



FOR SALE



AUMSVILLE DEVELOPMENT LAND

Residential Development Land: ±15.6 Acre Parcel

9691 Willamette Street, Aumsville, OR 97325

This ±15.6 acre land parcel is situated 11.8 miles from the bustling city of Salem, and located near the I-5 highway providing seamless connectivity, and easy commuting to nearby cities. Residents of Aumsville enjoy easy access to a wide range of job prospects in various industries, including healthcare, government, and manufacturing. Aumsville's advantages extend beyond its strategic location. The community has experienced significant growth, attracting new businesses, families, and amenities. With its welcoming atmosphere, strong sense of community, and abundant natural beauty, Aumsville offers a desirable living environment for individuals seeking a peaceful small-town setting with the conveniences of larger urban centers within reach.

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	9691 Willamette Street, Aumsville, OR 97325
Available Space	±15.6 Acres (679,743 SF)
Zoning	RM (Residential Multifamily)
Sales Price	Call for Pricing

Property Features

- Minimum 4,000 SF Lot Size Requirement for Single Family Lots
- Attached Housing Allowed Through Zoning
- Relatively Flat Land

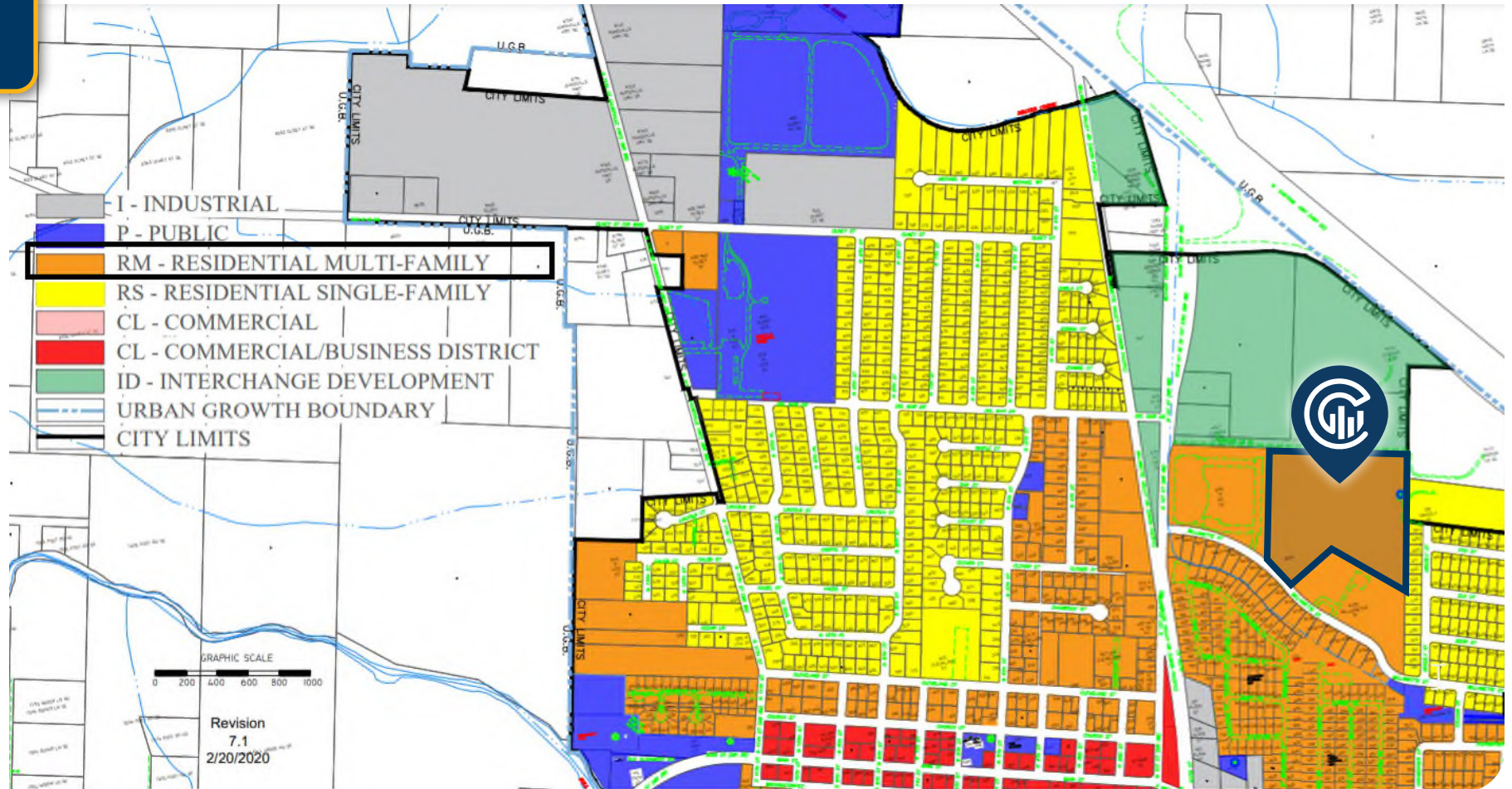
Nearby Highlights

- Ace Hardware
- Aumsville Elementary School
- Dollar General
- Figaro's Pizza
- G3 Pizza and Burgers
- Highberger Meadows Park
- All Good Things Cafe
- Stonehenge Farms
- Tornado Fitness
- Wildwood Park
- Willamette Valley Baptist Church





ZONING MAP





SECTION 6.00

RM – Residential Multi-Family

6.01 Uses Permitted Outright:

- (A) Single-family dwelling;
- (B) Duplexes; triplexes;
- (C) Apartments;
- (D) Rooming and boarding houses;
- (E) Public right-of-way;
- (F) Home occupations;
- (G) Child day care home;
- (H) Residential home;
- (I) Manufactured home, subject to the general requirements of Section 6.11;
- (J) Manufactured home parks;

Proposed manufactured home parks must satisfy the requirements set forth in Sections 6.12; 6.13; and 6.14 of this ordinance, and these criteria must be addressed at the public hearings by the applicant when processing an application for site development review; and within manufactured home parks only the following uses are permitted outright:

- 1. Manufactured homes and occupied recreational vehicles, if lawfully connected to City water supply systems and sewage disposal systems and placed on a designated manufactured home space;
- 2. A caretaker dwelling, recreation building, a manager office, or other general use buildings needed for operations typical of a manufactured home park.

- (K) Residential facilities;
