

205 Acres— Extensive Improvements and Entitlements

Unique Development Opportunity 14 miles south of Hillsboro



38950 SW Laurelwood Rd. Gaston, OR 97119

\$6,945,000.

205+/- acres (zoned AF-5) includes:

- 49 +/- acre campus with 6+ large buildings totaling over 130,000 +/- SF including administration building, girl's dormitory with commercial kitchen and dining hall, boy's dorm, gymnasium/music building, science building, industrial arts building, 2 homes and much more!
- Adjacent 151 +/- acres well suited for low density residential development with 30 LA Water Co-op Certificates included
- 4.69 acres with spring and water rights
- Domestic water system and sewage system for campus
- Rare Opportunity with Extensive Entitlements
- Many Updates especially to Admin bldg & Residence Halls
- Domestic Water System and Sewage System
- Athletic track, creek, fruit trees and garden
- 15,000 gallon propane tank
- Laurelwood Valley, Coast Range, and Vineyard Views
- Rural location 14+/- miles south of Hillsboro
- Tax Lots 2400, 1532, Sec 5, Tax Lots 400, 2400, 2500, Sec 5c, Tax Lot 1301, Sec 16, T2S, R3W, W.M.
- RMLS # 20541006



Eugene Wolf, Principal Broker

503-682-1789 office

503-704-5262 cell

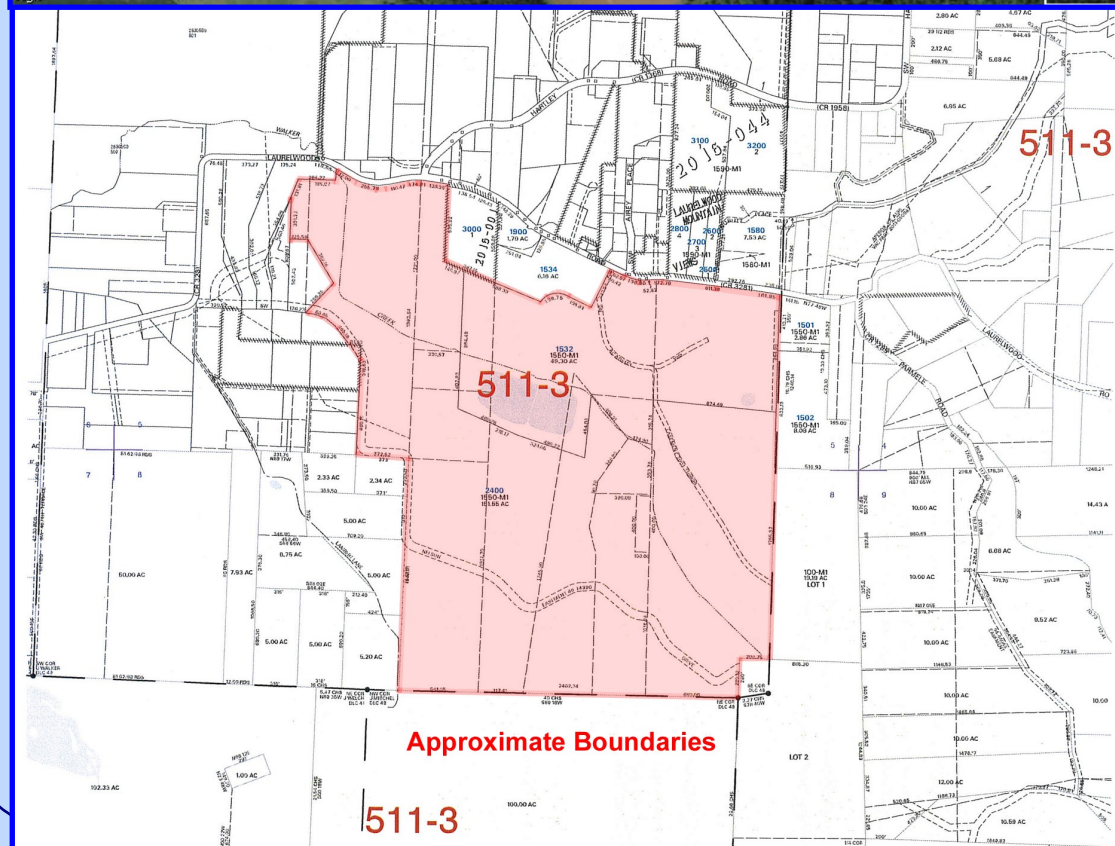
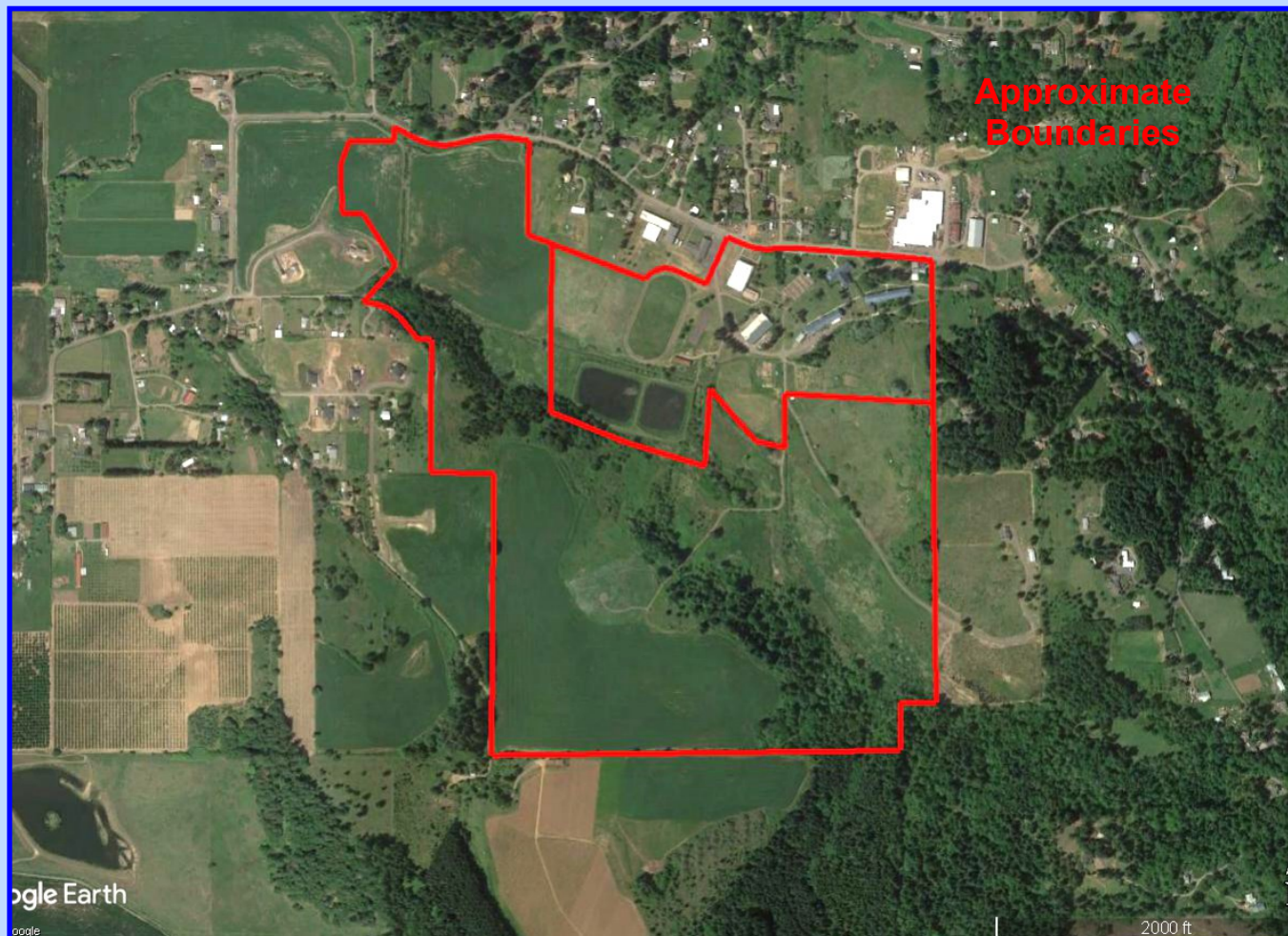
www.wolfnw.com

WOLF NW Properties, Inc.

Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

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WASHINGTON COUNTY OREGON
SECTION 05 T2S R3W W.M.
SCALE 1" = 400'

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B	BD	AC	AD
CB	CA	DB	DA
C	CD	DC	DD

Cancelled Taxlots For: 25305
402, 453, 1, 500, 100, 101, 102, 200, 300, 301, 401, 401, 200, 600,
801, 802, 803, 804, 805, 806, 807, 700, 700, 700, 700, 700, 700,
1100, 1200, 1300, 1400, 1400, 1400, 1400, 1400, 1400, 1400,
1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600,
1800, 1700, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 2000,
2000, 2100, 2200, 2300, 2400, 2500, 2600, 1800, 1, 1, 1, 1,
1900, 1900, 1900, 1900, 1900, 1900, 1900, 1900, 1900, 1900.

ASSESSMENT
CARTOGRAPHY
TAXATION

PLOT DATE: September 28, 2016
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.