

MIXED USE - III DEVELOPMENT OPPORTUNITY

48.24 ACRES IN CITY LIMITS



TRADITION
REAL ESTATE PARTNERS

- **VERSATILE MIXED-USE DEVELOPMENT** — ENJOY A BROAD RANGE OF PERMITTED USES INCLUDING RETAIL, RESTAURANTS, BUSINESS/PROFESSIONAL SERVICES, OFFICES, RESIDENTIAL (MULTIFAMILY/APARTMENTS), AND MORE — PERFECT FOR CREATING A VIBRANT, LIVE-WORK-PLAY COMMUNITY ON A GRAND SCALE.
- **HIGH-DENSITY RESIDENTIAL POTENTIAL** — SUPPORTS SUBSTANTIAL MULTIFAMILY HOUSING AND MIXED RESIDENTIAL-COMMERCIAL PROJECTS, ALLOWING FOR EFFICIENT USE OF SPACE AND HIGHER UNIT YIELDS IDEAL FOR ADDRESSING HOUSING DEMAND ON LARGE PARCELS LIKE 48 ACRES.
- **FLEXIBLE COMMERCIAL & EMPLOYMENT OPPORTUNITIES** — ALLOWS DIVERSE COMMERCIAL ACTIVITIES (WITH SOME SITE-SPECIFIC APPROVALS FOR USES LIKE VEHICLE-RELATED IN CERTAIN CASES), MAKING IT EXCELLENT FOR RETAIL CENTERS, SERVICES, AND JOB-CREATING DEVELOPMENTS IN A GROWING MARKET.
- **MODERN DESIGN STANDARDS WITH PEDESTRIAN FOCUS** — ENCOURAGES ATTRACTIVE, PEDESTRIAN-FRIENDLY SITE PLANNING (INCLUDING BUILDING FAÇADES, TRANSPARENCY, AND ORIENTATION REQUIREMENTS IN MANY CASES), HELPING CREATE APPEALING, WALKABLE ENVIRONMENTS THAT ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.
- **PRIME OPPORTUNITY FOR LARGE-SCALE MASTER-PLANNED COMMUNITIES** — WITH GENEROUS STANDARDS FOR HEIGHT, SETBACKS, AND SITE DESIGN IN THIS MIXED-USE ZONE, A 48-ACRE SITE OFFERS EXCEPTIONAL POTENTIAL FOR A COMPREHENSIVE DEVELOPMENT — COMBINING HOUSING, COMMERCIAL SPACES, AMENITIES, AND OPEN AREAS IN SALEM'S EVOLVING URBAN LANDSCAPE.

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PROPERTY DESCRIPTION

NESTLED BETWEEN TURNER AND SALEM, THE 48.24-ACRE PARCEL OFFERS A RARE OPPORTUNITY FOR DEVELOPERS AND LEGACY BUILDERS TO CRAFT A SIGNATURE COMMUNITY WITHIN SALEM'S CITY LIMITS. PART OF A LARGER 390-ACRE SITE, THIS LEVEL SECTION BOASTS FLEXIBLE MU-III ZONING, COMPLETED SURVEYS, REZONING, FLOODPLAIN ANALYSIS, AND FILL PLAN POSITION THIS PARCEL FOR IMMEDIATE DEVELOPMENT.

TOTAL ACREAGE ↗

48.24 ACRES

LOCATION ↗

- DISTANCE TO INTERSTATE 5: 1.5 MILES
- DISTANCE TO SALEM AIRPORT: 4 MILES
- DISTANCE TO PDX: 58 MILES

POPULATION GROWTH ↗

2X THE NATIONAL AVERAGE

USEABLE ACREAGE ↗

14.85 ACRES
PER BBG APPRAISAL

ZONING ↗

ZONED MU-III

USEABLE ACREAGE ↗

30.52 ACRES
PER FILL PLAN



TURNER DEVELOPMENT PORTFOLIO SALE INCENTIVES

| PROPERTY | APPROX ACRES | PRICE | PRICE PER ACRE |
|--------------|--------------|------------------------|-----------------|
| LOT 4 - RS | 34.33 | \$3,400,000 | \$99,039 |
| LOT 5 - RS | 55.91 | \$3,600,000 | \$64,389 |
| TOTAL | 90.24 | \$7,000,000 | \$81,714 |

