

Hillcrest Development Site

2450 STRONG RD SE
SALEM, OR 97302



EXECUTIVE SUMMARY

THE OFFERING

CBRE's is pleased to present the exclusive offering of 2450 Strong Road SE in Salem Oregon. This sprawling 44.6- acre former youth correctional facility is located just off the major I-5 corridor and within five miles of downtown Salem, Oregon. Formerly operated as the Hillcrest Youth Correctional Facility, the campus was originally built in 1923, with additions made through 2003.

The site is ideally situated in Salem's Monringside neighborhood with expanding single-family, multi-family and retail options. With over 40 acres, developers will have the opportunity to master plan the site and implement the best strategy for maximizing the site's potential.

This property presents an ideal opportunity for housing developers, healthcare and government organizations to bring much needed housing stock or services to the Salem area. The property can also be used for other services such as camps, conference centers, community-focused developments and senior care redevelopment.

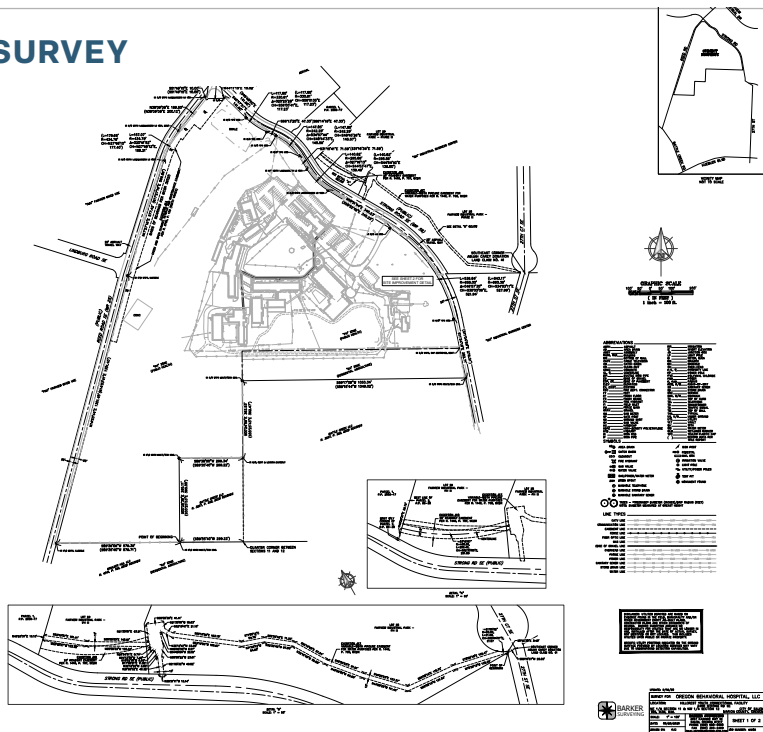
Zoning for the site is primarily PH (Public and Private Health Services), with a southern section zoned RA. PH zoning allows for a wide range of uses including, but not limited to, inpatient and outpatient drug and alcohol rehabilitation centers.



Brand new production housing in the SW Salem area is selling for \$525,000 to \$875,000 and even higher. Prices range from \$295/sf for larger homes to \$375/sf for compact detached and townhome product.

