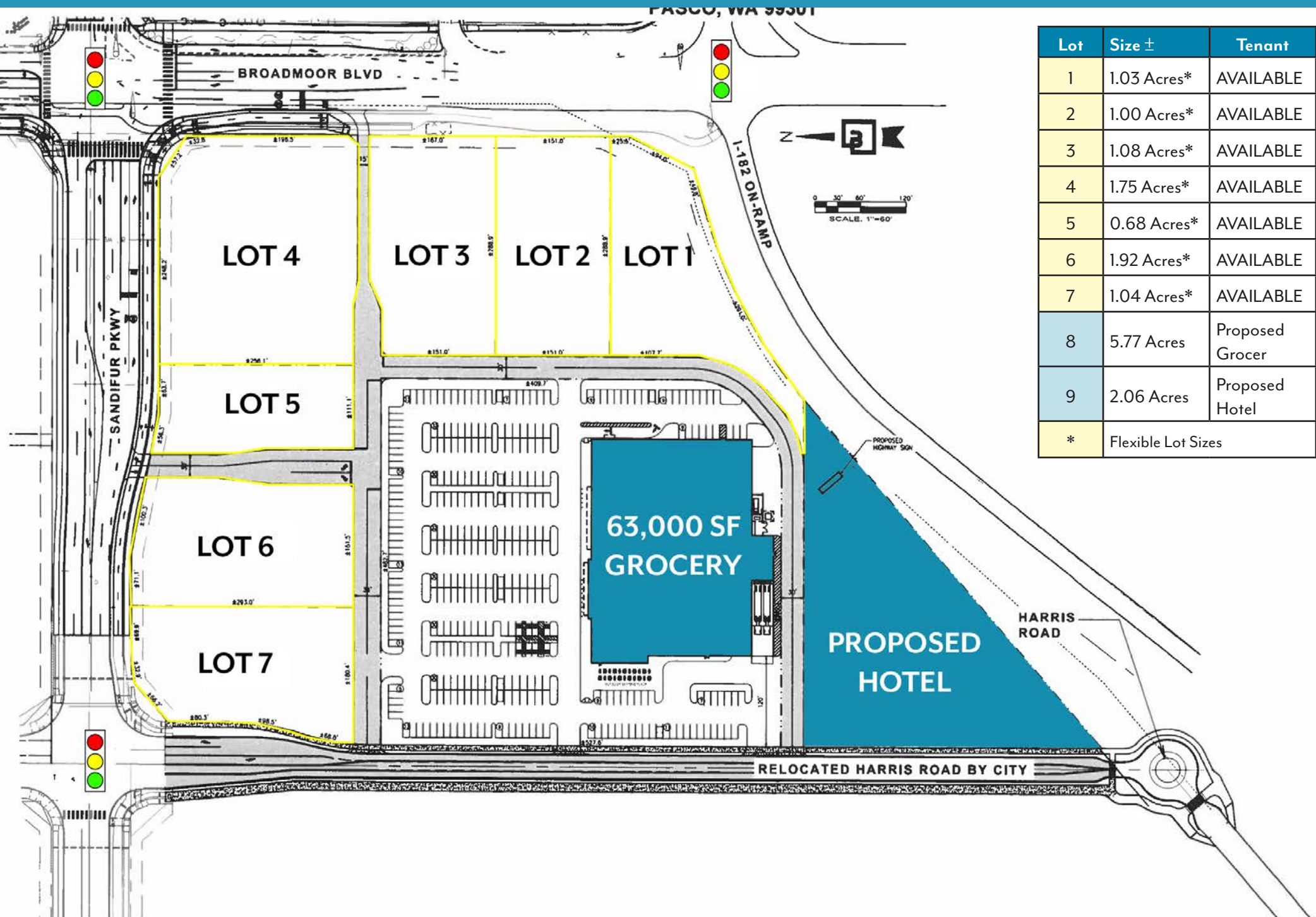


For Lease | Build to Suit | For Sale

NEW OFF-RAMP
NOW COMPLETE!

