

RESIDENTIAL DEVELOPMENT OPPORTUNITY

90.24 ACRES IN CITY LIMITS



TRADITION
REAL ESTATE PARTNERS

- **STRONG MARKET VALIDATION:** A RECENT OFFER FROM A NATIONAL BUILDER HIGHLIGHTS THE PARCEL'S BASELINE VALUE AND RESIDENTIAL DEMAND, PROVIDING A LEVERAGE POINT FOR NEGOTIATIONS WHILE ALLOWING DEVELOPERS TO PURSUE A MORE CUSTOMIZED, HIGH-RETURN VISION.
- **PRIME LOCATION WITH GROWTH POTENTIAL:** SITUATED WITHIN SALEM'S CITY LIMITS AND NEAR MAJOR HIGHWAYS, HOG HILL BENEFITS FROM SUBURBAN CONVENIENCE AND RURAL CHARM, APPEALING TO BUYERS IN A MARKET WITH A MEDIAN HOME PRICE OF \$420,000 (PER 2024 REDFIN DATA) AND RISING DEMAND.
- **FLEXIBLE DEVELOPMENT OPTIONS:** WITH COMPLETED PLANNING AND RS ZONING SUPPORTING 63 USABLE ACRES, THIS PARCEL OFFERS THE CHANCE TO BUILD A LEGACY ESTATE WHILE DEVELOPING A PROFITABLE MIX OF SINGLE-FAMILY HOMES AND TOWNHOMES FOR A DIVERSE BUYER POOL.



TABLE OF CONTENTS

1. PROPERTY DESCRIPTION

2. LOCATION

3. LOT BREAKDOWN

4. SITE CONCEPT

5. KEY UTILITIES AND SERVICES

6. SOIL REPORT

7. PROPERTY HIGHLIGHTS

8. IMAGES

9. NEARBY AMENITIES

10. BROKERS



PROPERTY DESCRIPTION



NESTLED BETWEEN TURNER ROAD AND GATH ROAD, THE 90.24-ACRE “HOG HILL” RESIDENTIAL 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 ELEVATED SECTION BOASTS FLEXIBLE RS ZONING, COMPLETED SURVEYS, AND A TENTATIVE SUBDIVISION PLAN, POSITIONING IT FOR IMMEDIATE RESIDENTIAL DEVELOPMENT.

TOTAL ACREAGE



90.24 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



63 ACRES
PER BBG APPRAISAL

ZONING



ZONED RS

VIEW



ELEVATED LOTS OVERLOOKING SALEM, TURNER, AND MILL CREEK.



PORTFOLIO LOT SPREADSHEET

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	\$3,400,000	\$68,453
LOT 5 - RS	55.91	\$3,600,000	\$45,609
TOTAL	388.09	\$22,000,000	\$71,750