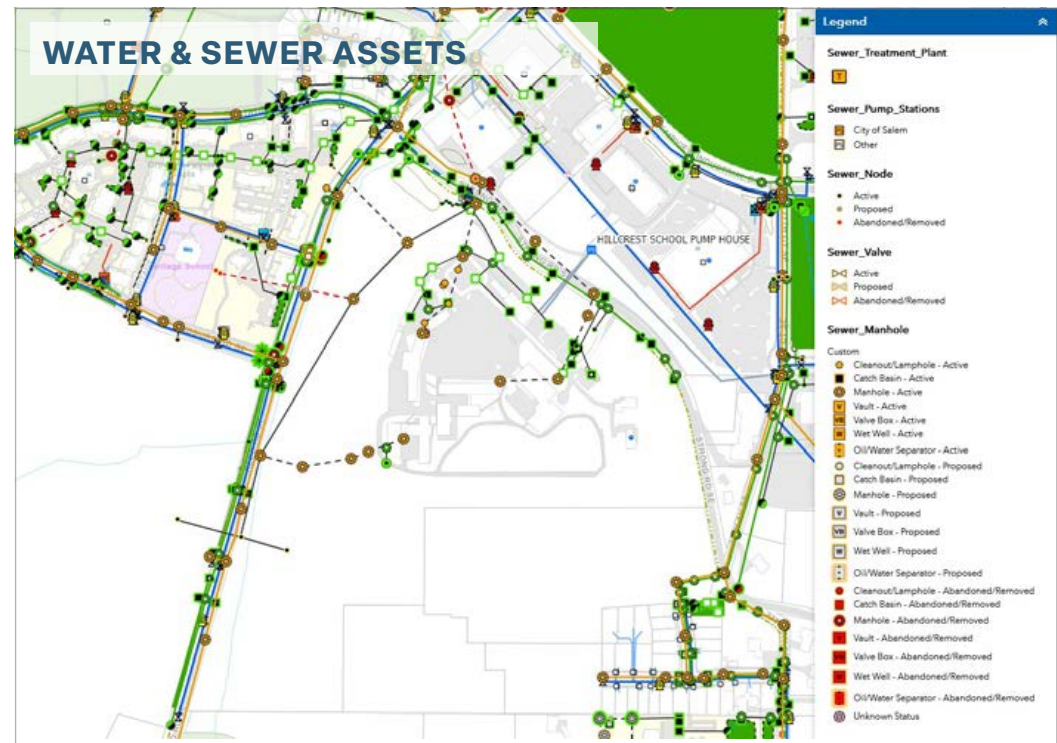


ALTA SURVEY



ALTA Survey – [Link to Virtual Deal Room](#)

WATER & SEWER ASSETS



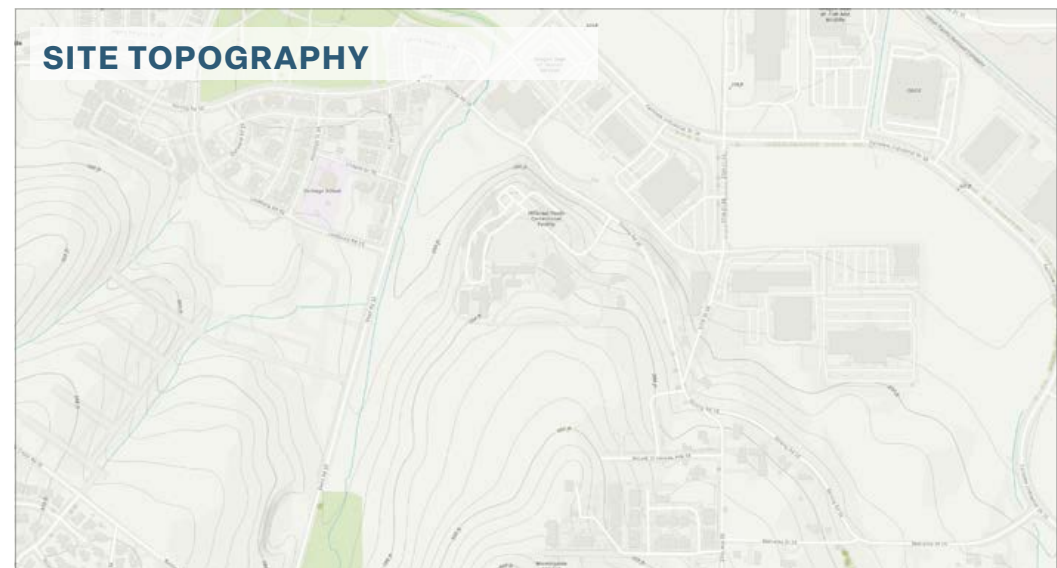
[Link to: Salem Maps](#)

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	2450 Strong RD SE Salem OR 97302
Acres	44.6± Acres
Topo	Hilltop with significant plateau areas, views & some sloped areas
Plan Designation	CSH - Community Service Hospital
Zoning	PH – Public and Private Health Services
OZ	Opportunity Zone
QCT	Qualified Census Tract

