



PUBLISHED RESERVE: \$175,000

SIZE: 9,955± Square Feet

ZONING: RC – Retail Commercial (Tax Lot 2800) and MDRL – Medium Density (Tax Lot 3000)

FINANCING: Subject to Seller’s approval of Purchaser’s Credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at end of 3 years.

DESCRIPTION: This 9,955± square foot site consists of two tax lots located along SW First Street, between Pine and Oak Streets, in Sherwood Old Town.

The revitalization of Sherwood Old Town is well underway, with renovation and new construction that includes Cannery Square Plaza, and 101 unit residences at the Cannery Square, scheduled to be completed 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 existing RC zoning will allow development of a mixed-use building in tax lot 2800, which contains 5,663± square feet. A preliminary concept plan with a total of eight apartments over ground-floor commercial has been discussed with the city of Sherwood. A single family residence with home office would be allowed on tax lot 3000, which contains 4,792± square feet and is currently zoned MDRL. The city of Sherwood is supportive of a re-zoning of tax lot 3000.



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