90.22 ACRES INSIDE CITY LIMITS

**SALEM
AIRPORT**

AMAZON

HOME DEPOT

LINEAGE

**DOLLAR
GENERAL**

CORBAN UNIVERSITY

RS

RS

**CRAWFORD
CROSSING**

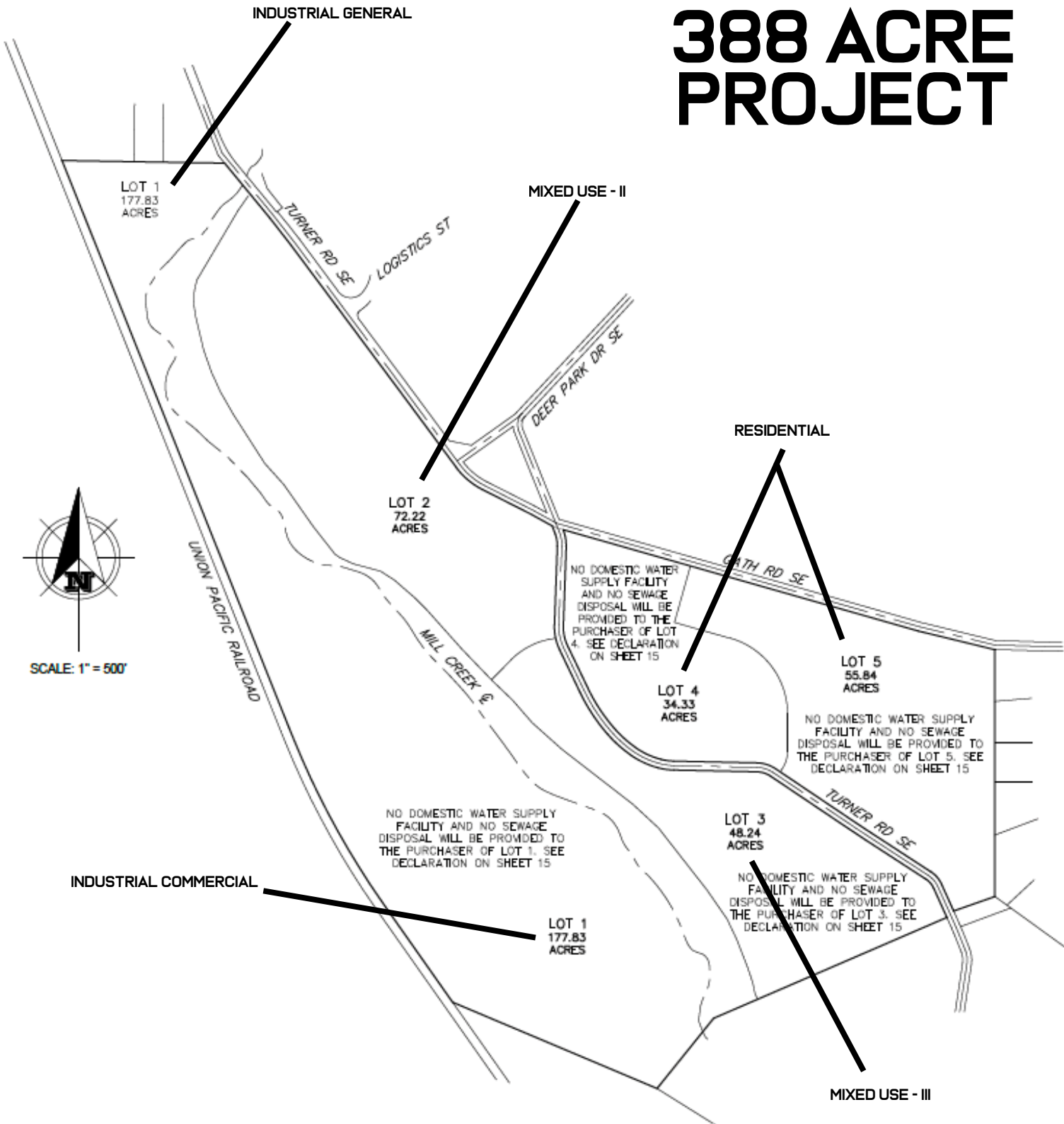
**TURNER
LAKE**

TURNER RD

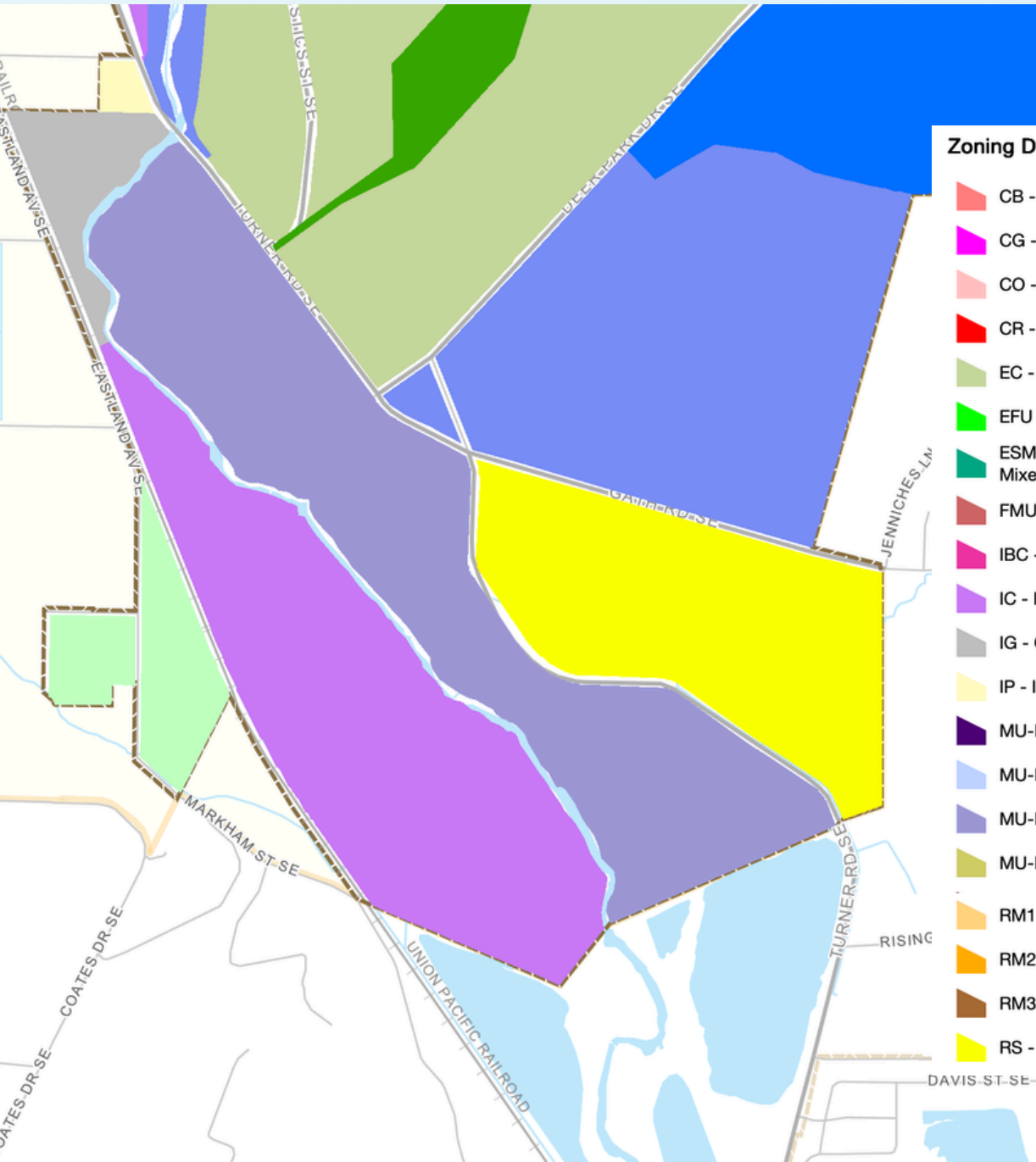




388 ACRE PROJECT



ZONING MAP



Zoning Designation

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential



SEWER SERVICE



Sewer_Manhole

Custom

- Cleanout/Lamphole - Active
- Catch Basin - Active
- Manhole - Active
- Vault - Active
- Valve Box - Active
- Wet Well - Active
- Oil/Water Separator - Active
- Cleanout/Lamphole - Proposed
- Catch Basin - Proposed
- Manhole - Proposed
- Vault - Proposed
- Valve Box - Proposed
- Wet Well - Proposed
- Oil/Water Separator - Proposed
- Cleanout/Lamphole - Abandoned/Removed
- Catch Basin - Abandoned/Removed
- Manhole - Abandoned/Removed
- Vault - Abandoned/Removed
- Valve Box - Abandoned/Removed
- 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