- (L) Food Stand, Food Cart, Food Van/Trailer, or Food Kiosk (Must meet all city requirements and regulations. See also Section 22.17 Food Vendor Classifications and Vendors).

[Section 6.01 amended by Ord. No. 385, sec. 11, passed July 8, 1991; Ord. No. 408, sec. 3, passed April 25, 1994; Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 594, sec. 11, passed Dec. 14, 2009; amended by Ord. No. 622, sec. 3, passed November 13, 2012; Ord. No. 632, sec. 6, passed November 10, 2014]

6.02 Accessory Uses and Structures: (See Setbacks in Section 22.08)

- (A) Garages and carports;
- (B) Off-street parking lots;
- (C) Storage buildings or areas for boats, campers, and trailers;
- (D) Fences, gardens, greenhouses and hot houses.

[Section 6.02 amended by Ord. No. 471, sec. 6, passed June 26, 2000; Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 594, sec. 12, passed Dec. 14, 2009; Ord. No. 632, sec. 7, passed November 10, 2014; Ord. No. 650, sec. 8, passed May 24, 2016]

6.03 Conditional Uses:

- (A) Group care facilities;
- (B) Public and semi-public uses and structures;
- (C) Hospitals;
- (D) All uses listed under 5.03, Residential Single-Family;
- (E) House of worship;
- (F) Single-family attached dwelling: In addition to the criteria of Section 14, conditionally permitted single-family attached dwellings shall not be approved unless the proposal satisfies the following specific criteria:

- 1. Prior to building permit approval, attached single-family dwellings require a recorded written agreement between adjoining property owners guaranteeing rights of construction and maintenance; it shall be recorded with the Marion County Clerk.
- 2. Lot size shall have minimal adverse impact on the livability, value and appropriate development of abutting properties and surrounding area; and in no case shall a lot be smaller than 4200 square feet.
- 3. Attached single-family dwellings shall meet the requirements of enclosing a space of not less than 1,000 square feet.
- 4. Each dwelling shall have a garage;
- 5. Whenever possible, dwellings shall be designed to minimize conflicts between uses on separate lots along the common wall.

(G) Other similar developments that the city may find to be similar to those listed as permitted in this zone and which are not inconsistent with its purpose.

[Section 6.03 amended by Ord. No. 326, sec. 1, passed July 28, 1986; Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 594, sec. 13, passed Dec. 14, 2009]

6.04 Minimum Lot Area:

- (A) 8,000 square feet;
- (B) 1,000 square feet for each dwelling unit over 2;
- (C) Group care facilities; 8,000 square feet plus 500 square feet for each patient over 4.
- (D) Single-family attached dwellings: 4,200 square feet, subject to approved conditional use; (See Section 6.03 (G)).

