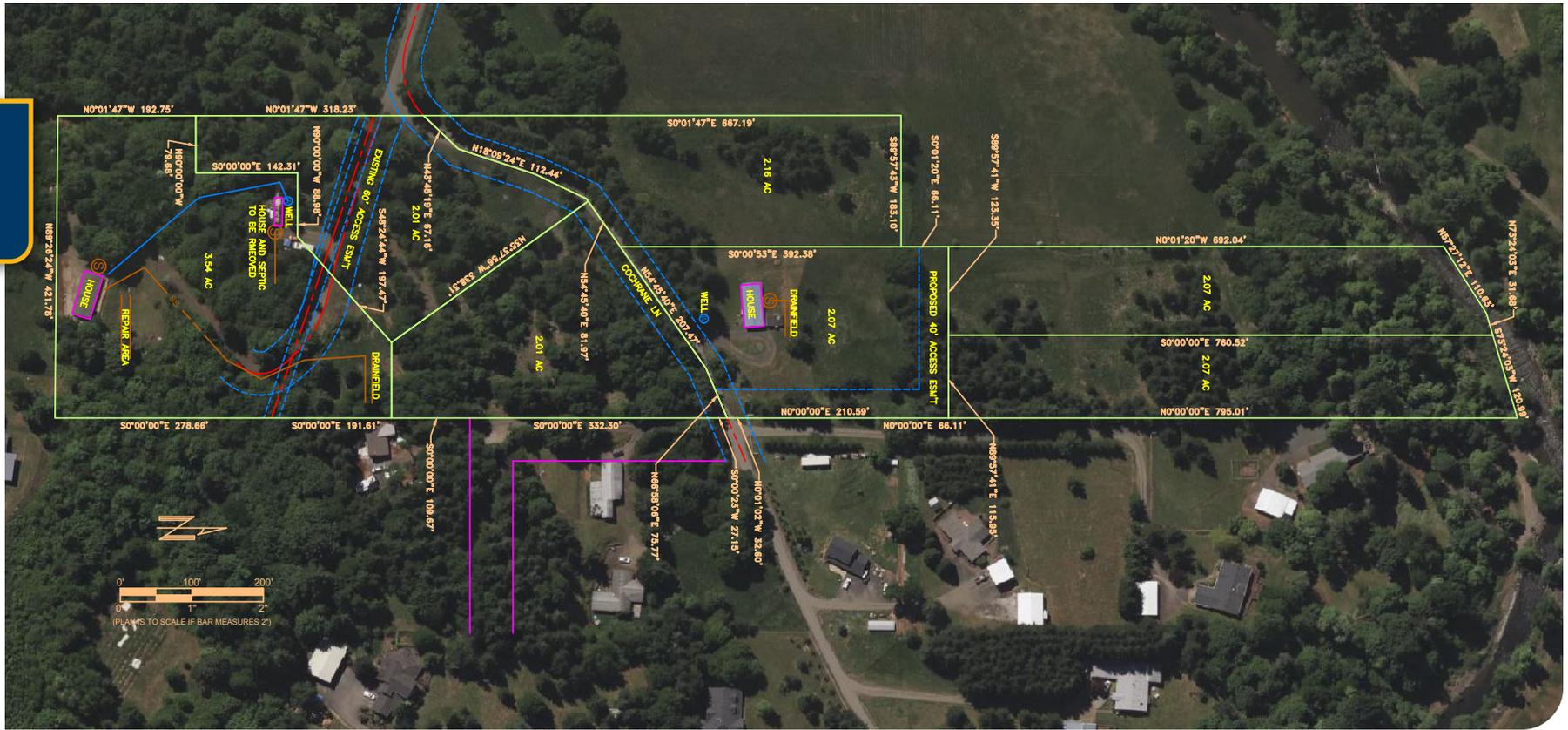




FOR SALE



DALLAS DEVELOPMENT LAND

Strategic Land Opportunity - County-Approved Framework in Place
±15 Acres (653,400 SF) | \$1,444,000 (\$2.21/SF)

1897 Cochrane Lane, Dallas, OR

- Minutes from downtown Dallas and 20–25 minutes from Salem.
- Opportunity for a developer seeking near-term upside in a supply-constrained acreage market.
- Draft lot line adjustment and parcel configuration approved by Polk County, providing a roadmap for subdivision into highly marketable 2–3 acre homesites.
- Survey work and full implementation of the lot line adjustments to be completed by the buyer.
- Entitlement steps have already been initiated and substantially advanced.

