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YOU'RE ONE
OF A KIND.
YOU'LL FIT
RIGHT IN.



REED'S
CROSSING™
BY
NEWLAND

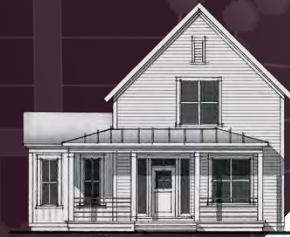
BUILT FOR YOUR BEST POSSIBLE LIFE

There's something special going on here on Portland's west side. It's called Reed's Crossing®, and it offers you the chance to find—or even create—your dream home in a variety of styles, built by a selection of leading homebuilders. Here you'll find an intentional neighborhood designed to put everything you need close at hand, and to create connections that turn neighbors into friends. Here you'll find the freedom of choice and the sense of belonging you need to create the future you want.

WHAT MAKES REED'S CROSSING DIFFERENT?

At Reed's Crossing everything is purposeful, from the design of the streets to the choice of trees placed in the landscaping. Everything residents need—transportation, shopping, schooling, recreation, and more—is thoughtfully integrated right into the design of the community.

HOME STYLES AT REED'S CROSSING



TRADITIONAL



BUNGALOW/COTTAGE



CONDOS/APARTMENTS



TOWNHOMES

DISCOVER TRUE CHOICE AND VARIETY

You won't find any cookie cutters here. Promoting diversity and creating choice are key to the community's design and intent. From larger, traditional lots and homes to right-sized bungalows—and even townhomes and condos—whatever you're looking for, you'll find it here. What's more, a thoughtful variety of architectural styles and individual design choices will create varied, changing streetscapes and the feeling of a mature city neighborhood.

SOUTH HILLSBORO: CLOSER TO OREGON'S BEST

With wine country, Mt. Hood, and the magic of the Oregon Coast all within an easy day trip, **Reed's Crossing puts the best of Oregon right at your doorstep.** But being surrounded by abundant natural beauty is just the beginning. A dynamic business community, excellent public schools, lush parks, and a growing, diverse city make living on Portland's west side deeply rewarding on every level.

GREAT PLACES TO WORK AND BETTER COMMUTES

Living in the middle of the Silicon Forest puts global business leaders, like Intel, Nike, and Salesforce, within an easy commute—even without a car. A nearby MAX light rail station gives you options for getting to Hillsboro, Portland, and beyond.

HILLSBORO IS HAPPENING

Growing fast and diversifying, Hillsboro is one of the Pacific Northwest's brightest spots, with great food, a love for cultural diversity, a growing arts scene, and over 1,500 acres of parks.

A FOCUS ON EDUCATION

Hillsboro School District delivers great student outcomes and is strengthening its offerings with substantial investments. Reed's Crossing will soon have a brand-new elementary school.



INTERCONNECTED TRAILS

Running through the Greenway and connecting the entire community is a multimodal trail system that makes it simpler to get where you need to be without a car. Not only will it be easier to stay active, but it's a rewarding way to engage with the whole community.



MAKE LEARNING FUN

In the center of the Greenway, you'll find the Discovery Zone—an interactive, play/learn space for kids and adults to explore the water cycle, native species, and other science and nature topics. This location will host an upcoming STEAM learning program.



PLACES TO RELAX AND PLAY

The Greenway connects you to a network of community parks. Take a break in the shade at Oak Grove Park or take the kids to play at the themed playground at Dobbin Park. More parks will be added in future phases, including 21 acres of recreational space along the BPA corridor.

THE HEART OF THE COMMUNITY IS GREEN

Right in the middle of the community, running from east to west, you'll find the Reed's Crossing Greenway. It's 23 acres of open space that connects the community with greenery, habitat for native species, and places to gather and play.

AN EVEN MORE AMAZING FUTURE AWAITS

For years and decades to come, **Reed's Crossing will continue to deliver distinctive rewards for both residents and the wider region.**

As the community develops, more and more features and amenities will be added, from additional parks to a new elementary school. Most importantly, it will become home to a vibrant community of people working to make it a neighborhood where everyone benefits and everyone belongs.

REED'S CROSSING FACTS:

- At 463 acres, it's the largest mixed-use, master-planned community of its kind in the Portland metro area
- Convenient location with easy access to two main thoroughfares
- Planned to include approximately 3,000 single-family homes
- More than 1,000 multifamily homes, including condominiums and apartments in a variety of styles
- 36.6-acre Town Center with commercial services, shopping, dining, entertainment, and more
- 23-acre Greenway with multimodal trail system, parks, and nature education area
- Two neighborhood parks in Phase 1A with several more planned
- 21-acre park/open space planned along the BPA corridor

CREATING COMPLETE COMMUNITIES

Reed's Crossing is developed by Newland®, the largest private developer of mixed-use, master-planned communities in the United States. Newland has built dozens of communities around the country, including four in the Pacific Northwest. Over the decades, it has earned an unparalleled reputation for unique, vibrant communities with the right mix of homes for all ages and life stages.

In planning and developing Reed's Crossing, Newland has worked in close partnership with the city of Hillsboro and other community leaders to ensure that the community is fully integrated into the South Hillsboro district and that this area has everything it needs to ensure a vibrant and dynamic future.

SHOPPING AND MORE COMING SOON

Soon to enter its final stages of planning, the Reed's Crossing Town Center will bring shopping, dining, and more right into the community. With the multimodal trail system, residents will have convenient access to all of it.



REED'S CROSSING™

— BY —
NEWLAND

WELCOME CENTER
7392 SE Chinkapin Drive
Hillsboro, OR 97123
reedscrossing.com
503.673.2323



NEWLAND



GLC-South Hillsboro, LLC ("Owner") is the owner of the Reed's Crossing Community ("Community"). Owner has engaged Newland Real Estate Group, LLC ("Newland") as the Community's property manager. Certain homebuilders ("Builders") unaffiliated with Owner or its related entities are building homes at the Community. Owner, Newland and NASH Sekisui House, LLC ("NASH") are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any Builders. Owner's responsibility to the Community is limited to the development of certain infrastructure and such obligations run solely to persons buying real property directly from Owner. Homebuyers at the Community waive any and all claims against Owner, Newland, NASH and their affiliates arising from their purchase of a home at the Community. Any details on the prospective development of the Community are proposed only and provided for informational purposes only. No guarantee can be made that development will proceed as described. Owner may be entitled to a marketing fee from Builders, which fee may be charged back by Builders to homebuyers. Please consult the Community's recorded covenants and restrictions for further details. Not an offering of real property in any jurisdiction where prior registration is required unless the Community has been so registered or an exemption is available. THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Reed's Crossing is a trademark of Owner and may not be copied, imitated or used without prior written consent. ©2019 GLC-South Hillsboro, LLC. All rights reserved. EQUAL HOUSING OPPORTUNITY