



**PUBLISHED RESERVE:** SOLD  
**LAST ASKING:** \$1,999,000  
**SIZE:** 18± Acres  
**ZONING:** EFU – Exclusive Farm Use  
**PROPERTY INSPECTION:** At Any Time  
**FINANCING:** None – All Cash

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

**DESCRIPTION:** This 18.43± acre site is located in Aurora, approximately 25 miles from Portland at the interchange of I-5 and the Charbonneau District, and has potential for development as a year-round Farmers' Market Complex, with both retail and wholesale uses. The property, which was formerly operated as a farm store, is visible from I-5 and has a location strategic to the Portland metropolitan market area. The site has direct access for traffic from both north and south onto NE Butteville Road, at I-5 exit 282. The property contains four buildings. One is an 11,201± square foot single story market that is a steel-frame building which has two overhead doors and the second is a 2,048± square foot single story display wood-frame building; both were built in 2005. The market building was designed with areas for walk-in refrigeration and freezer equipment, food preparation and grocery display. The floors are concrete, and there is a restroom. The second building has an area for display, one overhead door, and a 403± square foot mezzanine office. The third building is an older 5,054± square foot red barn, originally constructed as a milking barn. It is wood-sided and has a metal roof and concrete floor. The barn's second floor has been used for storage. The fourth building is a 2,224± square foot four bedroom, one bathroom home that is in poor condition.

The site, which has a metal entry gate, is improved with approximately 3.5± acres of asphalt paving and underground utilities. The entire property is serviced by one well, with a fully-approved 3000 gallon stainless steel holding tank. There are five springs feeding into a six-foot irrigation line and a 400,000 gallon pond for irrigation, which services irrigation for the entire 18± acre site. Please see Supplemental Information Package for Phase I environmental assessment.

The property, which is zoned EFU, is outside of the Urban Growth Boundary and could be developed with commercial uses as allowed under the EFU zone, but not for other commercial or retail uses, without a re-zone. Please see Supplemental Information Package for zoning ordinance.

**LOCATION:** 26444 Butteville Road, Aurora, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013