Site Plan



Lot	Size ±	Tenant
1	1.03 Acres*	AVAILABLE
2	1.00 Acres*	AVAILABLE
3	1.08 Acres*	AVAILABLE
4	1.75 Acres*	AVAILABLE
5	0.68 Acres*	AVAILABLE
6	1.92 Acres*	AVAILABLE
7	1.04 Acres*	AVAILABLE
8	5.77 Acres	Proposed Grocer
9	2.06 Acres	Proposed Hotel
*	Flexible Lot Sizes	



**692 Acres
Total Project
Size**



**5,000+
Proposed
Residential
Units**



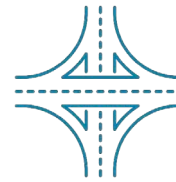
**\$40M
Infrastructure
Funding**
[Click to View](#)



**3 New
Traffic
Signals**



**Broadmoor
Boulevard
Expanding to
5 Lanes**



**New I-82
Offramp
Serving
Project**

**Broadmoor
Interchange
Improvements**
[Click to View](#)

**Summary of
Master Plan**
[Click to View](#)

About the Property

RIVERBEND MARKETPLACE is the retail portion of the master plan, bringing retail and commercial to service the growing population

Broadmoor Development is a Master Planned Community with 5,000+ proposed residential units, new infrastructure, new elementary, middle & high schools.

