

MIXED USE - II DEVELOPMENT OPPORTUNITY

48.24 ACRES IN CITY LIMITS



TRADITION
REAL ESTATE PARTNERS

- **VERSATILE MIXED-USE DEVELOPMENT** — ENJOY A BROAD RANGE OF PERMITTED USES INCLUDING RETAIL, RESTAURANTS, BUSINESS/PROFESSIONAL SERVICES, OFFICES, RESIDENTIAL (MULTIFAMILY/APARTMENTS), AND MORE — PERFECT FOR CREATING A VIBRANT, LIVE-WORK-PLAY COMMUNITY ON A GRAND SCALE.
- **HIGH-DENSITY RESIDENTIAL POTENTIAL** — SUPPORTS SUBSTANTIAL MULTIFAMILY HOUSING AND MIXED RESIDENTIAL-COMMERCIAL PROJECTS, ALLOWING FOR EFFICIENT USE OF SPACE AND HIGHER UNIT YIELDS IDEAL FOR ADDRESSING HOUSING DEMAND ON LARGE PARCELS LIKE 48 ACRES.
- **FLEXIBLE COMMERCIAL & EMPLOYMENT OPPORTUNITIES** — ALLOWS DIVERSE COMMERCIAL ACTIVITIES (WITH SOME SITE-SPECIFIC APPROVALS FOR USES LIKE VEHICLE-RELATED IN CERTAIN CASES), MAKING IT EXCELLENT FOR RETAIL CENTERS, SERVICES, AND JOB-CREATING DEVELOPMENTS IN A GROWING MARKET.
- **MODERN DESIGN STANDARDS WITH PEDESTRIAN FOCUS** — ENCOURAGES ATTRACTIVE, PEDESTRIAN-FRIENDLY SITE PLANNING (INCLUDING BUILDING FAÇADES, TRANSPARENCY, AND ORIENTATION REQUIREMENTS IN MANY CASES), HELPING CREATE APPEALING, WALKABLE ENVIRONMENTS THAT ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.
- **PRIME OPPORTUNITY FOR LARGE-SCALE MASTER-PLANNED COMMUNITIES** — WITH GENEROUS STANDARDS FOR HEIGHT, SETBACKS, AND SITE DESIGN IN THIS MIXED-USE ZONE, A 48-ACRE SITE OFFERS EXCEPTIONAL POTENTIAL FOR A COMPREHENSIVE DEVELOPMENT — COMBINING HOUSING, COMMERCIAL SPACES, AMENITIES, AND OPEN AREAS IN SALEM'S EVOLVING URBAN LANDSCAPE.

TABLE OF CONTENTS

1. PROPERTY DESCRIPTION

2. PORTFOLIO INCENTIVES

3. LOCATION

4. LOT BREAKDOWN

5. SITE CONCEPT

6. KEY UTILITIES AND SERVICES

7. SOIL REPORT

8. PROPERTY HIGHLIGHTS

9. IMAGES

10. NEARBY AMENITIES

11. BROKERS





PROPERTY DESCRIPTION

NESTLED BETWEEN TURNER AND SALEM, THE 48.24-ACRE PARCEL OFFERS A RARE OPPORTUNITY FOR DEVELOPERS AND LEGACY BUILDERS TO CRAFT A SIGNATURE COMMUNITY WITHIN SALEM'S CITY LIMITS. PART OF A LARGER 390-ACRE SITE, THIS LEVEL SECTION BOASTS FLEXIBLE MU-III ZONING, COMPLETED SURVEYS, REZONING, FLOODPLAIN ANALYSIS, AND FILL PLAN POSITION THIS PARCEL FOR IMMEDIATE DEVELOPMENT.

