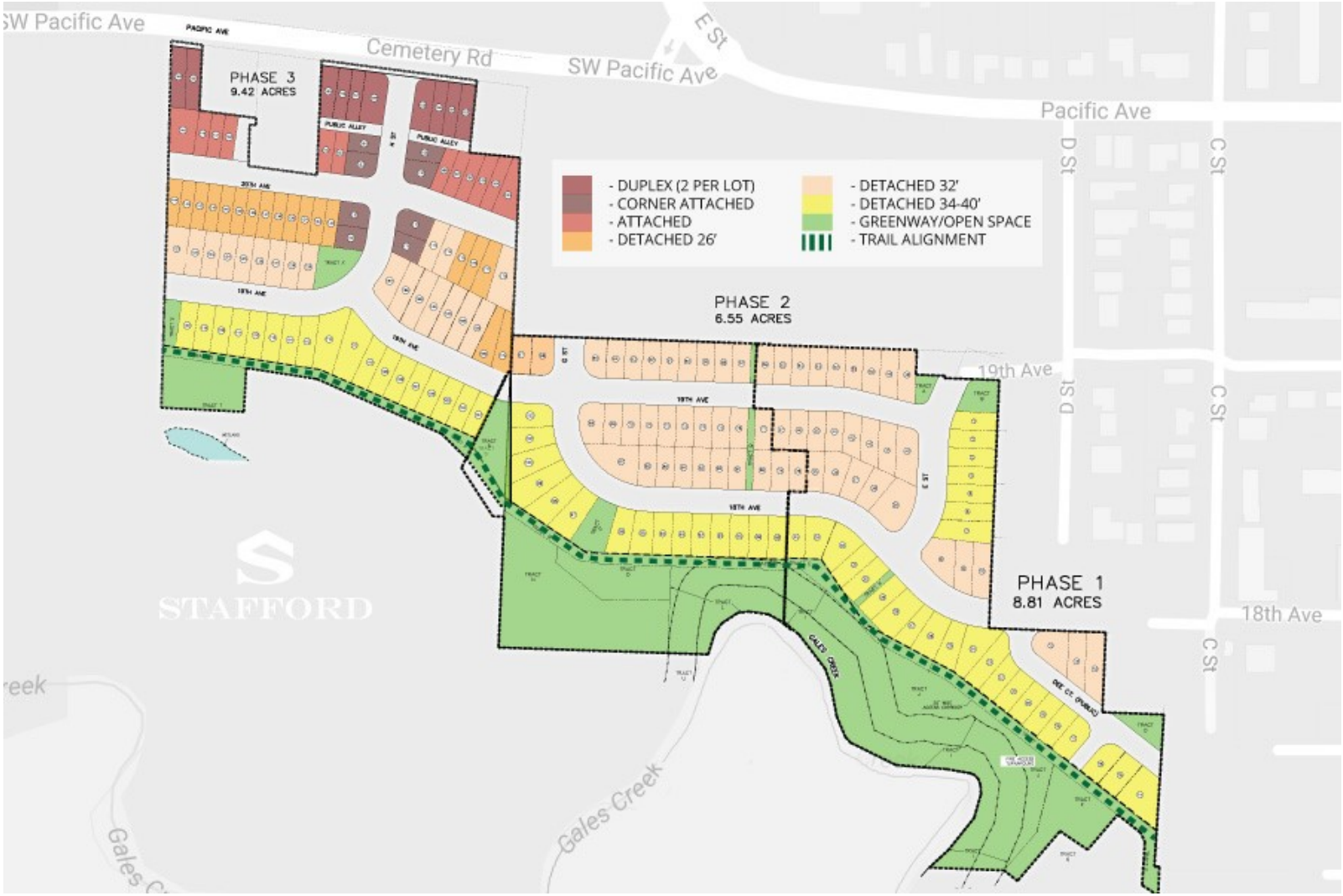
GALES CREEK TERRACE PLAT MAP



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GALES CREEK TERRACE AERIALS

More photos online at StaffordLandCompany.com

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PROJECT DETAILS

NAME	Gales Creek Terrace	**# OF LOTS APPROVED**	187 lots
CURRENT SITE ADDRESS	1548 19th Ave Forest Grove, OR 97116	**DEVELOPMENT TIMEFRAME**	May 2018 - Nov. 2018
ZONING	High Density (HD)	**HOUSING TYPES**	SFR detached, 2 & 1 car garages, townhouses, and duplexes
OFFER PRICE	$5,400,000	**PROJECTED VALUE**	$18,665,000

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LIVE. WORK. PLAY

Gales Creek Terrace | Pacific University less than 1 mile | Hillsboro 6.2 miles | Intel Campus 8.9 miles | Henry Hagg Lake 9 miles | Nike Headquarters 12.2 miles
Tanasbourne Shopping Center 16.2 miles away | Downtown Portland 26.3 miles | Stafford Land Company 34 miles | Tillamook 52 miles | Seaside 62 miles

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OFFERING GUIDELINES

- Gales Creek 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

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