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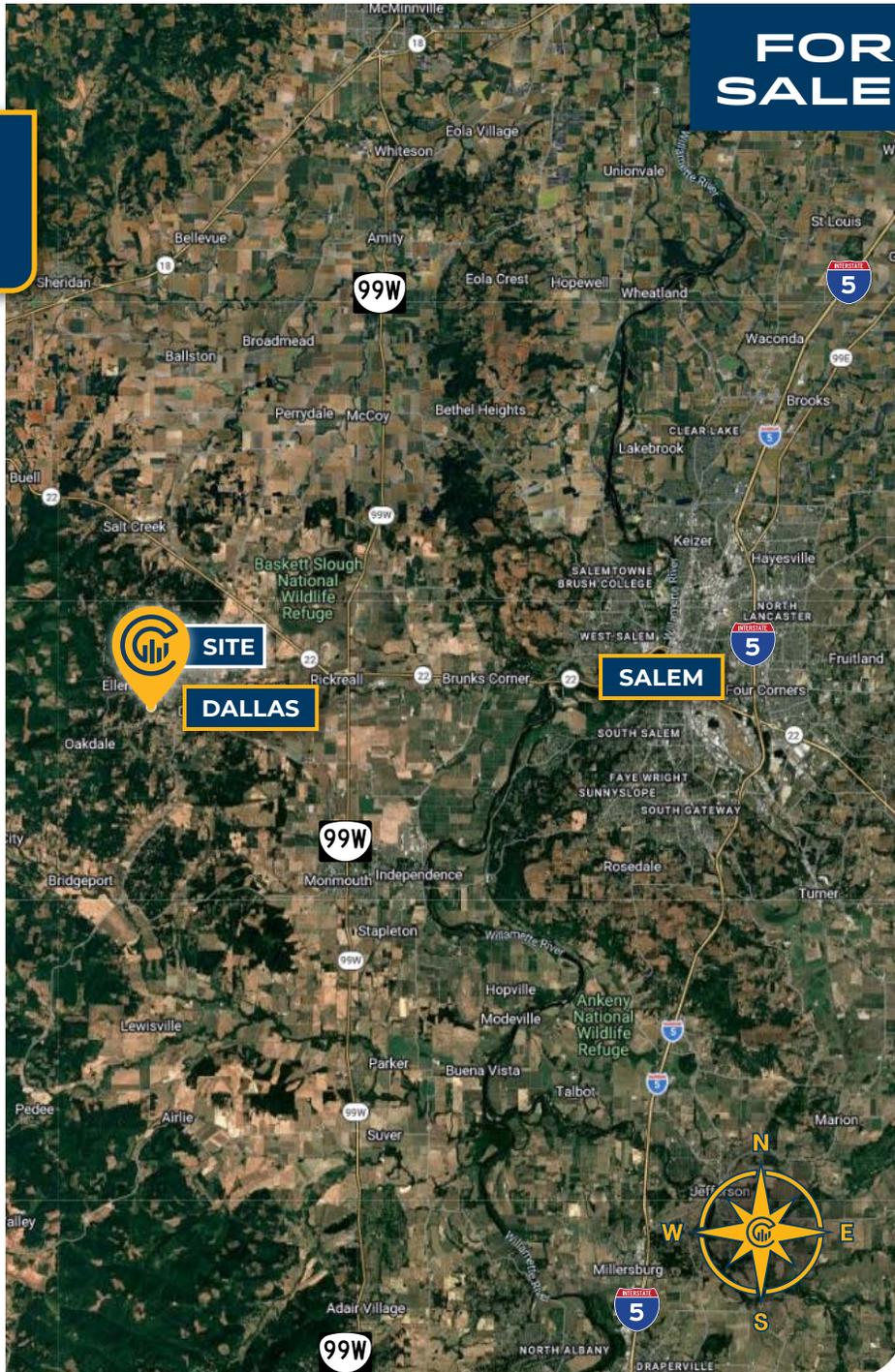
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PROPERTY SUMMARY

FOR SALE



OFFERING SUMMARY

Address	1897 Cochrane Lane Dallas, OR 97338
Sale Price	\$1,444,000 (\$2.21/SF)
Lot Size	±15 Acres (653,400 SF)
Zoning	SR

Property Highlights

Located just minutes from downtown Dallas and approximately 20–25 minutes from Salem, this ±15-acre rural residential offering presents a compelling opportunity for a developer seeking near-term upside in a supply-constrained acreage market.