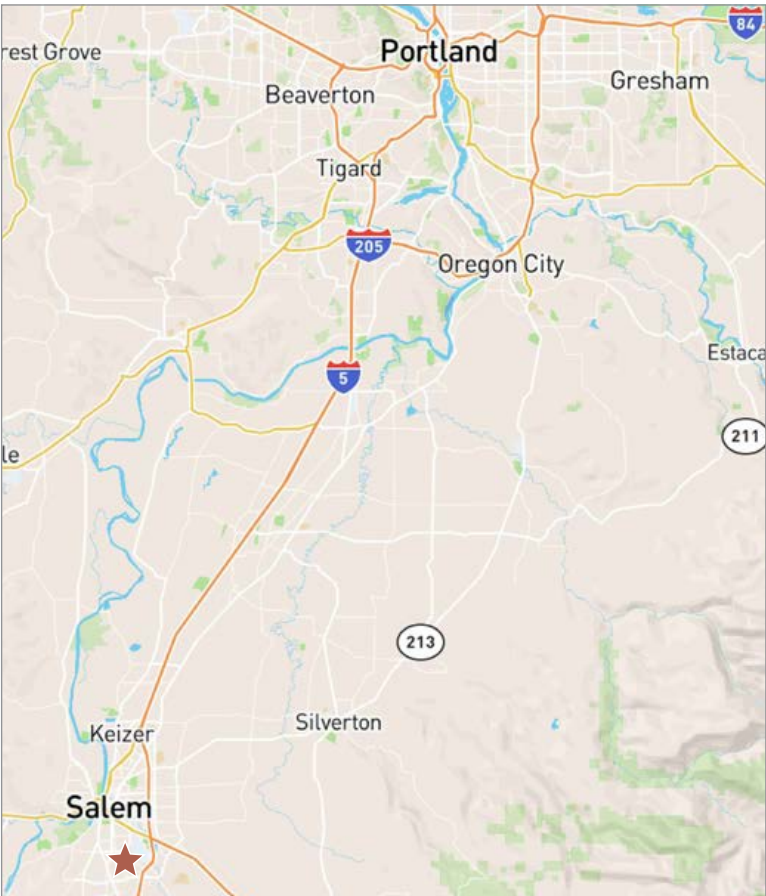
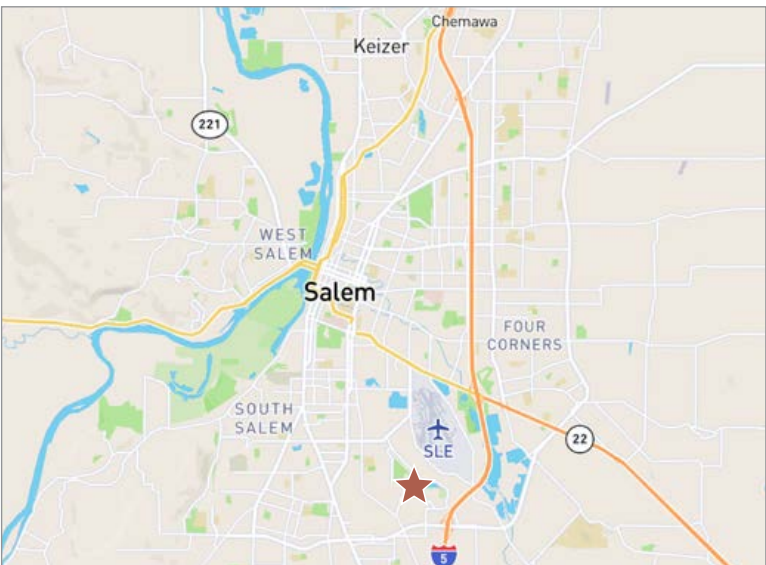
SITE TOPOGRAPHY



[Link to: Topo Map Viewer](#)

AERIAL PHOTO







MARKET OVERVIEW

Salem, Oregon, nestled in the heart of the Willamette Valley, offers a blend of urban convenience and natural beauty. The area surrounding the Hillcrest Development Site features a variety of amenities including parks, shopping centers, and local eateries. Nearby attractions include Minto-Brown Island Park, a sprawling 898-acre natural area with trails, picnic spots, and wildlife viewing.

Salem is approximately 60 miles south of Portland, making it accessible to a major metropolitan area while maintaining a quieter, small-city atmosphere. Other nearby cities include Keizer, Albany, Corvallis, and Woodburn, all within a 30-mile radius.

Most importantly, Oregon has demonstrated a very high need for inpatient behavioral health services. Additionally, the state does not require a Certificate of Need for inpatient Substance Use Disorder facilities. Learn more by clicking the link below.
























Learn more [here](#).