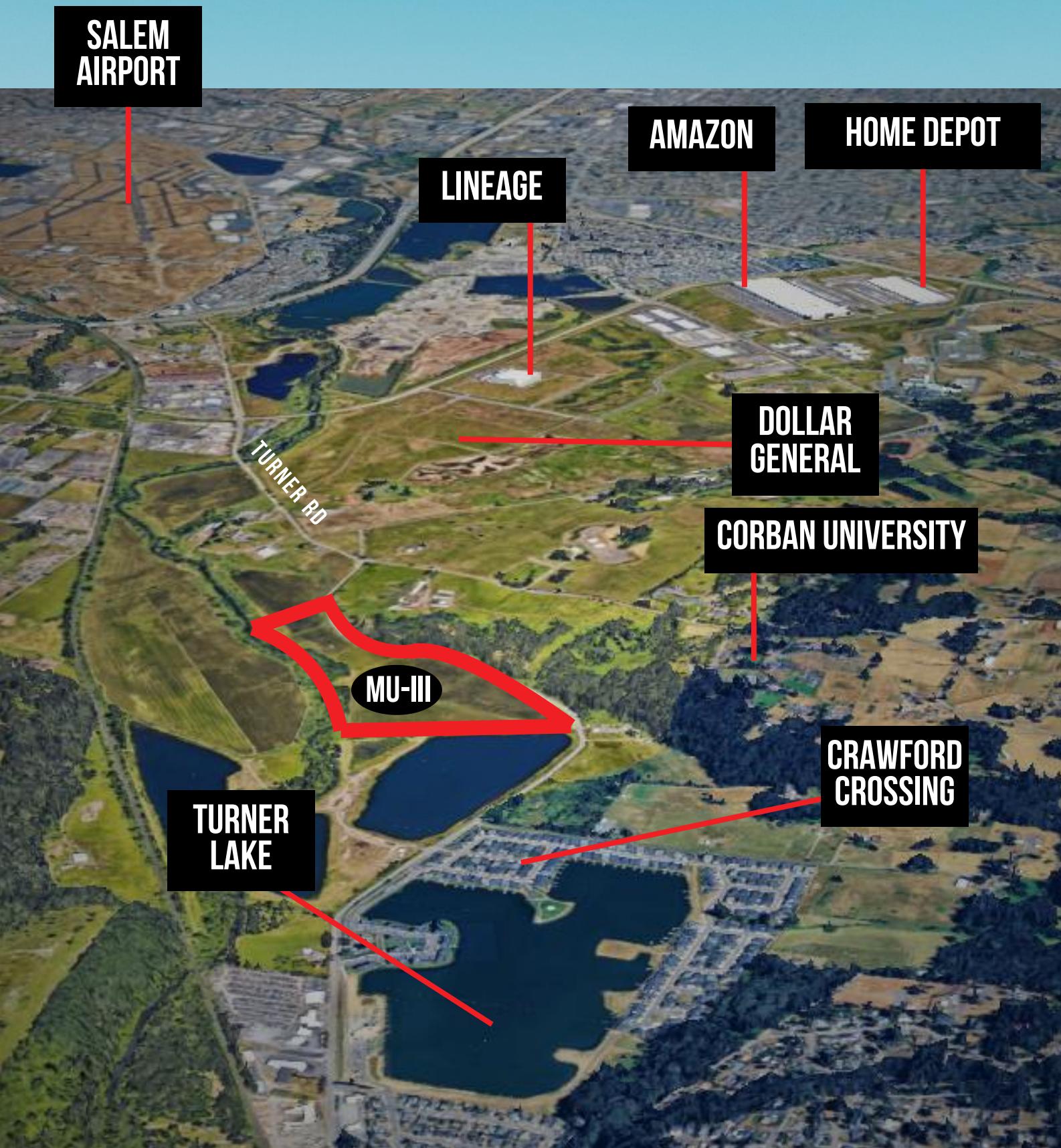
\$4,500,000

| PROPERTY | APPROX ACRES | PRICE | PRICE PER ACRE |
|----------------|---------------|-------------------------|-----------------|
| LOT 1 - IC | 165 | \$4,350,000 | \$26,364 |
| LOT 1A - IG | 12 | \$1,850,000 | \$154,167 |
| LOT 2 - MU-II | 72.61 | \$6,800,000 | \$94,445 |
| LOT 3 - MU-III | 48.24 | \$2,000,000 | \$41,459 |
| LOT 4 - RS | 34.33 | \$2,350,000 | \$68,453 |
| LOT 5 - RS | 55.91 | \$2,550,000 | \$45,609 |
| TOTAL | 388.09 | \$14,900,000 | \$71,750 |