**BUILD TO SUIT,
GROUND LEASE,
OR SALE**

**ANCHOR OPPORTUNITIES
& OUTPARCELS
AVAILABLE**

FLEXIBLE LOT SIZES

Broadmoor Aerial



FUTURE
RESIDENTIAL
270 ACRES

PAHLISCH
HOMES:
440 UNITS
SINGLE FAMILY

DR HORTON:
220 UNITS
SINGLE FAMILY

RECLAMATION SITE:
230 ACRES OF FUTURE
RESIDENTIAL FROM
CURRENT GRAVEL PIT

450 UNITS
FOR SALE
TOWNHOMES

358 UNITS
MARKET RATE
APARTMENTS

144
UNITS
FOR SALE
TOWN-
HOMES

SITE

N

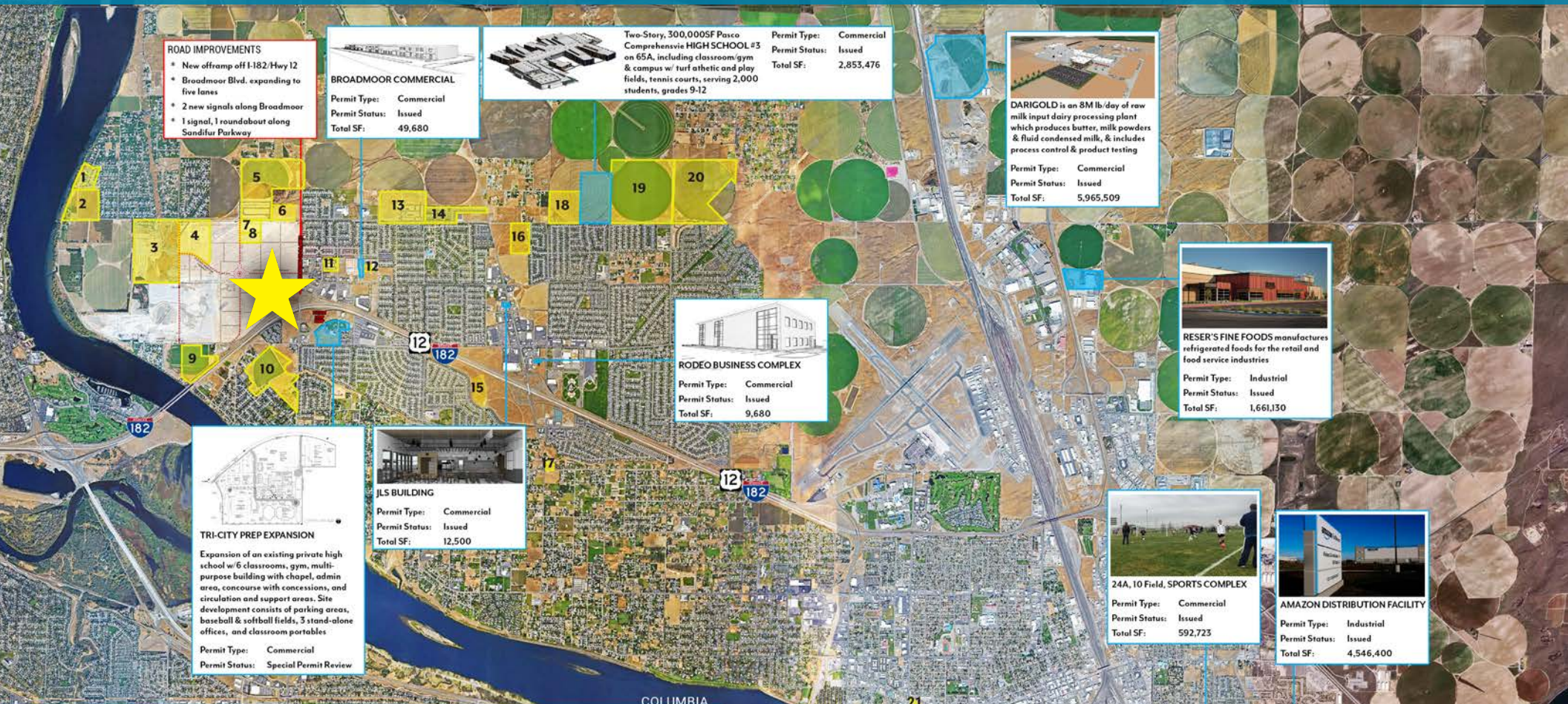
COLUMBIA
RIVER

FIREHOUSE
SUBS
NUMERICA
CREDIT UNION
swigg COFFEE BAR

Market Retail Aerial



Market Development Aerial



RESIDENTIAL DEVELOPMENT | TOTAL LOTS/UNITS: 4,434+

#	NAME	TYPE	STATUS	# LOTS/ UNITS	#	NAME	TYPE	STATUS	# LOTS/ UNITS
1	Burns Estate	SFR	Issued	21	12	The Heights	MFR	Completed	28
2	Spencer 4	SFR	Issued	NA	13	Seven Sisters	SFR	Under Construction	230
3	Solstice	SFR	Under Construction	320	14	Sage Flats	SFR	Built Out	170
4	The Dunes	SFR	Under Construction	220	15	Chapel Hill Apartments	MFR	In Progress	204
5	Barker Ranch	SFR	Under Construction	307	16	New Tradition	SFR	Pre Plat Approved	125
6	Burns Apartments	MFR	Under Construction	226	17	Terrace Heights	MFR	Completed	60
7	Hydro at Broadmoor	MFR	Under Construction	256	18	Glacier Park	SFR + Retail	In Progress	160
8	Affinity at Broadmoor	MFR	Under Construction	170	19	Raven Place	SFR	In Progress	750
9	Columbia Shores	HD MF PUD	Under Construction	400	20	Madison Park N	SFR	In Progress	474
10	Magnolia Heights	SFR	In Progress	400	21	Pasco Haven	MF LB	Issued	60
11	Sandifur Apartments	Duplex	Issued	44	22	Columbia Riverwalk	MFR	Completed	288

LOCAL BOUNTI a hydroponic vegetable growing facility w/approx. 202K SF green house & 78 2K SF packaging & propagations building.

Permit Type: Commercial
Permit Status: Issued
Total SF: 1,233,766

TARRAGON Industrial Park on two parcels 111A & an eventual buildout of approx. 2,150,000 SF

