



WASCO COUNTY RMV: \$47,800 per lot

Lot Package	# of Lots	Lot #	Published Reserve / Price Per Lot
A	1	5600	\$20,500
B	4	5700/5800/5900/6000	\$78,000/\$19,500 per lot
C	4	6100/6200/6300/6400	\$78,000/\$19,500 per lot
D	1	6500	\$20,500

ZONING: RMH

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 29-lot Heritage Plaza subdivision is located in The Dalles, 21 miles east of Hood River and is a 90-minute drive to Portland. The property is near The Dalles-Wahtonka High School and Home Depot, and has excellent access to I-84. Google has a data center at The Dalles, and has announced plans for an expansion, and a Walmart Superstore is in the final stages of approval.

Five homes have been built in the Heritage Plaza subdivision, and several new homes are being built by Hayden Homes, who has recently purchased ten lots. The Seller is offering these ten remaining lots, located along Heritage Loop, in two packages of four lots each, plus two individual lots.

The Heritage Plaza subdivision lots range in size from 4,002± to 6,495± square feet, with average size of 4,336± square feet. Most of the lots are rectangular in shape and range from 49' to 65' in width. All street and site improvements are completed and lots are served by all utilities, including natural gas. There are CC&Rs which allow only single family homes, and no manufactured homes. Each residence must have a minimum of 1,100± square feet, plus a two car garage. (See Supplemental Information Package for CC&Rs and plat map with lot sizes.)