TOTAL ACREAGE ↗

48.24 ACRES

LOCATION ↗

- DISTANCE TO INTERSTATE 5: 1.5 MILES
- DISTANCE TO SALEM AIRPORT: 4 MILES
- DISTANCE TO PDX: 58 MILES

POPULATION GROWTH ↗

2X THE NATIONAL AVERAGE

USEABLE ACREAGE ↗

14.85 ACRES
PER BBG APPRAISAL

ZONING ↗

ZONED MU-III

USEABLE ACREAGE ↗

30.52 ACRES
PER FILL PLAN



TURNER DEVELOPMENT PORTFOLIO SALE INCENTIVES

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 4 - RS	34.33	\$3,400,000	\$99,039
LOT 5 - RS	55.91	\$3,600,000	\$64,389
TOTAL	90.24	\$7,000,000	\$81,714

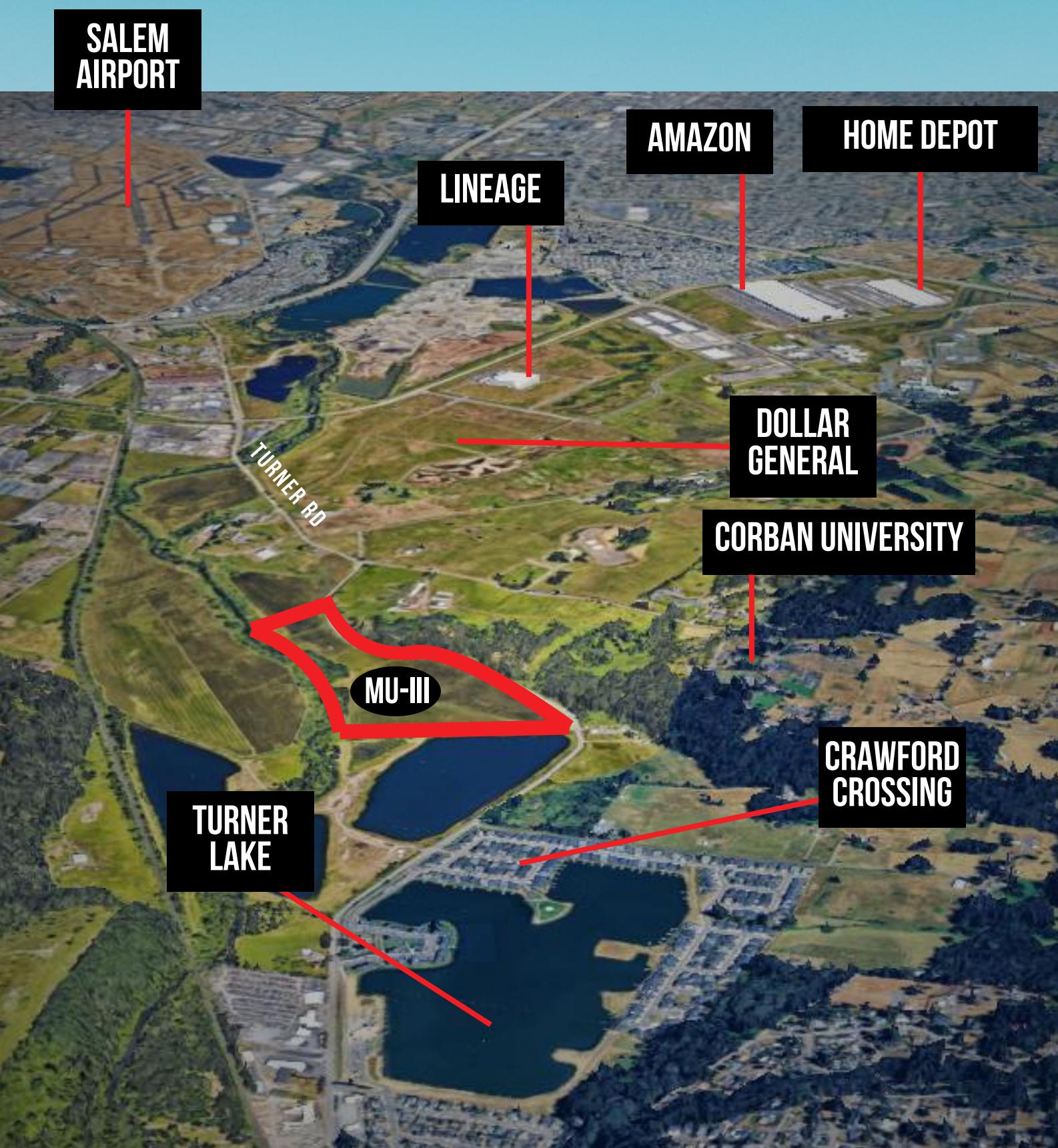
\$4,500,000

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 1 - IC	165	\$4,350,000	\$26,364
LOT 1A - IG	12	\$1,850,000	\$154,167
LOT 2 - MU-II	72.61	\$6,800,000	\$94,445
LOT 3 - MU-III	48.24	\$2,000,000	\$41,459
LOT 4 - RS	34.33	\$2,350,000	\$68,453
LOT 5 - RS	55.91	\$2,550,000	\$45,609
TOTAL	388.09	\$14,900,000	\$71,750