\$14,900,000

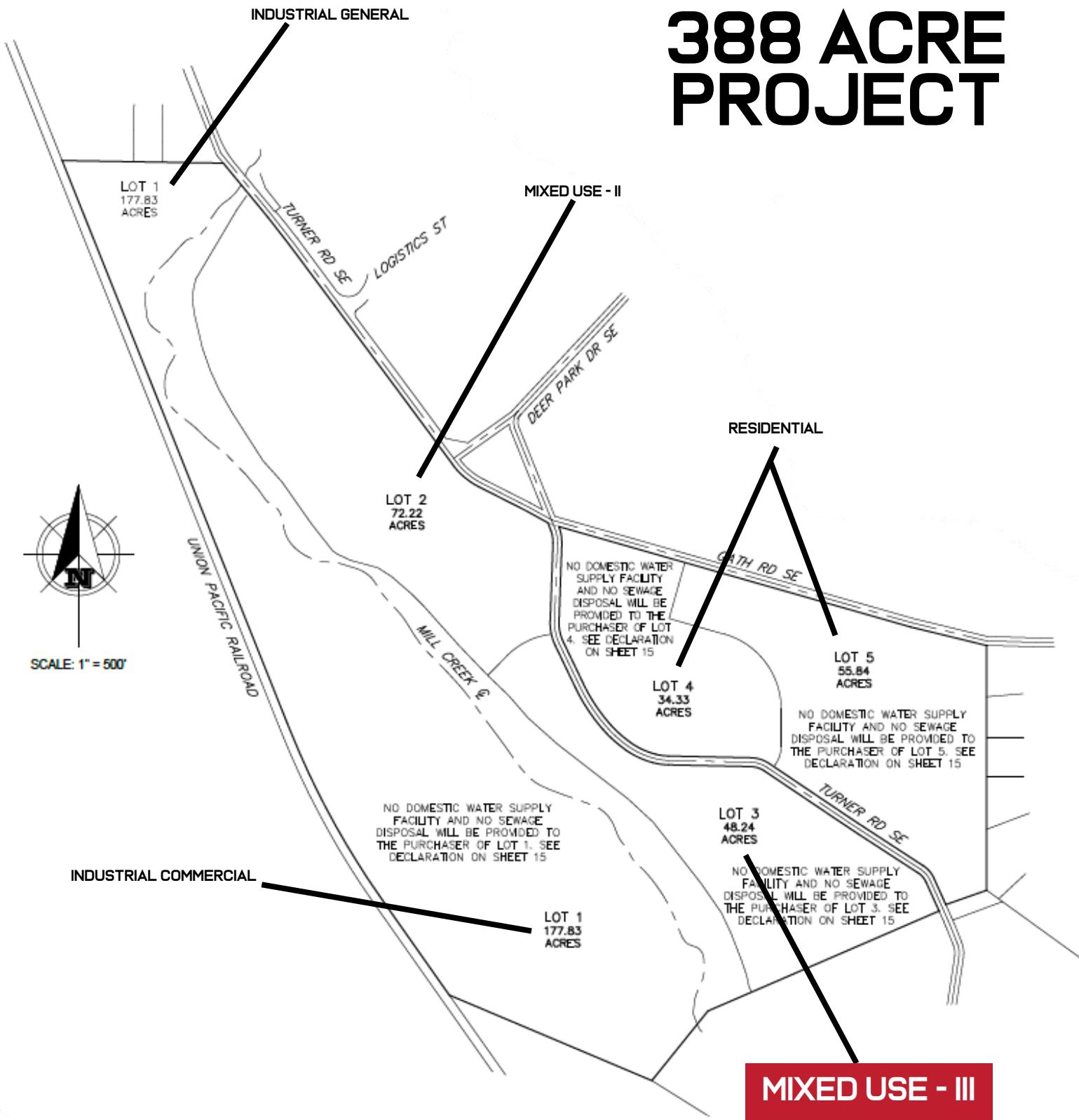


48.24 ACRES INSIDE CITY LIMITS

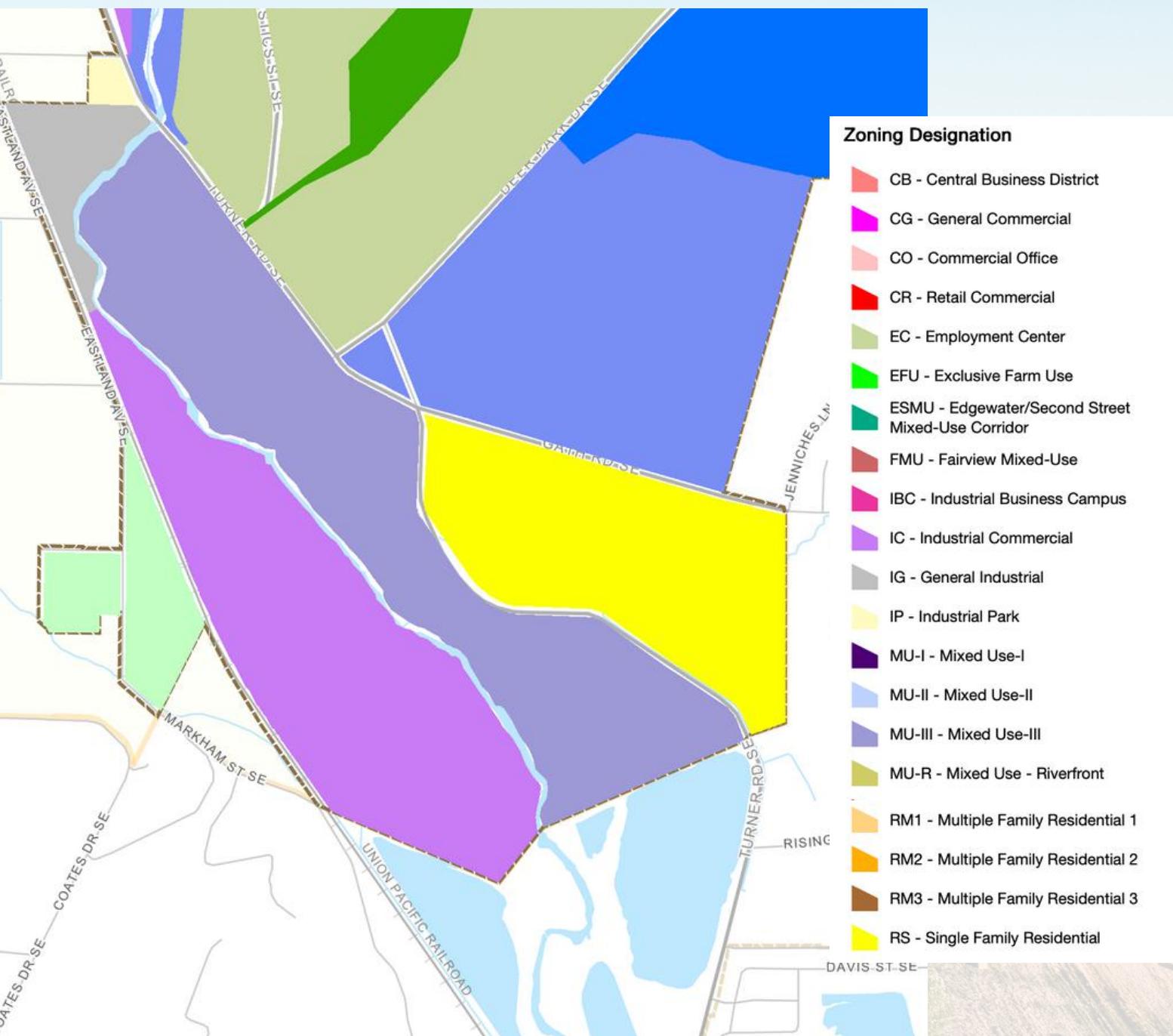




388 ACRE PROJECT



ZONING MAP



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SEWER SERVICE



Sewer_Manhole

Custom

- Cleanout/Lamphole - Active
- Catch Basin - Active
- Manhole - Active
- Vault - Active
- VB Valve Box - Active
- W Wet Well - Active
- Oil/Water Separator - Active
- Cleanout/Lamphole - Proposed
- Catch Basin - Proposed
- Manhole - Proposed
- V Vault - Proposed
- VB Valve Box - Proposed
- W Wet Well - Proposed
- Oil/Water Separator - Proposed
- Cleanout/Lamphole - Abandoned/Removed
- Catch Basin - Abandoned/Removed
- Manhole - Abandoned/Removed
- V Vault - Abandoned/Removed
- VB Valve Box - Abandoned/Removed
- W Wet Well - Abandoned/Removed
- Oil/Water Separator - Abandoned/Removed
- Unknown Status



