



PREEMINENT PORTLAND SOUTH WATERFRONT DEVELOPMENT SITE
TILIKUM MOODY SITE
 2997 SW Moody Avenue | Portland, OR 97201



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AREA TRANSPORTATION



TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY



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SITE OUTLINE



SPECIAL CONDITIONS

TriMet Easements

The Tri-County Metropolitan Transportation District (TriMet) is the owner of the subject site. TriMet will record a permanent easement over the northerly portion of the property for various transit facilities and infrastructure, including the terminus of the Tilikum Crossing Bridge.

The southern portion of the site provides a building site of approximately 36,446 square feet, including a 7,865 square-foot stormwater easement area. A new building may be constructed over the stormwater easement provided that the new development allows for mutually acceptable handling of the stormwater runoff from the transit easement area to the north.

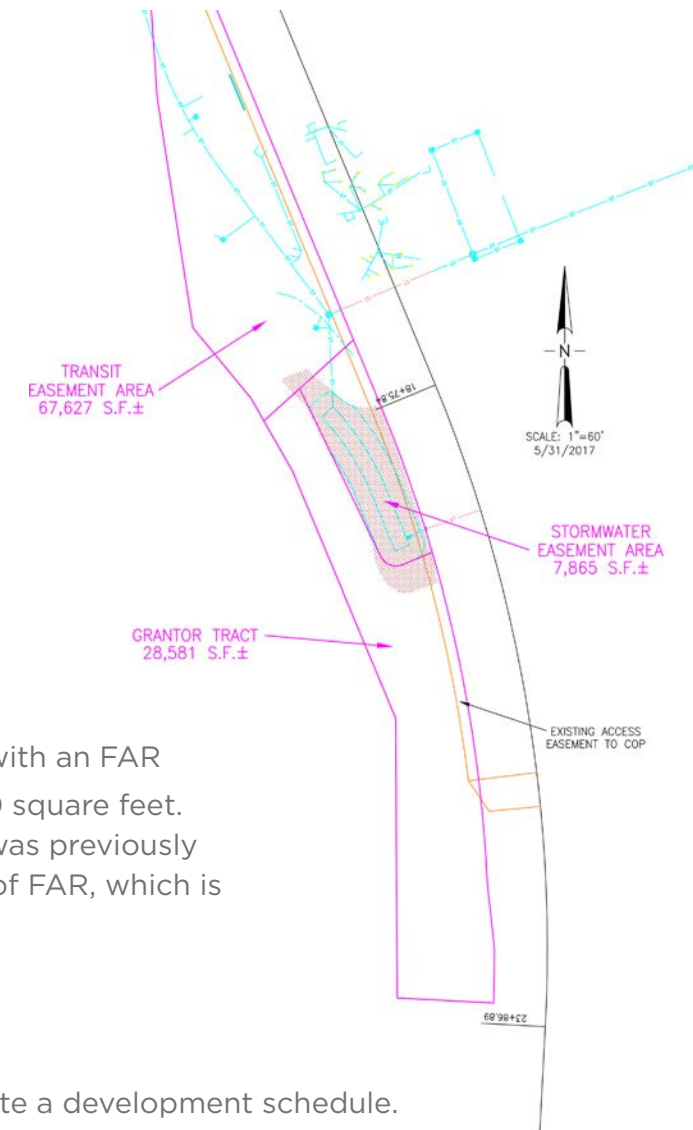
Excess FAR

The overall site contains 101,495 square feet. Therefore, with an FAR designation of 6:1, the resulting buildable FAR is 608,970 square feet. The Property has an additional 335,604 SF of FAR that was previously transferred to the site for a total of 944,574 square feet of FAR, which is subject to the recent Central City 2035 Plan.

Development Commencement Date

As part of the sale, TriMet and the developer will negotiate a development schedule. TriMet desires near-term development on the site, with an expectation that construction will be completed no later than five years from the closing date. Additionally, please review the Development Covenant, Easement Agreement, and other related documents, which are available on the Property's website: <https://cushwake.box.com/v/TriMetMoodySite>

PARCEL MAP



PROJECT SUMMARY

Project Name	Tilikum Moody Site	FAR	6:1 - 608,970 SF, plus 335,605 SF previously transferred for a total of 944,574 SF (subject to Central City 2035 Plan)
Address	2997 SW Moody Avenue Portland, OR 97201	Maximum Height	250 feet
Parcel ID	1S-1E-10BA, Tax Lot 200	Public Transportation	Located directly on the MAX light rail line with a station at the north end of the site. Portland streetcar and bus stops adjacent.
Gross Land Area	101,492 square feet (2.33 acres)	Urban Renewal	Located in South Waterfront Urban Renewal District
Useable Land Area	36,446 square feet (0.84 acre) Approximate	Price	Offered without a stated asking price
Topography	Level building site - sloping to west of site		
Opportunity Zone	Located in an Opportunity Zone		
Zoning	CX(d) Central Commercial		

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