\$14,900,000

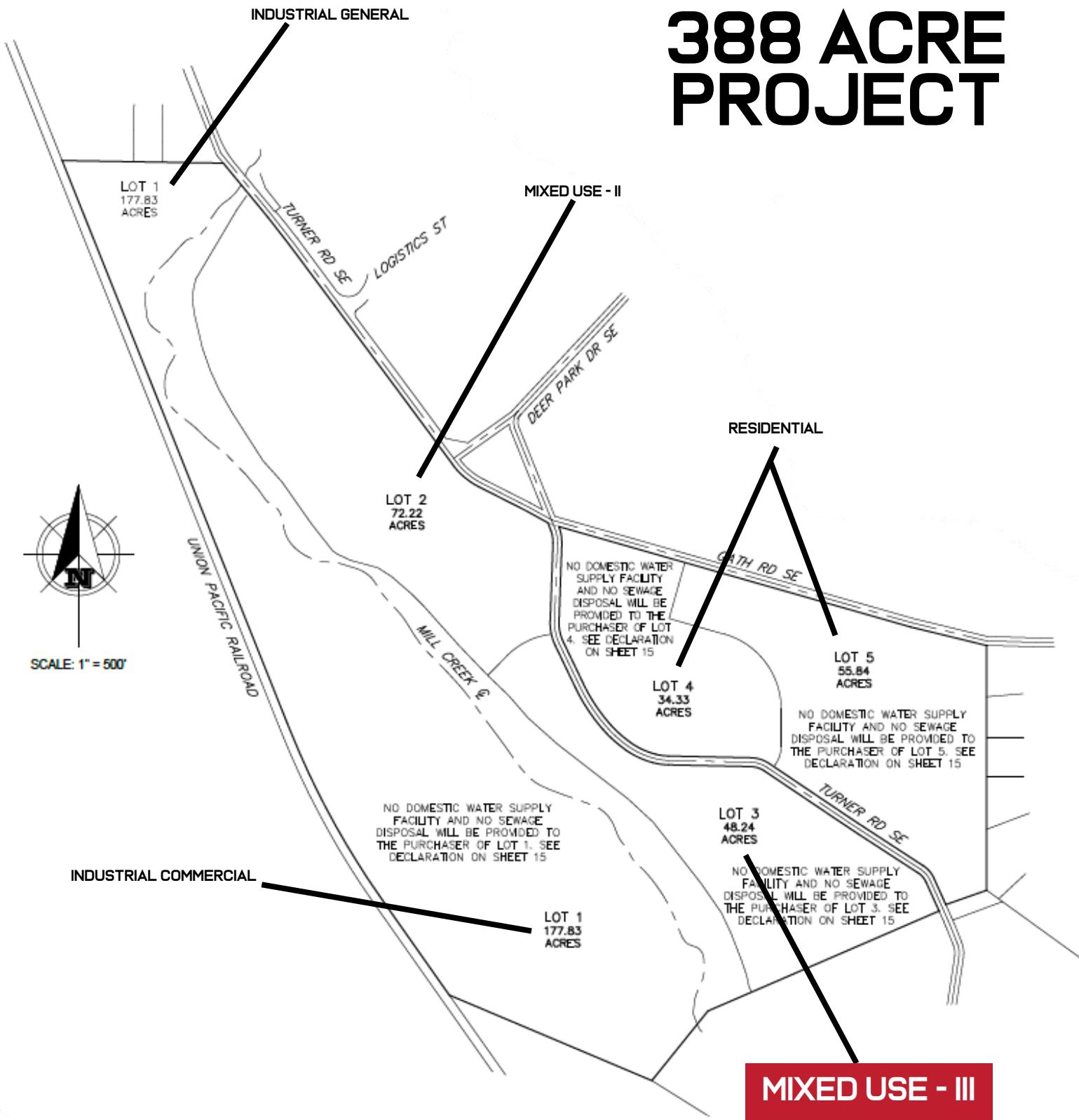


48.24 ACRES INSIDE CITY LIMITS

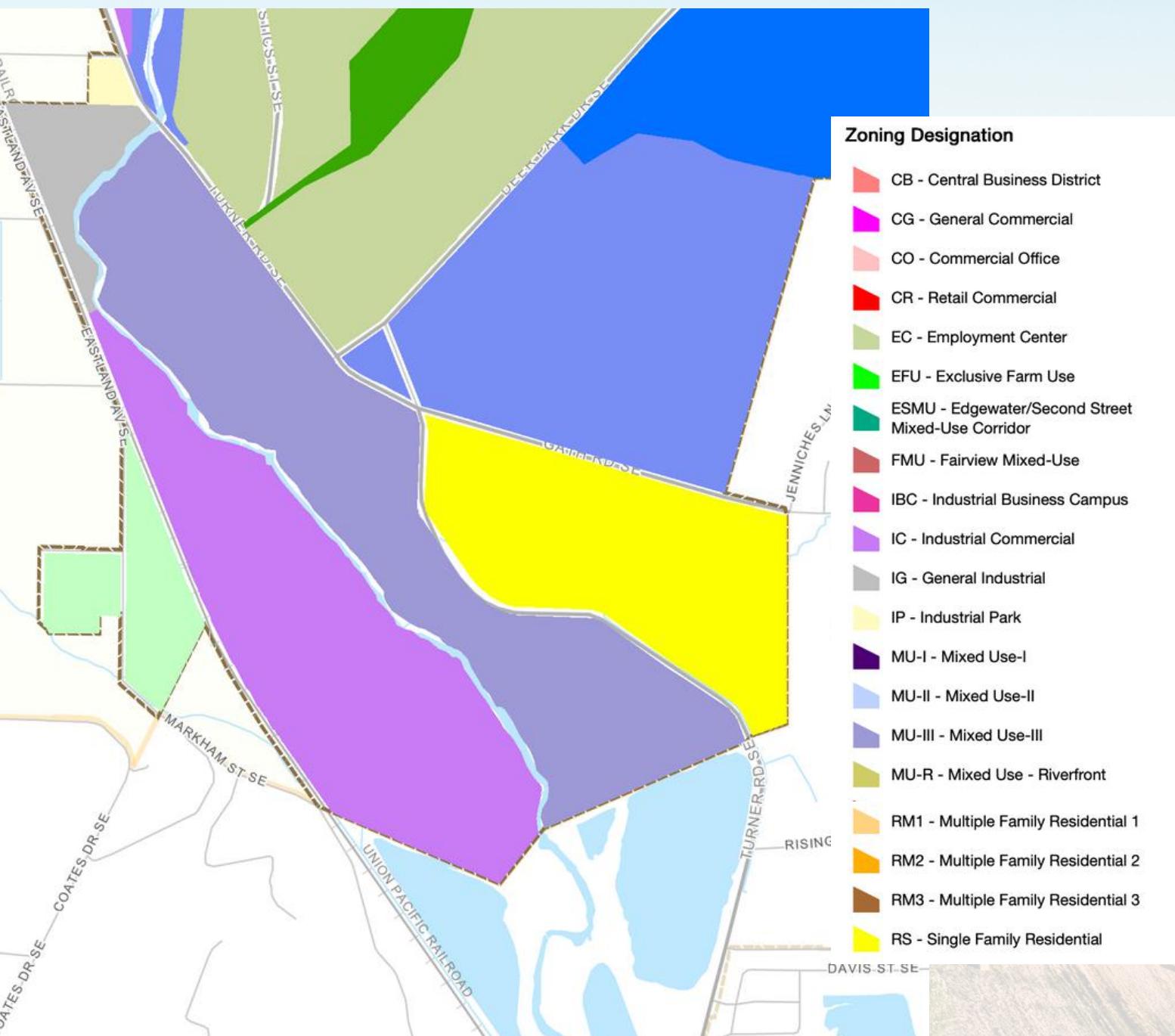




388 ACRE PROJECT



ZONING MAP



PRESENTED BY TRADITION REAL ESTATE PARTNERS

SEWER SERVICE



Sewer_Manhole

Custom

- Cleanout/Lamphole - Active
- Catch Basin - Active
- Manhole - Active
- Vault - Active
- VB Valve Box - Active
- W Wet Well - Active
- Oil/Water Separator - Active
- Cleanout/Lamphole - Proposed
- Catch Basin - Proposed
- Manhole - Proposed
- V Vault - Proposed
- VB Valve Box - Proposed
- W Wet Well - Proposed
- Oil/Water Separator - Proposed
- Cleanout/Lamphole - Abandoned/Removed
- Catch Basin - Abandoned/Removed
- Manhole - Abandoned/Removed
- V Vault - Abandoned/Removed
- VB Valve Box - Abandoned/Removed
- W Wet Well - Abandoned/Removed