Permit Type: Commercial
Permit Status: Permitting Process
Total SF: 1,401,660

AMAZON DISTRIBUTION FACILITY

Permit Type: Industrial
Permit Status: Issued
Total SF: 6,901,255



7 min drive time

49,691

Population

\$127,580

Average Household Income

31.7

Median Age

10 min drive time

88,636

Population

\$123,335

Average Household Income

32.1

Median Age

15 min drive time

172,558

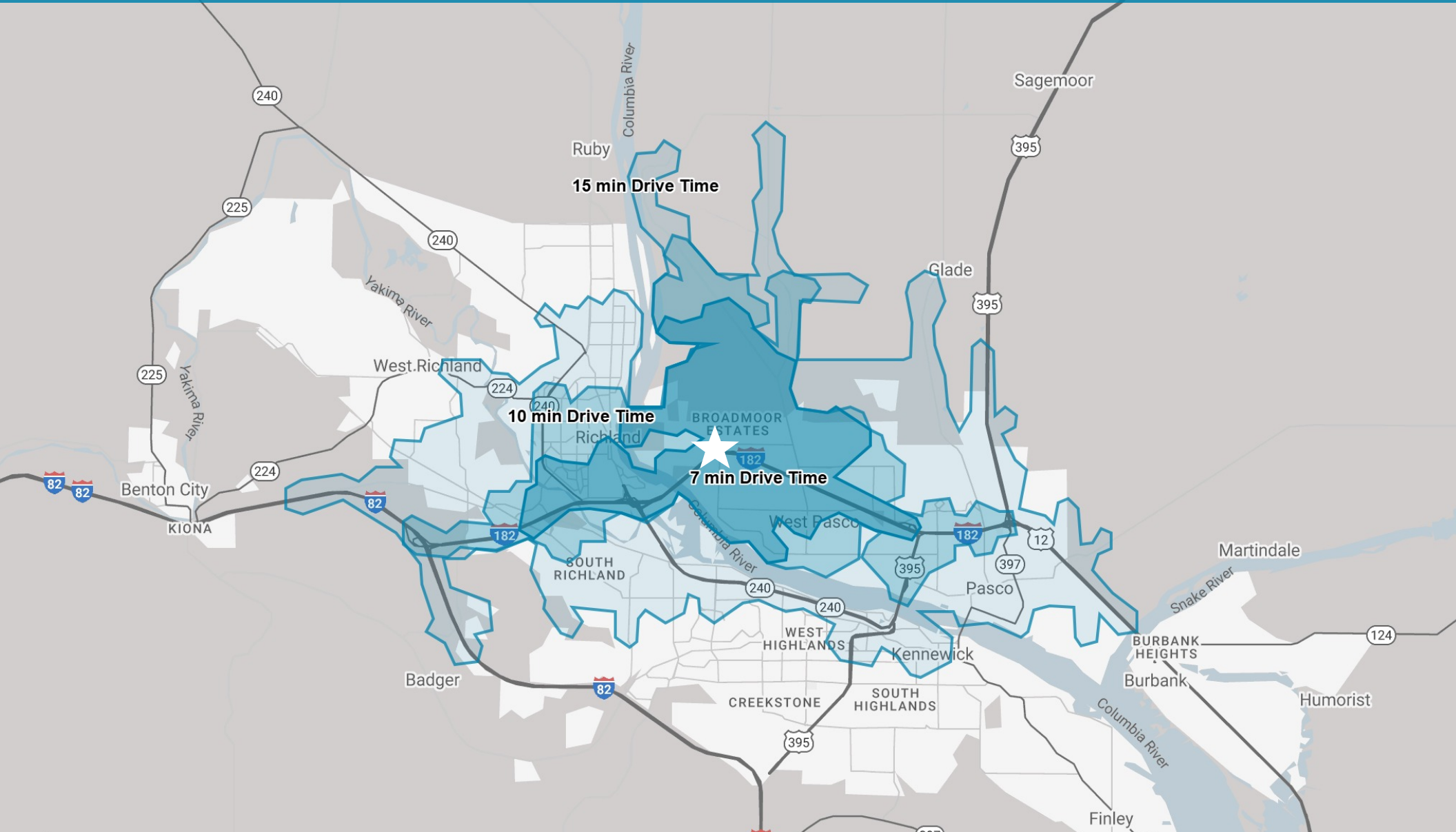
Population

\$123,125

Average Household Income

33.2

Median Age





VISCONSI
COMPANIES LTD

**Mike Olsen &
Brad Goldberg**

+1 216.464.5550 office

Visconsi Comapnies, Ltd.
30050 Chagrin Blvd., Suite 360
Pepper Pike, OH 44124