



Sherwood Old Town.

The revitalization of Sherwood Old Town is well underway, with renovation and new construction that includes Cannery Square Plaza, and the 101 unit residences at Cannery Square, scheduled to be built soon by Capstone Partners. Both the nearby McCormick Condominiums on SW Main Street and Old Town Sherwood Condominiums on SW First Street are new, mixed-use developments, with retail and housing built between 2004 and 2008.



The auction property includes a two-bedroom, one bathroom, 905± square foot home that is leased for \$850/month, located at the corner of NE Oak Street and NE First Street, and the site could either be retained, or redeveloped using adjoining tax lots.

The existing RC zoning will allow development of a mixed-use building in tax lot 3000. The balance of the property has MDRL zoning, which allows single family with some home office and professional uses.

All the property is within the Old Town Overlay District of Sherwood, which encourages two- to four-story mixed-use development. Prospective buyers are encouraged to contact the city of Sherwood to discuss potential uses allowed under the zoning.

*Sale of tax lots 3000, 2800 and 2900 is subject to combined total accepted bids on all parcels, in the aggregate, to equal or exceed \$300,000.

All utilities are available to the property. Each tax lot has 100± feet of depth. Total frontage along SW First Street is 150± feet, with 50± feet for tax lot 2800, 55± feet for tax lot 3000, and 45± feet for tax lot 2900.

LOCATION: 15919 SW First Street tax lot 2800
15931 SW First Street tax lot 3000
22455 SW Oak Street tax lot 2900

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, MAY 15, 2013