Sewer Main

Custom

- Active City Main
- Active City Force Main
- Active City Diversion/Split/Relief
- Active City Siphon
- Active City Suspended Main
- Active Private
- Active Other
- Proposed City
- Proposed Private
- Proposed Other
- Abandoned/Removed
- Unknown



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STORMWATER SERVICE



Stormwater Monitor Sites



Storm_Backflow_Preventer

- Active
- Proposed
- Removed/Abandoned

Storm Manhole

Custom

- Cleanout - Active
- Flow Control Cleanout - Active
- Manhole - Active
- Flow Control Manhole - Active
- Water Quality Manhole - Active
- Water Quality Tree - Active
- Vault - Active
- Weir - Active
- Cleanout - Proposed
- Flow Control Cleanout - Proposed
- Manhole - Proposed
- Flow Control Manhole - Proposed
- Water Quality Manhole - Proposed
- Water Quality Tree - Proposed
- Vault - Proposed
- Weir - Proposed
- Cleanout - Abandoned/Removed
- Flow Control Cleanout - Abandoned/Removed
- Manhole - Abandoned/Removed
- Flow Control Manhole - Abandoned/Removed
- Water Quality Manhole - Abandoned/Removed
- Water Quality Tree - Abandoned/Removed
- Vault - Abandoned/Removed
- Weir - Abandoned/Removed
- Unknown Status

Storm_Node

Custom

- Node/Plug/Tee - Active
- Flow Control Infall - Active
- Infall - Active
- Outfall - Active
- Node/Plug/Tee - Proposed
- Flow Control Infall - Proposed
- Infall - Proposed
- Outfall - Proposed
- Node/Plug/Tee - Abandoned/Removed
- Flow Control Infall - Abandoned/Removed
- Infall - Abandoned/Removed
- Outfall - Abandoned/Removed
- Unknown Status

Storm_Inlet

Custom

- Catchbasin - Active
- Flow Control Catchbasin - Active
- Water Quality Catchbasin - Active
- Weep - Bubbler - Active
- Catchbasin - Proposed
- Flow Control Catchbasin - Proposed
- Water Quality Catchbasin - Proposed
- Weep - Bubbler - Proposed
- Catchbasin - Abandoned/Removed
- Flow Control Catchbasin - Abandoned/Removed
- Water Quality Catchbasin - Abandoned/Removed
- Weep - Bubbler - Abandoned/Removed
- Unknown Status

Storm_Main

Custom

- Active City Main
- Active City Diversion
- Active City Piped Detention
- Active City Perforated Pipe
- Active Private
- Active Other
- Proposed City