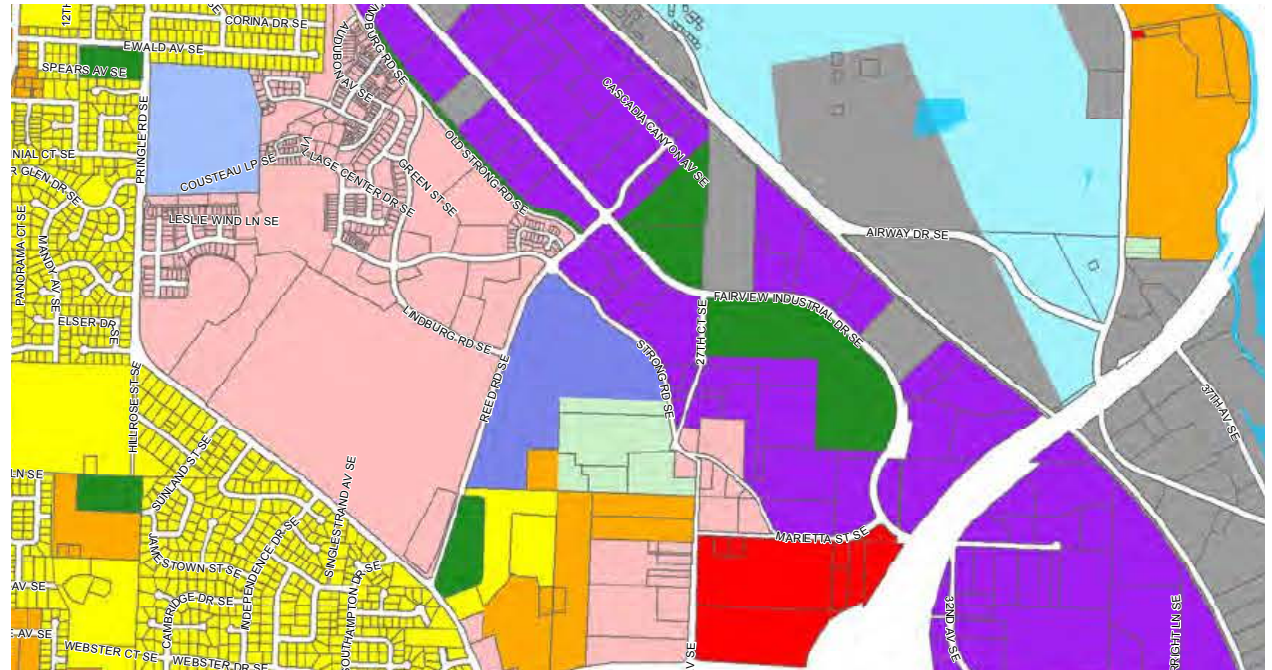


Salem is approximately 60 miles south of Portland, making it accessible to a major metropolitan area while maintaining a quieter, small-city atmosphere.

SALEM COMPREHENSIVE PLAN MAP

KEY

- | | |
|---|---|
|  | COM - Commercial |
|  | CB - Central Business District |
|  | CS - Community Service |
|  | CSA - Community Service Airport |
|  | CSC - Community Service Cemetery |
|  | CSE - Community Service Education |
|  | CSG - Community Service Government |
|  | CSH - Community Service Hospital |
|  | CSS - Community Service Sewage - Solid Waste |
|  | DR - Developing Residential |
|  | EC - Employment Center |
|  | FRM - Farm Resource Management |
|  | IND - Industrial |
|  | IC - Industrial Commercial |
|  | MU - Mixed Use |
|  | MFR - Multi-Family Residential |
|  | POS - Parks - Open Space - Outdoor Recreation |
|  | ROM - River Oriented Mixed Use |
|  | SFR - Single Family Residential |
|  | Willamette Greenway/Compatibility Review Boundary |
|  | Salem City Limits |
|  | Outside Salem Urban Growth Boundary |
|  | UGB |