- Oil/Water Separator - Abandoned/Removed
- Unknown Status



Sewer Main

Custom

- Active City Main
- Active City Force Main
- Active City Diversion/Split/Relief
- Active City Siphon
- Active City Suspended Main
- Active Private
- Active Other
- Proposed City
- Proposed Private
- Proposed Other
- Abandoned/Removed
- Unknown



PRESERVED BY TRADITION REAL ESTATE PARTNERS

STORMWATER SERVICE



Stormwater Monitor Sites



Storm_Backflow_Preventer

- Active
- Proposed
- Removed/Abandoned

Storm Manhole

Custom

- Cleanout - Active
- Flow Control Cleanout - Active
- Manhole - Active
- Flow Control Manhole - Active
- Water Quality Manhole - Active
- Water Quality Tree - Active
- Vault - Active
- Weir - Active
- Cleanout - Proposed
- Flow Control Cleanout - Proposed
- Manhole - Proposed
- Flow Control Manhole - Proposed
- Water Quality Manhole - Proposed
- Water Quality Tree - Proposed
- Vault - Proposed
- Weir - Proposed
- Cleanout - Abandoned/Removed
- Flow Control Cleanout - Abandoned/Removed
- Manhole - Abandoned/Removed
- Flow Control Manhole - Abandoned/Removed
- Water Quality Manhole - Abandoned/Removed
- Water Quality Tree - Abandoned/Removed
- Vault - Abandoned/Removed
- Weir - Abandoned/Removed
- Unknown Status

Storm_Node

Custom

- Node/Plug/Tee - Active
- Flow Control Infall - Active
- Infall - Active
- Outfall - Active
- Node/Plug/Tee - Proposed
- Flow Control Infall - Proposed
- Infall - Proposed
- Outfall - Proposed
- Node/Plug/Tee - Abandoned/Removed
- Flow Control Infall - Abandoned/Removed
- Infall - Abandoned/Removed
- Outfall - Abandoned/Removed
- Unknown Status

