

# 3950 BARTHOLOMEW SALEM, OR

LOT 57

**JAMES HAUGE** PRINCIPAL BROKER

LEGACY REAL ESTATE | JAMESH@LEGACYRE.COM | 503-877-2101



# LOT 57

## \$235,000

PRICE

## 0.58

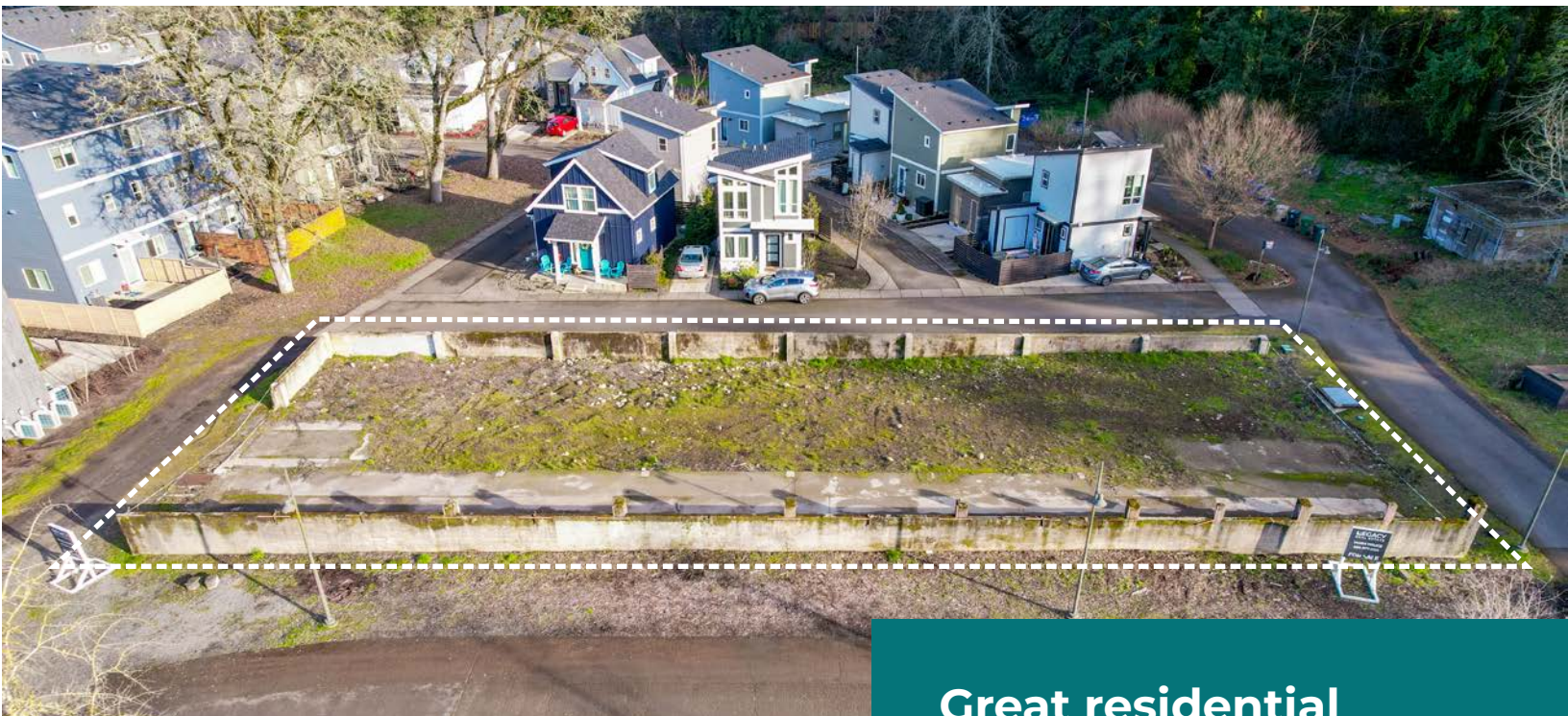
VACRES

## 25,264

SQ FT

## \$9.30

PER SQ FT



### PROPERTY INFORMATION

Lot	57
Address	3950 Bartholomew Pl. Salem, OR 97302
County	Marion
Acreage	0.58
Lot Sq Ft	25,264
No. Buildings	0
Zoning	FMU
Use	Residential, Commercial, Mixed-Use

## Great residential opportunity in Pringle Creek Community.

Help shape this thriving community with a new home, apartments, mixed-use, or commercial space. Ideal for residential or commercial development.

Pricing incentives available — call broker for details.





## HIGHLIGHTS

- Great location in the desirable and sustainable Pringle Creek Community
- Opportunity Zone allows for the possibility of certain tax benefits.
- Zoned FMU allows for: mixed-use, office space, health & education services, group living, retail sales & service, recreation, entertainment, maintenance, health services, townhomes, apartments, cottage clusters, duplexes, etc.







■ PRINGLE CREEK  
Sustainable Living Center



■ PRINGLE CREEK  
Quality Neighbors



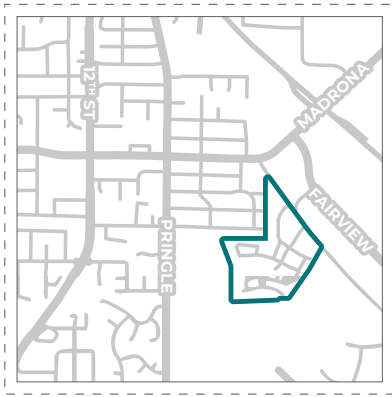
■ PRINGLE CREEK  
Prismatic Coffee



■ PRINGLE CREEK  
Community Garden









# PRINGLE CREEK

3911 Village Center Dr, Salem OR 97302

**Located near Leslie Middle School, just off Pringle Rd, this community is in a prime location in one of Salem's most desirable neighborhoods.**

With a population of 170,000, Salem is located in the heart of the Willamette Valley as Oregon's capital. It is known best for its world-renowned wineries and outdoor recreational opportunities. The city has a vibrant arts and culture scene, with numerous museums, galleries, and performing arts venues. With Salem's mild climate, low cost of living, and abundant natural beauty, it has become an increasingly popular destination for people from all over the country.



# CONTACT



## JAMES HAUGE

Licensed Principal Broker in Oregon  
#200107093

📞 503.877.2101

✉ JAMESH@LEGACYRE.COM



[legacyre.com](http://legacyre.com) | 503-390-1375

**CONFIDENTIALITY & DISCLAIMER:** The information contained in the following marketing flyer is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Legacy Real Estate and it should not be made available to any other person or entity without the written consent of Legacy Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the marketing flyer. If you have no interest in the subject property, please promptly return this marketing flyer to Legacy Real Estate. This marketing flyer has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Legacy Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing flyer has been obtained from sources we believe reliable; however, Legacy Real Estate has not verified, and will not verify, any of the information contained herein, nor has Legacy Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Learn more about



*Pringle Creek*  
COMMUNITY