WATER SERVICE



Water_PumpStation_Location

Water Main

Water Levels



Custom



Water_Reservoir_Location

— City - ACT

- - - City - PROP

- - - - City - ABND

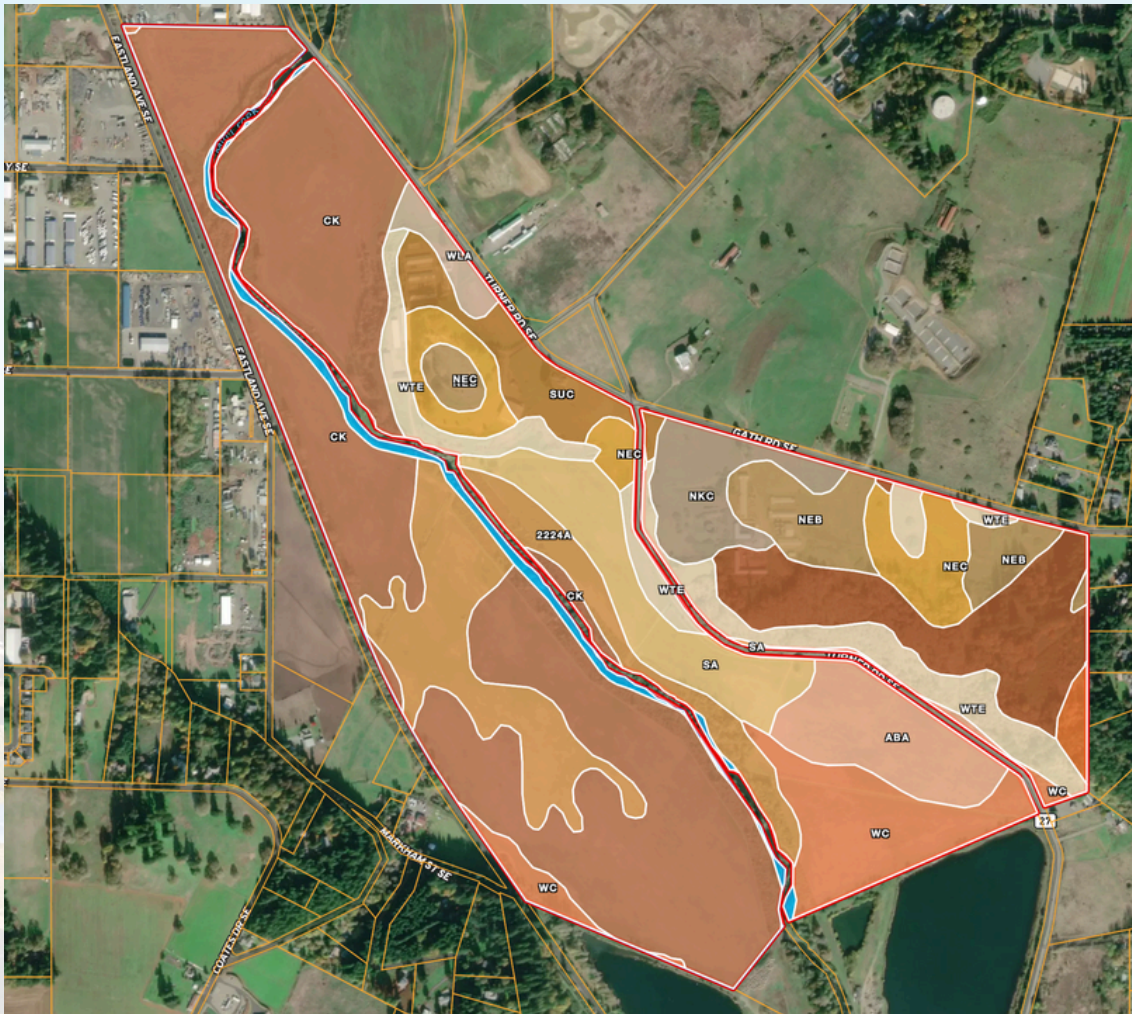
- - - - - City - REM



Water_AutoFlush



SOIL REPORT



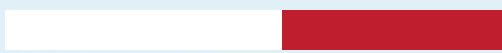
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	145.5 3	37.26	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	40.84	10.46	0	32	4w