Storm_Inlet

Custom

- Catchbasin - Active
- Flow Control Catchbasin - Active
- Water Quality Catchbasin - Active
- Weep - Bubbler - Active
- Catchbasin - Proposed
- Flow Control Catchbasin - Proposed
- Water Quality Catchbasin - Proposed
- Weep - Bubbler - Proposed
- Catchbasin - Abandoned/Removed
- Flow Control Catchbasin - Abandoned/Removed
- Water Quality Catchbasin - Abandoned/Removed
- Weep - Bubbler - Abandoned/Removed
- Unknown Status

Storm_Main

Custom

- Active City Main
- Active City Diversion
- Active City Piped Detention
- Active City Perforated Pipe
- Active Private
- Active Other
- Proposed City



Water_PumpStation_Location Water Main

Water Levels



Custom



Water_Reservoir_Location



— City - ACT

— — City - PROP

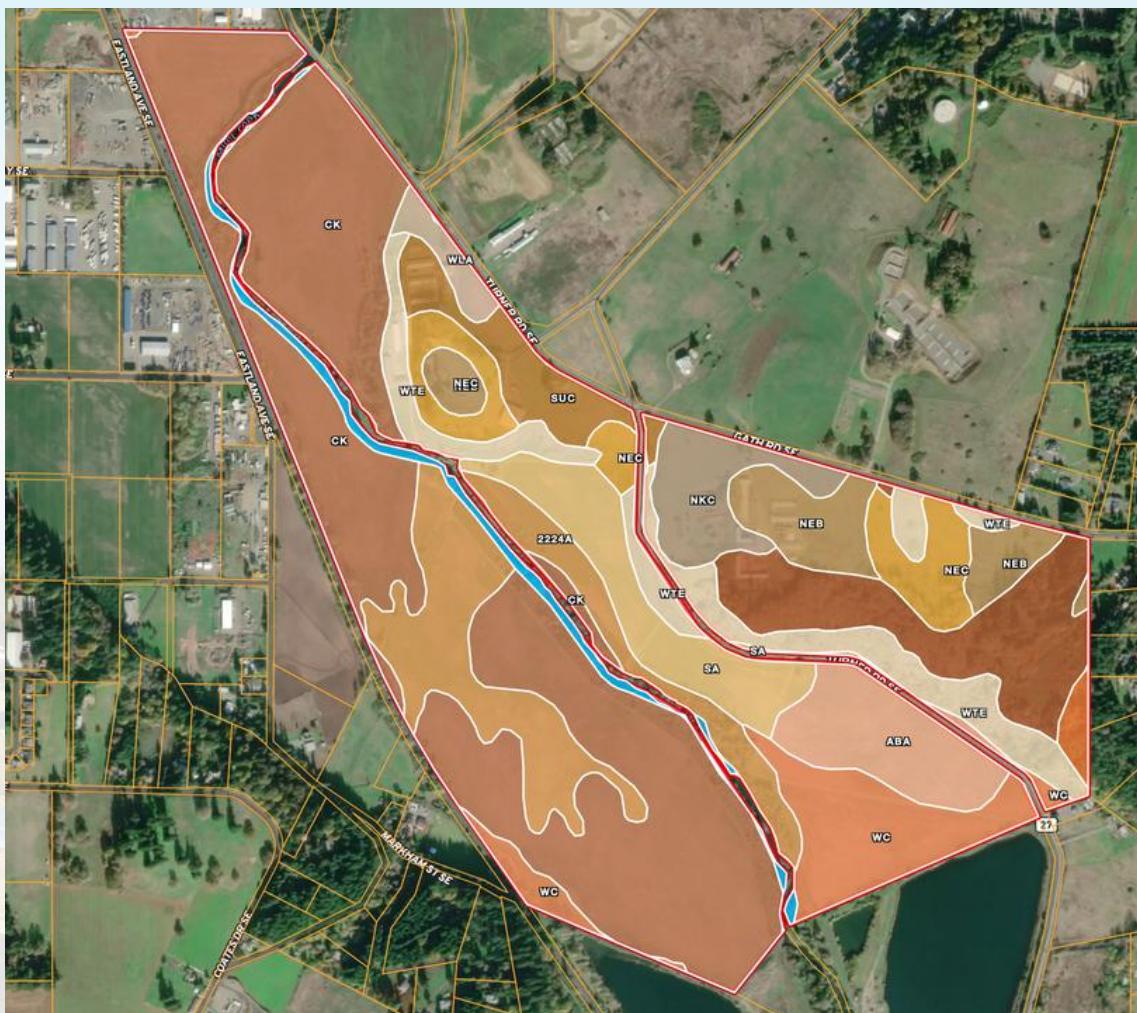
— — - City - ABND

----- City - REM



Water_AutoFlush

SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	145.53	37.26	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	40.84	10.46	0	32	4w
NeD	Nekia silty clay loam, 12 to 20 percent slopes	29.53	7.56	0	64	3e
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	29.06	7.44	0	33	6s
Wc	Wapato silty clay loam	24.54	6.28	0	28	3w
Sa	Salem gravelly silt loam	21	5.38	0	62	2s
