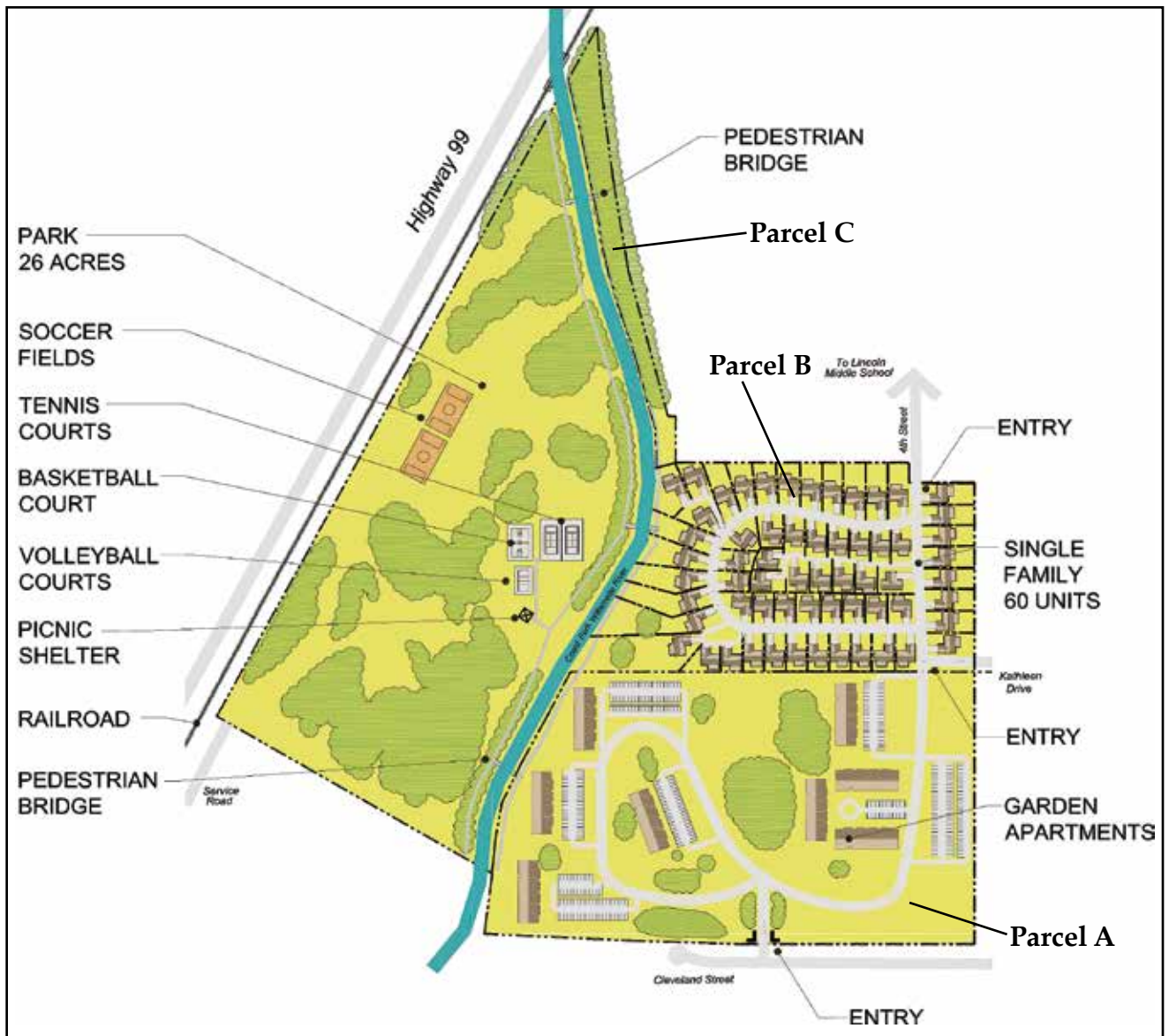


Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



The property was annexed into the city of Cottage Grove in 2008, and 62± acres of the property was rezoned to R2 – Medium Density Residential zoning, which has a minimum density of 6 units per acre and maximum density of 12 units per acre, providing opportunity for a master plan mix of single family, townhomes, duplex or multi-family to target a combination of entry level housing and active retirement markets.

Hayden Homes, one of Oregon’s largest home builders, has developed the nearby 73-lot Riverwalk subdivision, with homes in the \$180,000+ price range, and has had strong sales since it was developed in 2008-2009. The 65± acre site has frontage along Cleveland Road along the southern boundary and additional access in the northeast corner from 4th Street by Lincoln Middle