Water_PumpStation_Location Water Main

Water Levels



Custom



Water_Reservoir_Location



— City - ACT

— — City - PROP

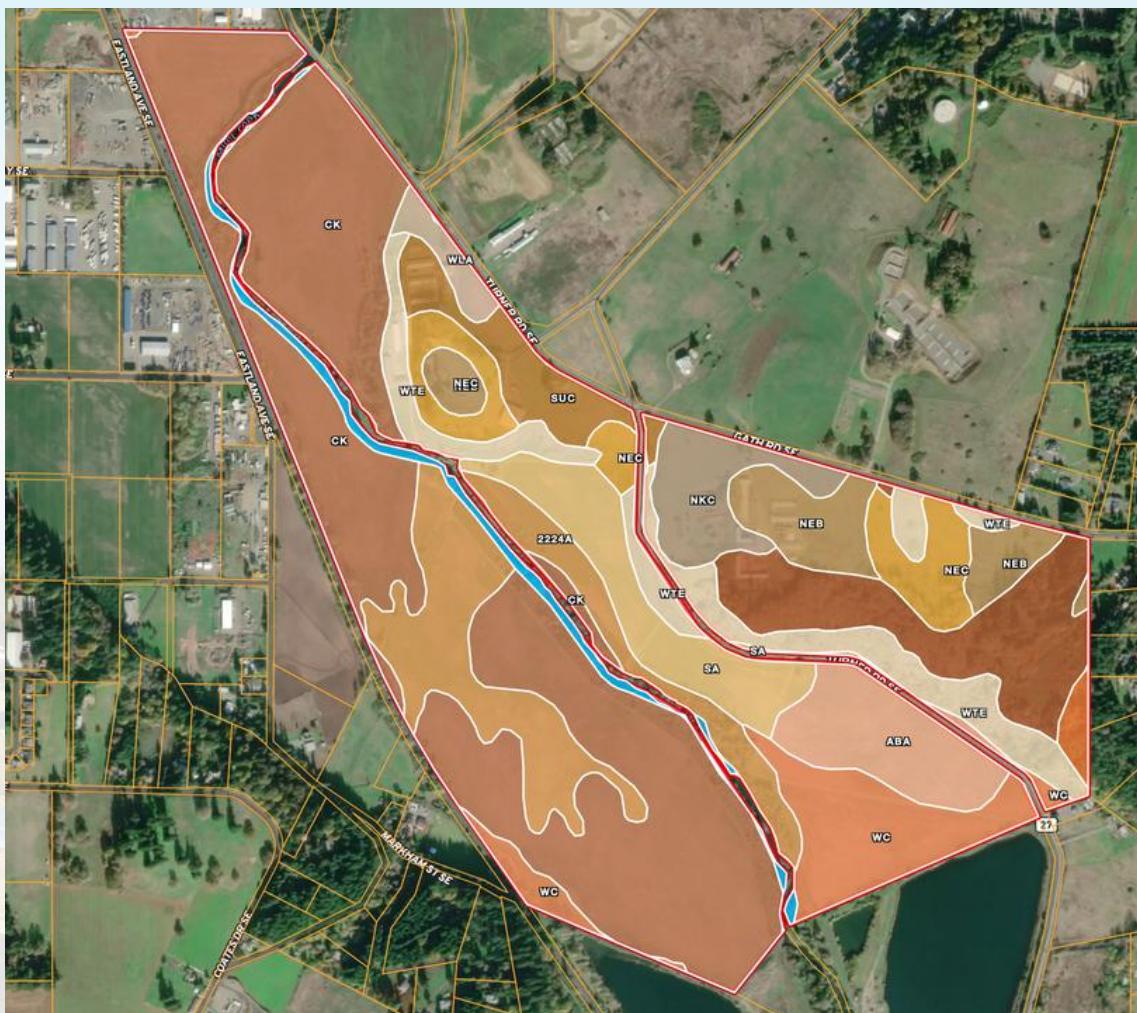
— — - City - ABND

----- City - REM



Water_AutoFlush

SOIL REPORT



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---------------|--|-----------------------------|-------------|----------|-------------|-------------|
| Ck | Clackamas gravelly loam | 145.53 | 37.26 | 0 | 61 | 3w |
| 2224A | Courtney gravelly silty clay loam, 0 to 3 percent slopes | 40.84 | 10.46 | 0 | 32 | 4w |
| NeD | Nekia silty clay loam, 12 to 20 percent slopes | 29.53 | 7.56 | 0 | 64 | 3e |
| WtE | Witzel very stony silt loam, 3 to 40 percent slopes | 29.06 | 7.44 | 0 | 33 | 6s |
| Wc | Wapato silty clay loam | 24.54 | 6.28 | 0 | 28 | 3w |
| Sa | Salem gravelly silt loam | 21 | 5.38 | 0 | 62 | 2s |
| AbA | Abiqua silty clay loam, 0 to 3 percent slopes | 19.36 | 4.96 | 0 | 85 | 1 |
| NeB | Nekia silty clay loam, 2 to 7 percent slopes | 18.83 | 4.82 | 0 | 66 | 3e |
| NeC | Nekia silty clay loam, 7 to 12 percent slopes | 18.04 | 4.62 | 0 | 65 | 3e |
| NkC | Nekia stony silty clay loam, 2 to 12 percent slopes | 13.19 | 3.38 | 0 | 65 | 3e |
| SuC | Silverton silt loam, 2 to 12 percent slopes | 12.79 | 3.27 | 0 | 79 | 2e |
| W | Water | 11.81 | 3.02 | 0 | - | - |
| WIA | Willamette silt loam, 0 to 3 percent slopes | 4.07 | 1.04 | 0 | 92 | 1 |
| NeE | Nekia silty clay loam, 20 to 30 percent slopes | 2 | 0.51 | 0 | 59 | 4e |
| WIC | Willamette silt loam, 3 to 12 percent slopes | 0.03 | 0.01 | 0 | 91 | 2e |
| TOTALS | | 390.62^(*) | 100% | - | 54.9 | 3.13 |