AbA	Abiqua silty clay loam, 0 to 3 percent slopes	19.36	4.96	0	85	1
NeB	Nekia silty clay loam, 2 to 7 percent slopes	18.83	4.82	0	66	3e
NeC	Nekia silty clay loam, 7 to 12 percent slopes	18.04	4.62	0	65	3e
NkC	Nekia stony silty clay loam, 2 to 12 percent slopes	13.19	3.38	0	65	3e
SuC	Silverton silt loam, 2 to 12 percent slopes	12.79	3.27	0	79	2e
W	Water	11.81	3.02	0	-	-
WIA	Willamette silt loam, 0 to 3 percent slopes	4.07	1.04	0	92	1
NeE	Nekia silty clay loam, 20 to 30 percent slopes	2	0.51	0	59	4e
WIC	Willamette silt loam, 3 to 12 percent slopes	0.03	0.01	0	91	2e
TOTALS		390.62(*)	100%	-	54.9	3.13

PROPERTY HIGHLIGHTS



- **SCHOOL DISTRICT:** SOUTHERN END WITHIN THE HIGHLY SOUGHT-AFTER CASCADE SCHOOL DISTRICT
- **PROXIMITY:** NEIGHBORS TURNER LAKE, CORBAN UNIVERSITY, AND MILL CREEK CORPORATE CENTER
- **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
- **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND CONCURRENCE IN PROGRESS
- **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
- **FLEXIBILITY:** OPEN TO JOINT VENTURES OR PARTIAL SALES FOR TAILORED DEVELOPMENT
- **MARKET APPEAL:** TARGETS LOCAL FAMILIES, PROFESSIONALS, AND EXPERIENCE-DRIVEN RESIDENTS