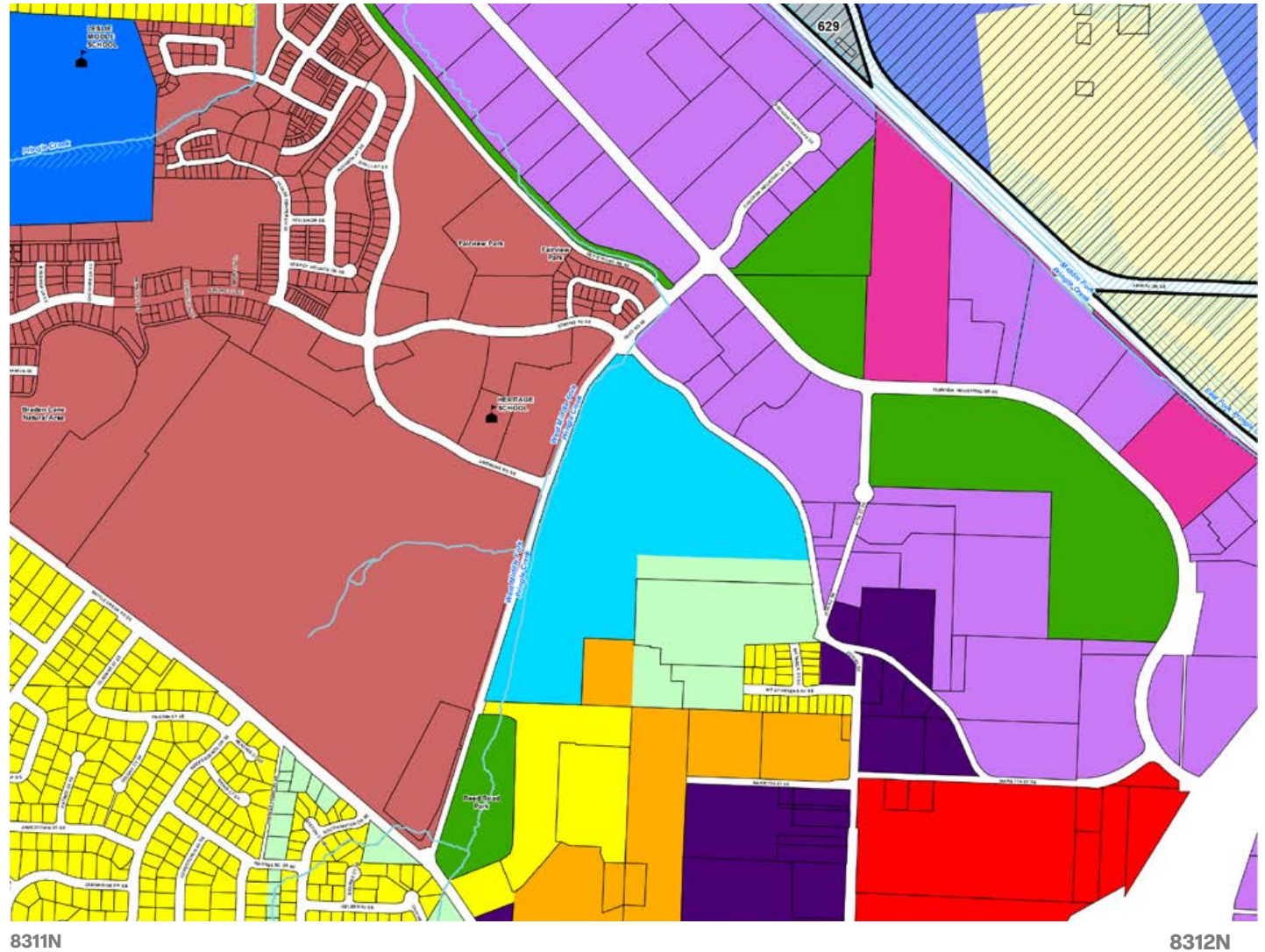


SALEM ZONING MAP

ZONING

Zoning Designations

- 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
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District
- Overlay Zone *
- Historic District *
- Willamette Greenway/Compatibility Review Boundary
- Flood Plain
- Flood Way
- City Limits
- Urban Growth Boundary
- Taxlots
- Water
- Schools



PN ZONING

*Table has been truncated to show Permitted & Conditional uses.
See full table and Salem PH Zoning Code [here](#).

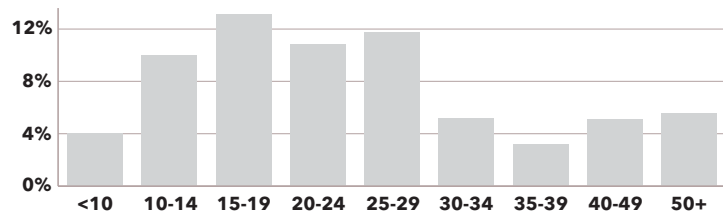
TABLE 543-1. USES*		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	Dwelling unit for a caretaker on the premises being cared for or guarded.
	N	All other single family.
Multiple family	P	Conversion or rehabilitation of a historic contributing building or local historic resource for multiple family residential use, when owned and managed by a public agency or a public/private partnership
	N	All other multiple family.
Group Living		
Residential care	P	
Nursing care	P	
Lodging		
Nonprofit shelters	P	
Retail Sales and Service		
Eating and drinking establishments	P	Mobile food units.
	N	All other eating and drinking establishments.
Retail sales	P	Drug stores and pharmacies.
	N	All other retail sales.
Business and Professional Services		
Office	P	Home health care services.
	C	Distance education and distance learning.
	N	All other office.
Recreation, Entertainment, and Cultural Services and Facilities		
Recreational and cultural community services	P	
Parks and open space	P	
Health Services		
Medical centers/hospitals	P	
Outpatient medical services and laboratories	P	
Educational Services		
Day care	P	
Basic education	C	
Post-secondary and adult education	C	
Civic Services		
Governmental services	P	Administration of public health programs.
	N	All other governmental services.
Social services	P	
Public Safety		
Emergency services	P	
Detention facilities	P	
Construction Contracting, Repair, Maintenance, and Industrial Services		
Wholesale Sales, Storage, and Distribution		
Warehousing and distribution	P	General warehousing and storage, when operated by a public entity.
	N	All other warehousing and distribution.
Utilities		
Basic utilities	P	
Wireless communication facilities	Allowed	Wireless communication facilities are allowed, subject to SRC chapter 703.
Agriculture	N	Marijuana production.
	P	All other agriculture.
Forestry	P	
Animal services	C	Wildlife rehabilitation facilities.
	N	All other animal services.
Other Uses		
Temporary uses	P	<p>The following temporary uses:</p> <ul style="list-style-type: none"> ■ Construction modular, subject to SRC 701.016. ■ Emergency shelter, subject to SRC 701.025. ■ Managed temporary village, subject to SRC 701.030. ■ Safe parking shelter, subject to SRC 701.041.

