

FOR LEASE

150 TIMBER RIDGE ST NE

*Build-to-Suit Land Available for
Lease in Albany, OR*

150 TIMBER RIDGE ST NE, ALBANY, OR 97322

IDEAL
CHILDCARE
AVAILABLE

SUBJECT
PROPERTY

URGENT CARE
Q2 2026

FUEL & C-STORE
STATION Q2 2026

KNOX BUTTE RD E

TIMBER RIDGE ST NE



*Build-to-suit available for lease in
Albany, OR on 6.99 AC.*

| | |
|-------------|----------------------------|
| PARCEL SIZE | 6.99 AC (304,484 SF) |
| COUNTY | Linn |
| ZONED | MUC (Mixed-Use Commercial) |
| APN | 11S-03W-03B-02200 |

6.99 AC

PARCEL SIZE

CALL

FOR LEASE RATE

ALBANY, OR

Situated in a strategic location with easy access to major transportation routes including Interstate 5, Highway 99E, and Highway 20, this 7-acre parcel of commercial land is prime for businesses looking to take advantage of the flexible zoning regulations and a supportive business environment. Moreover, Albany's demographic makeup underscores its growing potential, with consistent population growth contributing to sustained retail demand.

The City of Albany MUC zoning district is intended primarily to provide a mix of convenience commercial, personal services, offices and medium density residential uses.

PERMITTED & CONDITIONAL USES INCLUDE

| | |
|---------------------------|---------------------------|
| Assisted Living | Residential |
| Breweries | Residential Care |
| Community Services | Restaurants w/Drive-Thru |
| Daycares | Retail Sales |
| Educational Facilities | Small-scale Manufacturing |
| Indoor/Outdoor Recreation | Traditional Office Use |
| Quick Service Auto | Treatment Facilities |
| Religious Facilities | And Many more |



LOCATION HIGHLIGHTS

Located across from Eagle Pointe, a 264-unit apartment complex built in 2022, Somerset Ridge, a 100-unit apartment complex built in 2020, and Timberridge Place, a 284-Unit apartment complex built in 2019

Albany Public Schools recently opened an Elementary School and a Middle School adjacent to the north property line

Average Household Income \$81K within 5-miles

2023 Population 61,369 within 5-miles

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS | 4,271 | 26,697 | 53,351 |
| 2020 CENSUS | 5,164 | 29,387 | 61,022 |
| 2023 ESTIMATED | 5,199 | 30,530 | 62,829 |
| 2028 PROJECTED | 5,251 | 31,120 | 64,969 |

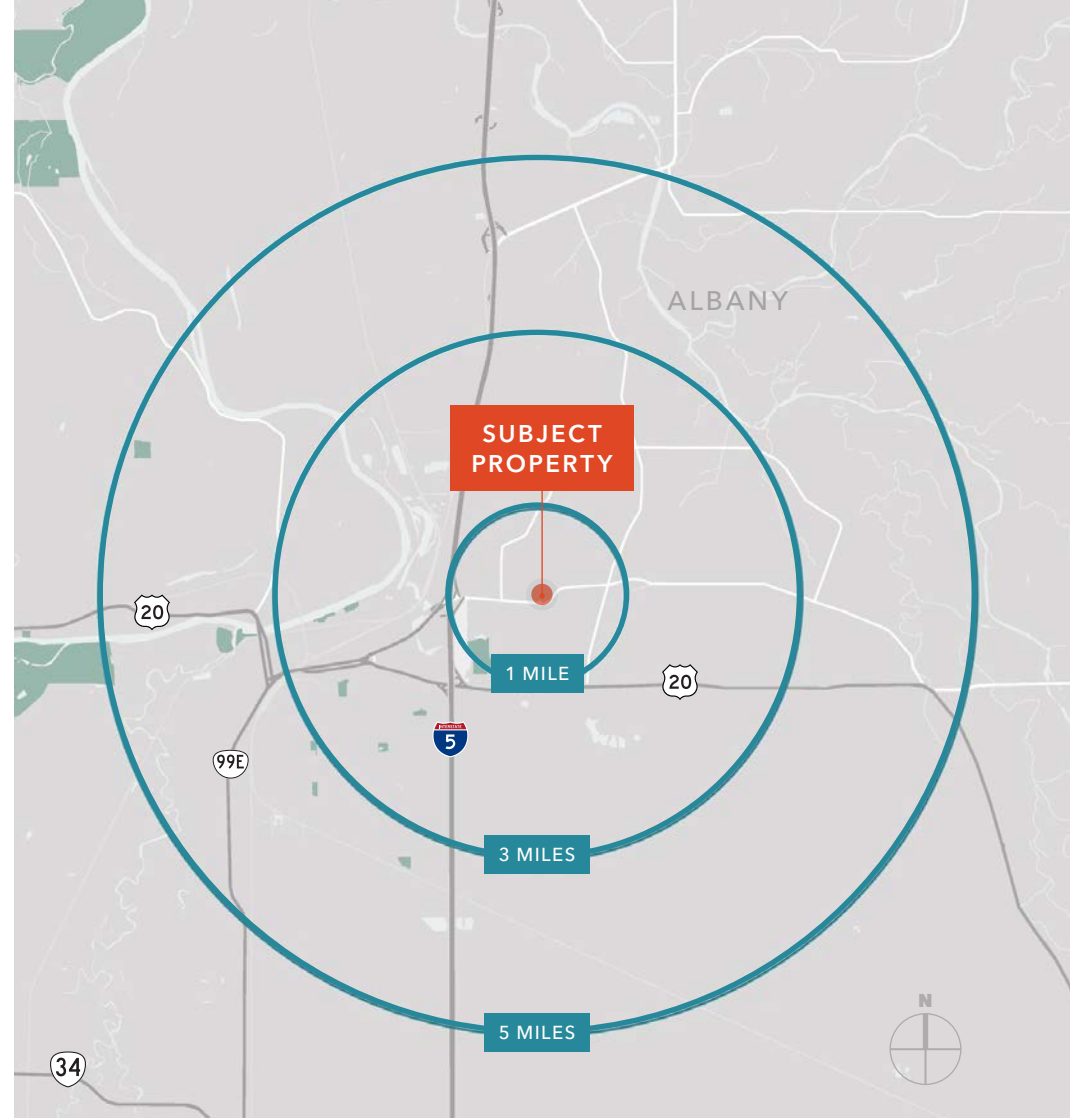
MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 34.2 | 35.9 | 38.1 |
| % FEMALE | 49.5% | 50.7% | 50.7% |
| % MALE | 50.5% | 49.3% | 49.3% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|----------|----------|-----------|
| 2023 MEDIAN | \$76,608 | \$68,678 | \$80,656 |
| 2028 MEDIAN PROJECTED | \$77,379 | \$69,774 | \$83,167 |
| 2023 AVERAGE | \$87,783 | \$87,319 | \$95,725 |
| 2028 AVERAGE PROJECTED | \$95,817 | \$93,687 | \$100,913 |

Data Source: ©2023, Sites USA



150 TIMBER RIDGE ST NE

*For more information on
this property, please contact*

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