IMAGES

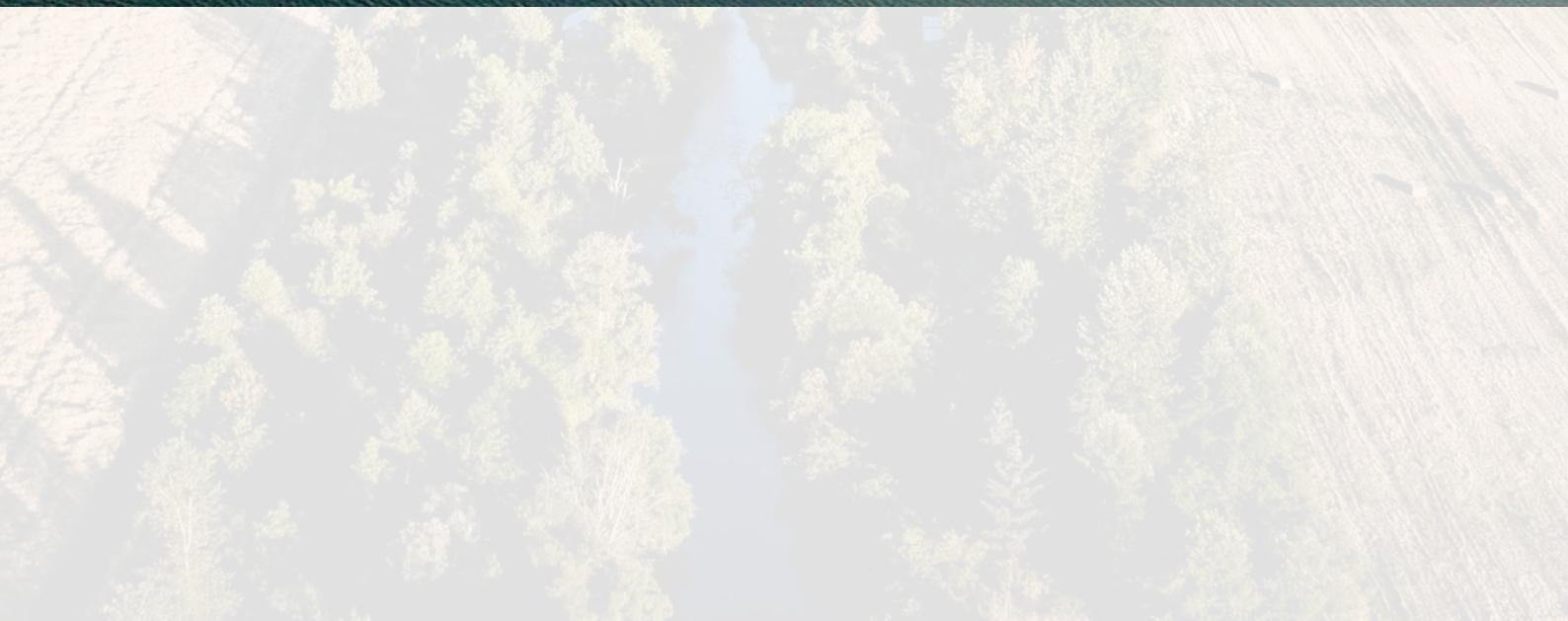


IMAGES



PRESENTED BY TRADITION REAL ESTATE PARTNERS

IMAGES



PRESENTED BY TRADITION REAL ESTATE PARTNERS



PRICING

\$2,000,000

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



PRESENTED BY TRADITION REAL ESTATE PARTNERS

DISCLOSURES



THIS OFFERING MEMORANDUM (THE "MEMORANDUM") HAS BEEN PREPARED BY TRADITION REAL ESTATE PARTNERS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE RELIABLE, BUT NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ITS ACCURACY, COMPLETENESS, OR CORRECTNESS. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND CONSULT WITH THEIR ADVISORS BEFORE MAKING ANY INVESTMENT DECISION.

THIS MEMORANDUM IS NOT AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY SECURITIES OR INTERESTS IN THE PROPERTY. ANY OFFERING OR SOLICITATION WILL BE MADE ONLY TO QUALIFIED PROSPECTIVE PURCHASERS PURSUANT TO APPLICABLE LAWS AND REGULATIONS. THE INFORMATION CONTAINED IN THIS MEMORANDUM IS CONFIDENTIAL AND IS INTENDED SOLELY FOR THE USE OF THE RECIPIENT. IT MAY NOT BE REPRODUCED OR DISTRIBUTED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF TRADITION REAL ESTATE PARTNERS.

PROSPECTIVE PURCHASERS SHOULD RELY SOLELY ON THEIR OWN INVESTIGATION AND EVALUATION OF THE PROPERTY AND ANY INVESTMENT DECISION SHOULD BE MADE BASED ON THE PURCHASER'S OWN ANALYSIS. TRADITION REAL ESTATE PARTNERS AND ITS REPRESENTATIVES MAKE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

BY ACCEPTING THIS MEMORANDUM, YOU AGREE TO THE ABOVE TERMS AND CONDITIONS.



PRESENTED BY TRADITION REAL ESTATE PARTNERS