The property is being offered with a draft lot line adjustment and parcel configuration approved by Polk County, providing a clear roadmap for subdivision into highly marketable 2–3 acre home-sites. While final survey work and full implementation of the lot line adjustments remain to be completed by the buyer, the most time-consuming entitlement steps have already been initiated and substantially advanced.

This creates a unique positioning in the marketplace:

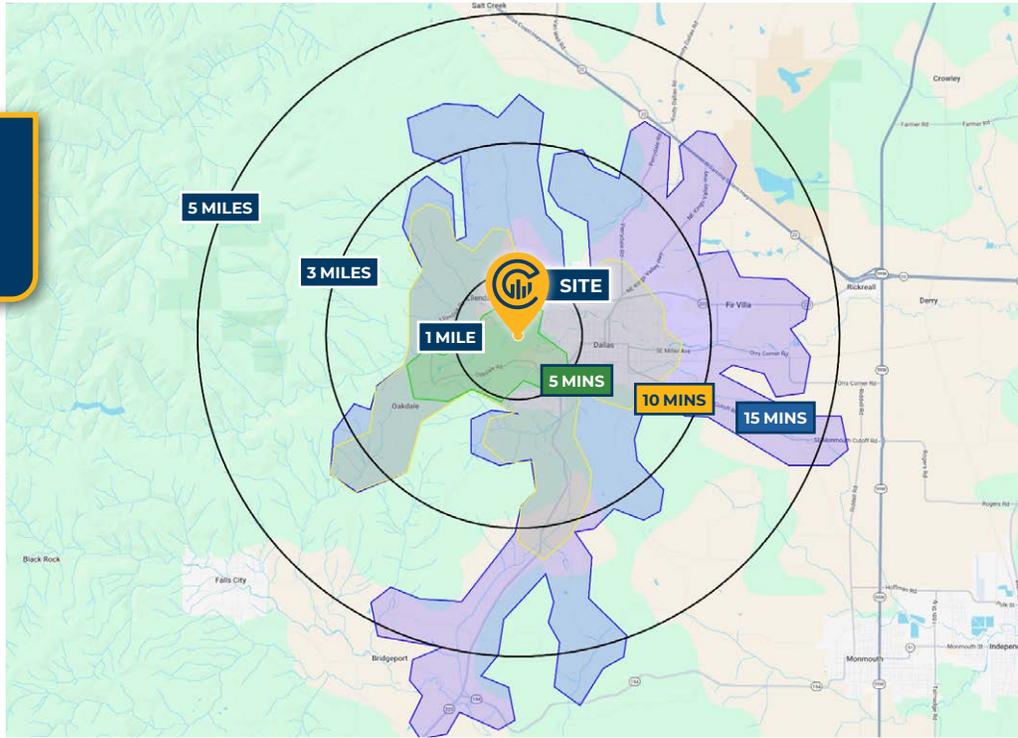
- Not raw, speculative land
- Not fully entitled and priced at retail
- But strategically positioned in between

The proposed configuration capitalizes on Rickreall Creek frontage, territorial views, and desirable acreage sizes consistent with recent buyer demand in the Dallas market. With two existing wells serving current residences (two anticipated for removal), the next phase of development will include additional well drilling and final survey implementation—costs that are reflected in pricing and provide margin opportunity for a capable developer.

In short, this is a value-add rural land play: the planning framework is in place, the layout is market-aligned, and the remaining work is executable. For a developer willing to complete the final survey and entitlement steps, the opportunity exists to capture the spread between bulk acquisition and retail parcel value.



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	3,962	20,010	22,816
2030 Projected Population	3,895	20,047	22,879
2020 Census Population	3,942	19,008	21,747
2010 Census Population	3,528	16,757	19,165
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.3%
Households & Income			
2025 Estimated Households	1,562	7,890	8,955
2025 Est. Average HH Income	\$107,139	\$107,974	\$108,679
2025 Est. Median HH Income	\$81,370	\$80,934	\$82,668
2025 Est. Per Capita Income	\$42,369	\$42,763	\$42,826
Businesses			
2025 Est. Total Businesses	52	610	701
2025 Est. Total Employees	301	4,680	5,280

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

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