COMMUNITY SUMMARY

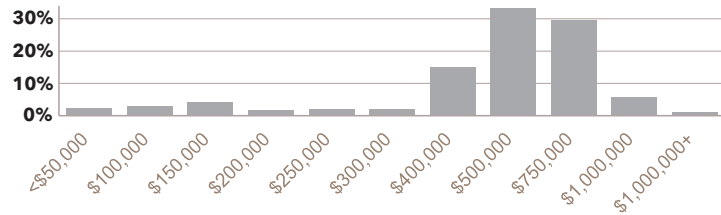
10 Minute Site Radius

31,313	0.93%	2.49	61.6	38.5	\$80,787	\$459,279	\$192,477	21.7%	60.4%	18.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

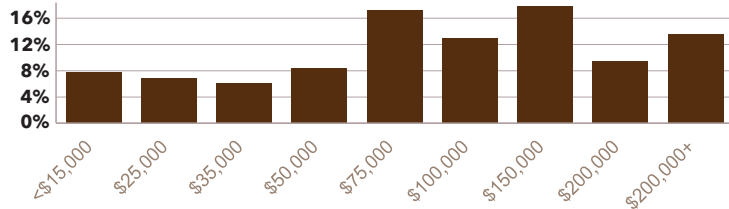
Mortgage as Percent of Salary



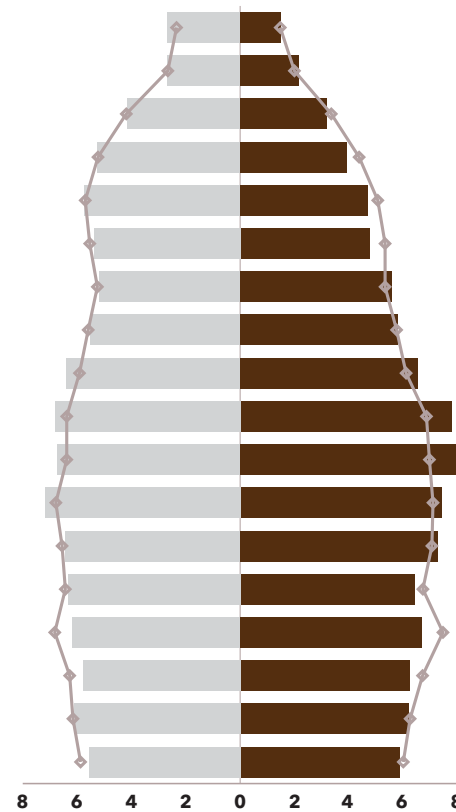
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 41047 (Marion County)