[Section 6.04 amended by Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 594, sec. 14, passed Dec. 14, 2009]

6.05 Minimum Lot Width:

- (A) 80 feet.
- (B) Single-family attached dwellings: 40 feet.

[Section 6.05 amended by Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 594, sec. 15, passed Dec. 14, 2009]

6.06 Maximum Lot Coverage:

- (A) 50 percent.

[Section 6.06 amended by Ord. No. 437, sec. 7, passed March 12, 1997; Ord. No. 540, sec. 8, passed August 9, 2004]

6.07 Minimum Yard Requirements:

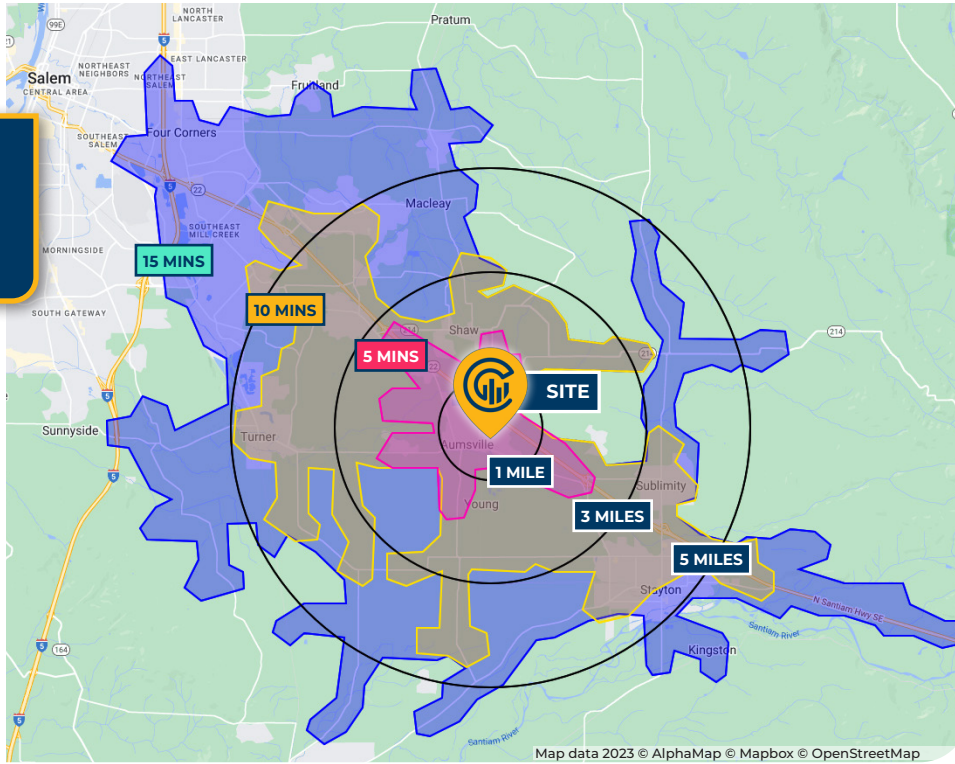
- (A) Front: 20 feet;
- (B) Side, Interior: One story, 5 feet;
Two story, 7 feet;
Three story, 8 feet;
Four stories and above, 8 feet plus 1 foot for each story over 3.
- (C) Rear Yard: 10 feet plus 1 foot for each story over 3.
- (D) Single-Family Attached Dwelling: No setback is required along the interior lot line where the unit is attached to an adjacent single-family- attached unit on a separate lot.

[Section 6.07 amended by Ord. No. 540, sec. 8, passed August 9, 2004; Ord. No. 552, sec. 4, passed August 8, 2005; Ord. No. 594, sec. 16, passed Dec. 14, 2009; Ord. No. 650, sec. 9, passed May 24, 2016]

[VIEW ONLINE](#)



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	4,390	7,423	24,490
2028 Projected Population	4,668	7,857	25,350
2020 Census Population	4,653	7,762	24,822
2010 Census Population	4,126	6,848	22,228
Projected Annual Growth 2023 to 2028	1.3%	1.2%	0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.8%
Households & Income			
2023 Estimated Households	1,631	2,748	9,340
2023 Est. Average HH Income	\$101,847	\$108,168	\$116,416
2023 Est. Median HH Income	\$97,270	\$98,157	\$91,779
2023 Est. Per Capita Income	\$37,885	\$40,083	\$44,549
Businesses			
2023 Est. Total Businesses	82	203	926
2023 Est. Total Employees	560	1,231	5,985
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1</small>			

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