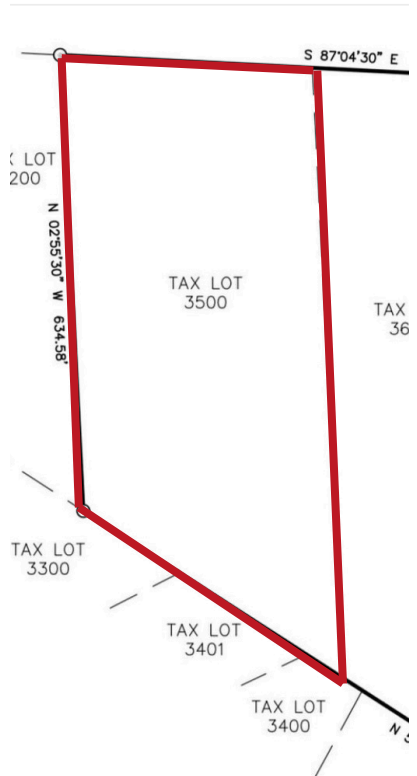


Industrial Land For Sale

13350 S. Lowe Road
Molalla, OR 7038

Property Description

Heavy Industrial Property located in the City of Molalla's "Enterprise Zone". Shop / Barn and Two Car Detached Garage are well lit with interior and exterior lighting. Shop / Barn has it's own 220 Elec. Panel. All Electric Lines are underground. With water lines to shop and pasture. The (2) stalls can be renovated into more work space. The Property is centrally located near highways junction 211 & 213 between Salem, and Portland via Highway 213. It has underground electricity to the lighted operable entry gate, with chain link fence on the street side. The property is flat with no wetland issues. The existing house has an open floor plan with (7) skylights, and heated floors in the main living / kitchen / laundry areas. The property is a Great Investment in the growing Clackamas County Area which has a lower tax base than neighboring Multnomah County.



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PROPERTY DETAILS



Property Details

Price:	\$1,000,000
Beds / Baths:	3 Bed - 2 Bath
Home Size:	1,744 SF
Year Built:	1956
Lot Size:	5.74 acres
Zoning:	<u>M2</u>

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INTERIOR PHOTOS



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LOCATION MAP



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ABOUT MOLALLA

In 2021, Molalla, OR had a population of 10.1k people with a median age of 34.5 and a median household income of \$74,718. Between 2020 and 2021 the population of Molalla, OR grew from 9,224 to 10,060, a 9.06% increase and its median household income grew from \$68,590 to \$74,718, a 8.93% increase.

From 2020 to 2021, employment in Molalla, OR grew at a rate of 8.36%, from 4.69k employees to 5.08k employees. The most common employment sectors for those who live in Molalla, OR, are Health Care & Social Assistance (1,111 people), Manufacturing (736 people), and Construction (700 people).

In 2021, the median property value in Molalla, OR was \$333,900, and the homeownership rate was 65.3%. Most people in Molalla, OR drove alone to work, and the average commute time was 33.7 minutes. The average car ownership in Molalla, OR was 2 cars per household.



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