NeD	Nekia silty clay loam, 12 to 20 percent slopes	29.53	7.56	0	64	3e
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	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		390.6 2(*)	100%	-	54.9	3.13

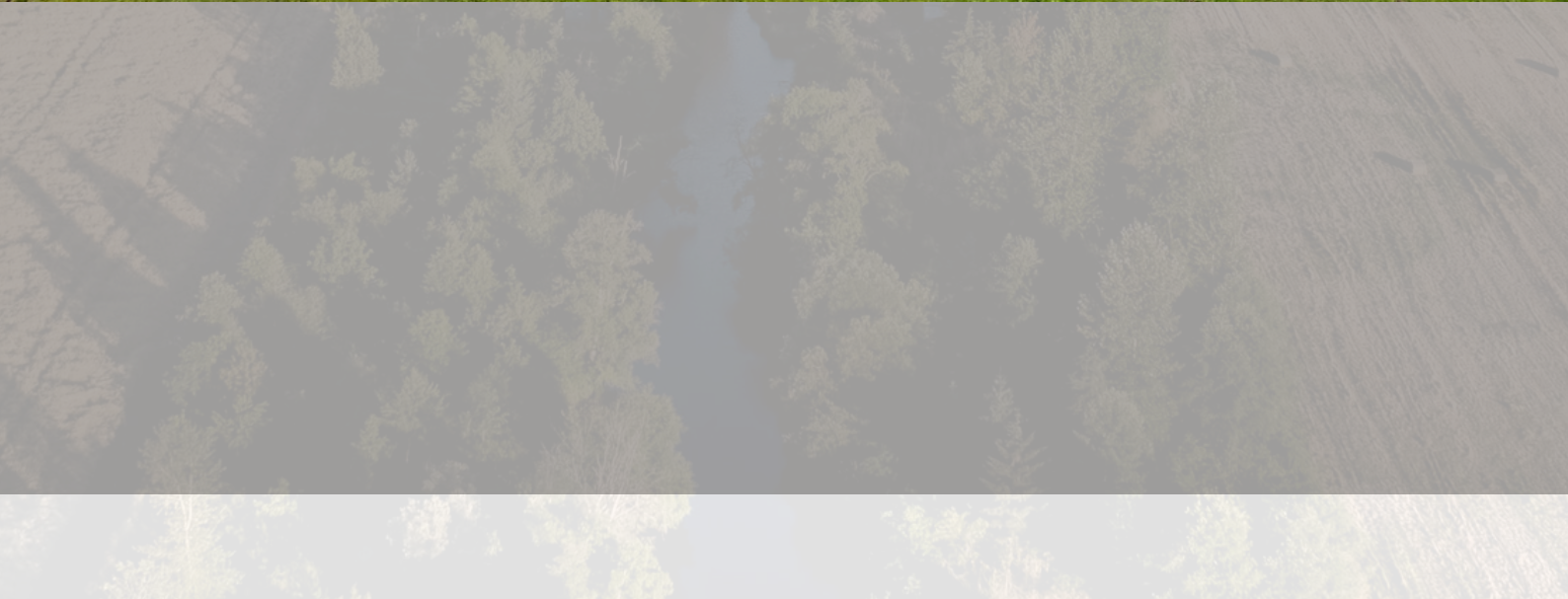
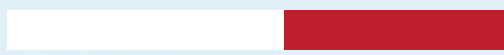
PROPERTY HIGHLIGHTS



- **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
-









PRICING

\$7,000,000



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