

LEGACY
REAL ESTATE

FOR SALE

MEADOWS LN 36.38 ACRES

JEFFERSON, OR

AR
7.25 ACRES

ID
6.23 ACRES

EFU
22.8 ACRES

JAMES HAUGE PRINCIPAL BROKER
LEGACY REAL ESTATE | JAMESH@LEGACYRE.COM | 503-877-2101

OFFER SUMMARY

\$1,200,000

PRICE

36.38

ESTIMATED ACRES

ID, AR, EFU

ZONING

\$32,985

PER ACRE



PROPERTY INFORMATION

Land	Meadows Ln SE Acreage
Location	Jefferson, OR 97352 (I-5 S Exit 244)
County	Marion
Acres	36.38 (Estimated)
Sq Ft	1,584,712 (Estimated)
Zoning	ID, AR, EFU
Parcels	536334 (30.1 Acres) 536337 (6.18 Acres)
WVMLS	786479
Traffic Count	50,001 – 75,000 per day (2020)

36.38 acres of diverse zoning for plenty of commercial and residential potential.

Don't miss your chance to own this versatile land in a highly visible location, directly off I-5 between Salem and Albany.

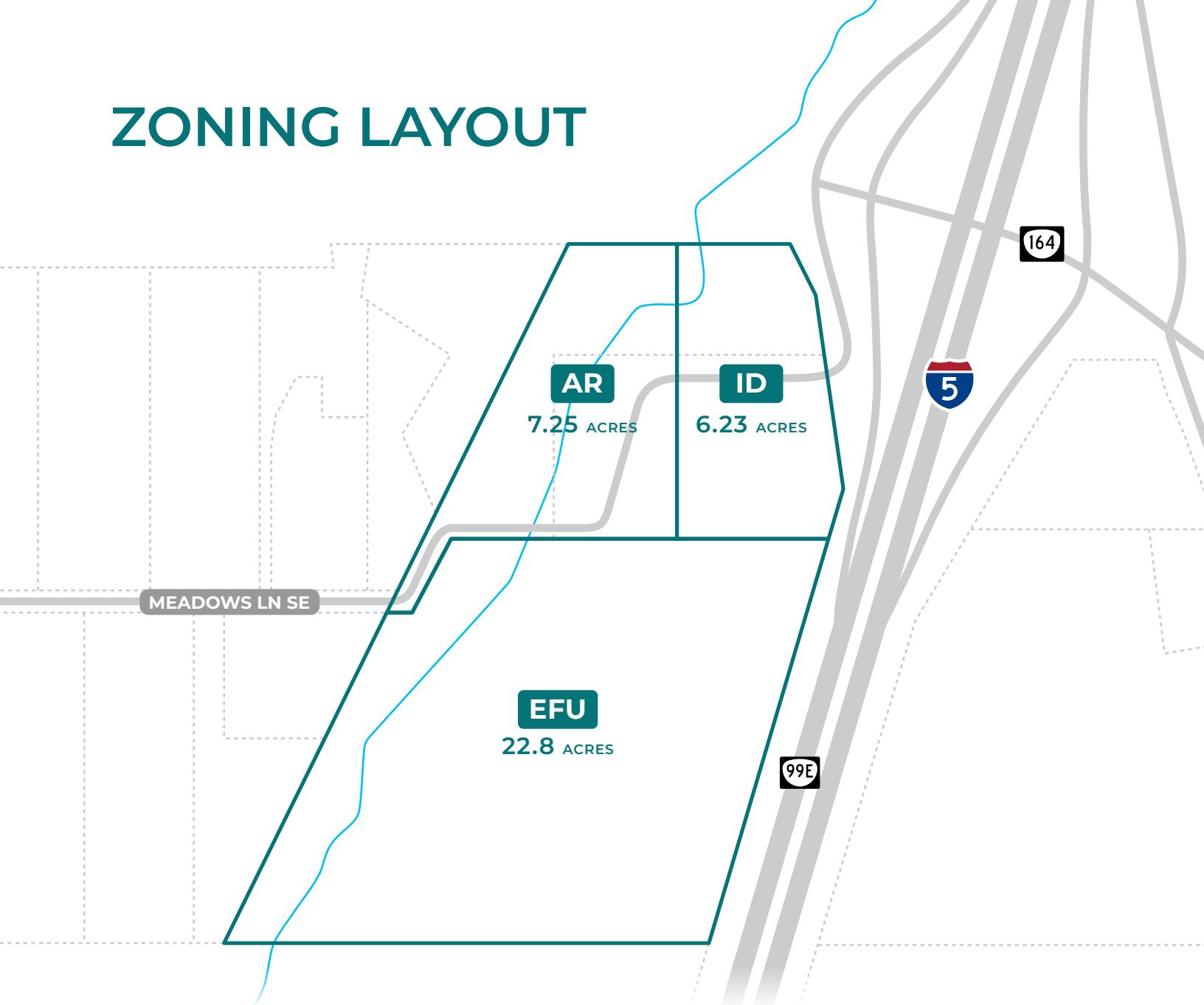
From single-family homes, traveler accommodations, and commercial ventures like RV parks and gas stations, this expansive 2-parcel land offers a wide range of possibilities.