18.3%
Services

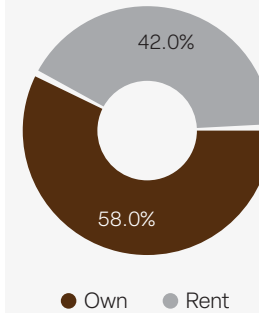


19.0%
Blue Collar

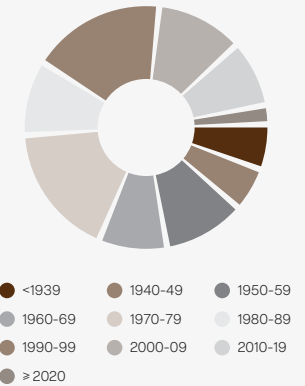


62.7%
White Collar

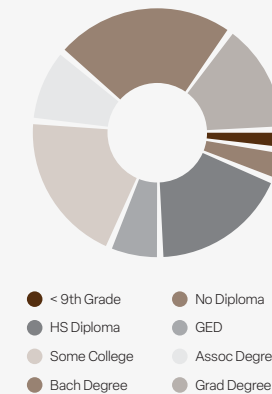
Home Ownership



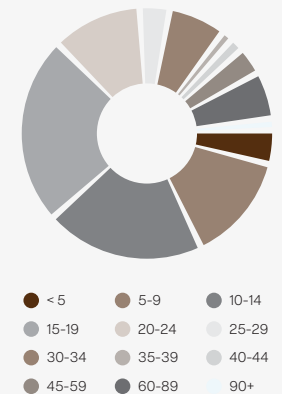
Housing: Year Built



Educational Attainment



Commute Time: Minutes

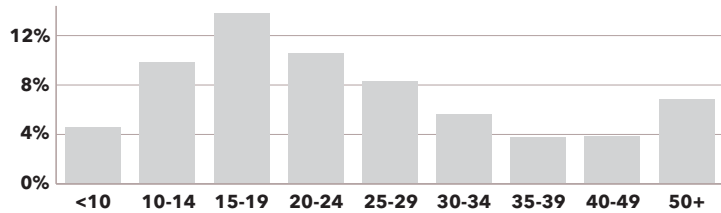


COMMUNITY SUMMARY

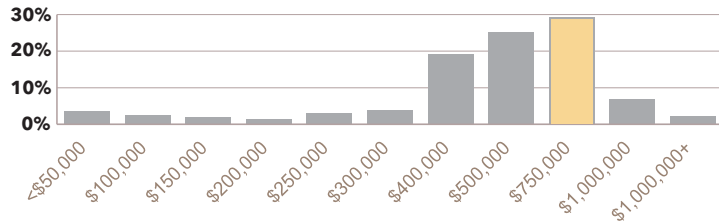
30 Minute Site Radius

393,252	0.62%	2.63	69.6	38.0	\$78,708	\$458,436	\$190,606	22.4%	59.3%	18.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

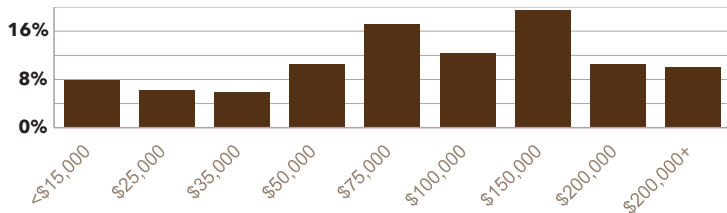
Mortgage as Percent of Salary



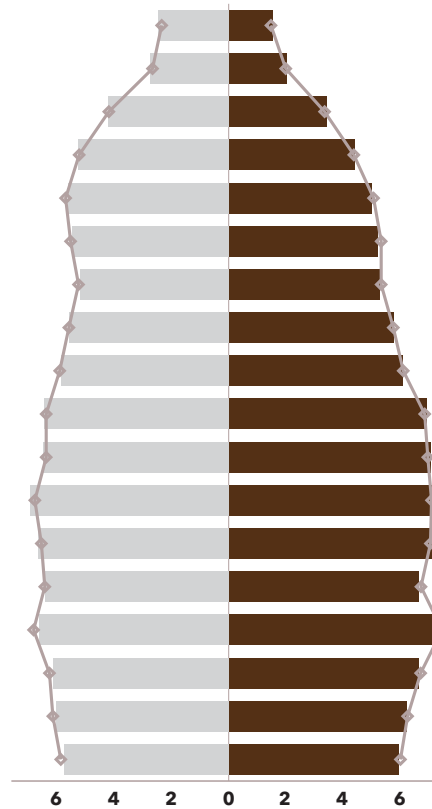
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 41047 (Marion County)