PROPERTY HIGHLIGHTS



- **SCHOOL DISTRICT:** SOUTHERN END WITHIN THE HIGHLY SOUGHT-AFTER CASCADE SCHOOL DISTRICT
- **PROXIMITY:** NEIGHBORS TURNER LAKE, CORBAN UNIVERSITY, AND MILL CREEK CORPORATE CENTER
- **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
- **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND CONCURRENCE IN PROGRESS
- **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
- **FLEXIBILITY:** OPEN TO JOINT VENTURES OR PARTIAL SALES FOR TAILORED DEVELOPMENT
- **MARKET APPEAL:** TARGETS LOCAL FAMILIES, PROFESSIONALS, AND EXPERIENCE-DRIVEN RESIDENTS



IMAGES



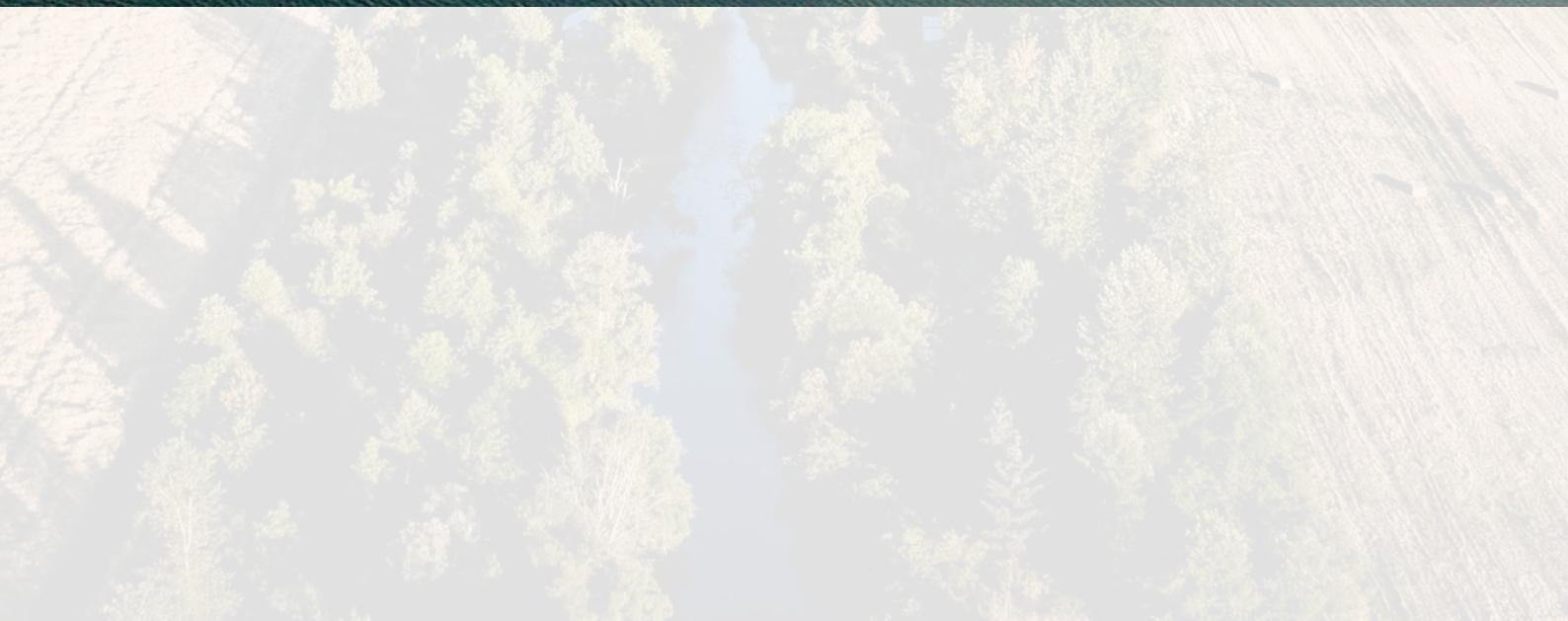
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IMAGES



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IMAGES



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PRICING

\$2,000,000

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



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