■ NOV 2021

Aerial Photos



ZONING LAYOUT



AR

ACREAGE RESIDENTIAL

- Single-Family Dwelling
- Farm Use
- Planned Developments
- Limited Home Occupations
- Religious Organizations
- 2-3 Acreage SFR Lots
- Public/Private Utility Buildings
- Public Buildings

ID

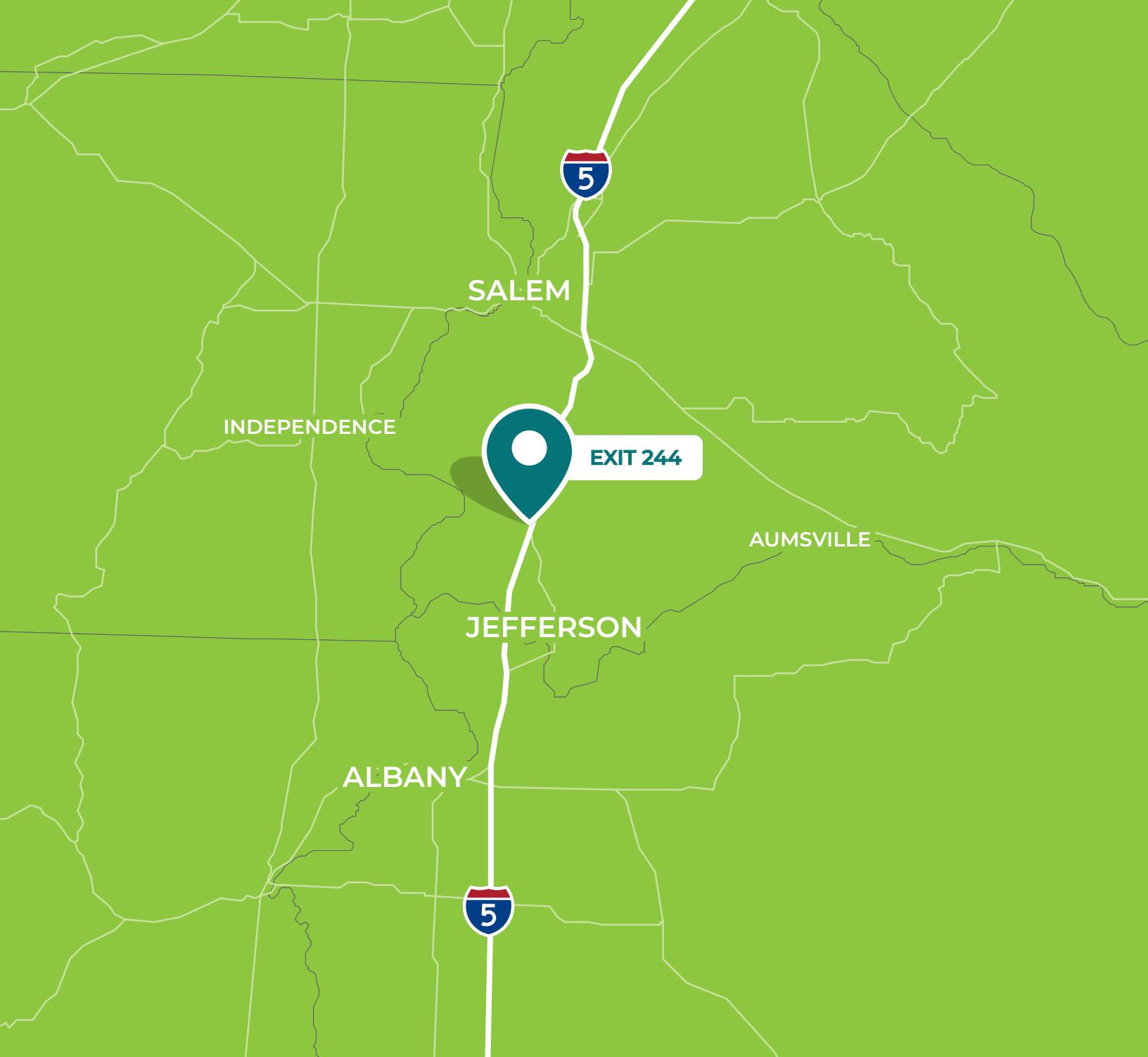
INTERCHANGE DISTRICT

- Service Station
- Towing Service
- Traveler Accommodations
- Eating Place
- Recreation Vehicle Park
- Automotive Repair Shop
- Wireless Communications Facility

EFU

EXCLUSIVE FARM USE

- Farm Use
- Propagation / Harvesting of forest product
- Buildings, other dwellings in conjunction with farm use



MEADOWS LN SE

Jefferson, OR 97352

This is a highly visible location directly off I-5 Interchange Exit 244, just 13 miles South of Salem and 16 miles North of Albany.

**Traffic Count (2020)
50,001 – 75,000 per day**

I-5 Exit 244 serves as a gateway to convenience and amenities in the heart of Southern Oregon. With its cultural attractions, dining choices, and lodging options, Exit 244 serves as a strategic and enjoyable rest point for those passing through or exploring the scenic wonders of Southern Oregon.

DEVELOPMENT CONCEPTS



DEVELOPMENT CONCEPTS



CONTACT



JAMES HAUGE

Licensed Principal Broker in Oregon
#200107093

📞 503.877.2101

✉️ JAMESH@LEGACYRE.COM

LEGACY
REAL ESTATE

legacyre.com | 503-390-1375

CONFIDENTIALITY & DISCLAIMER: The information contained in the following marketing flyer is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Legacy Real Estate and it should not be made available to any other person or entity without the written consent of Legacy Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the marketing flyer. If you have no interest in the subject property, please promptly return this marketing flyer to Legacy Real Estate. This marketing flyer has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Legacy Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing flyer has been obtained from sources we believe reliable; however, Legacy Real Estate has not verified, and will not verify, any of the information contained herein, nor has Legacy Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