18.4%
Services

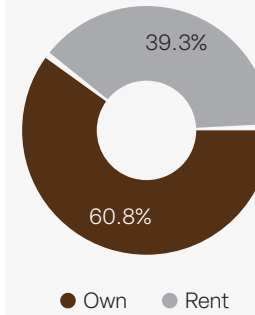


23.2%
Blue Collar

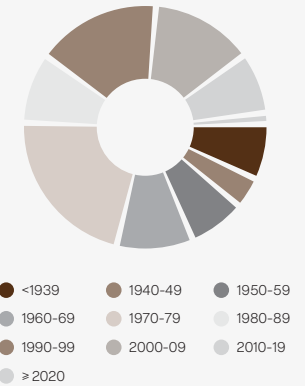


58.3%
White Collar

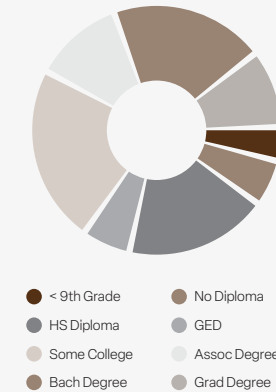
Home Ownership



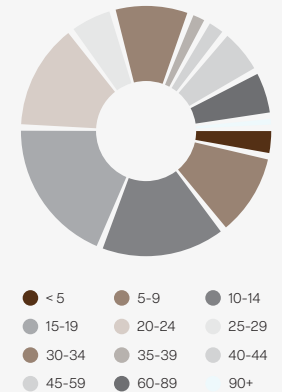
Housing: Year Built



Educational Attainment



Commute Time: Minutes

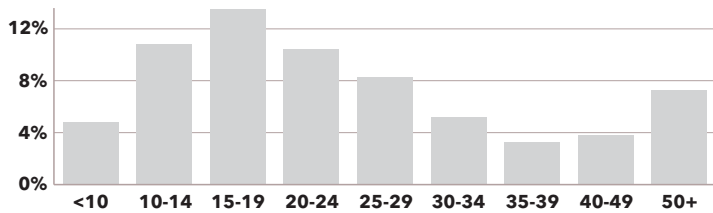


COMMUNITY SUMMARY

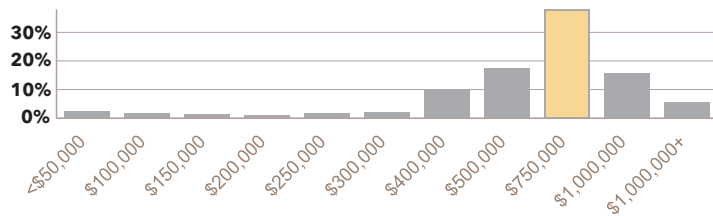
60 Minute Site Radius

1,449,075	0.55%	2.47	60.7	39.5	\$92,247	\$579,962	\$254,734	19.9%	61.0%	19.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

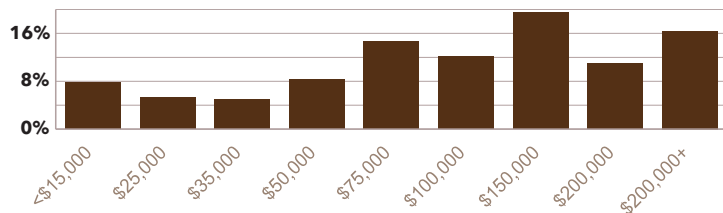
Mortgage as Percent of Salary



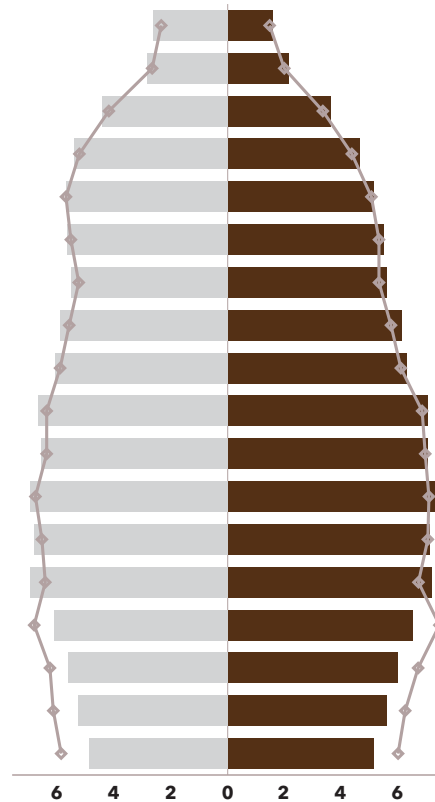
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 41047 (Marion County)



15.3%
Services

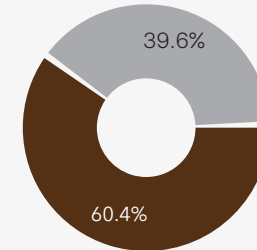


18.3%
Blue Collar



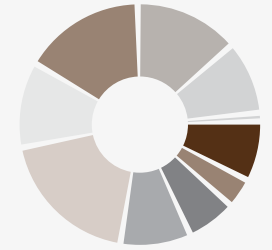
66.3%
White Collar

Home Ownership



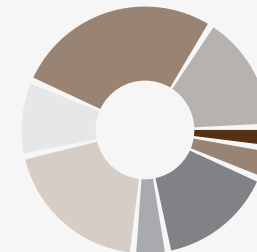
● Own ● Rent

Housing: Year Built



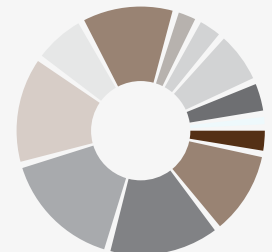
● <1939 ● 1940-49 ● 1950-59
● 1960-69 ● 1970-79 ● 1980-89
● 1990-99 ● 2000-09 ● 2010-19
● ≥ 2020

Educational Attainment



● < 9th Grade ● HS Diploma ● Some College ● Bach Degree
● No Diploma ● GED ● Assoc Degree ● Grad Degree

Commute Time: Minutes



● < 5 ● 5-9 ● 10-14
● 15-19 ● 20-24 ● 25-29
● 30-34 ● 35-39 ● 40-44
● 45-59 ● 60-89 ● 90+

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CBRE

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