

# Rare Large Industrial Parcel

1551 SE LYLE STREET, DALLAS, OR 97338



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VIDEO TOUR

FOR SALE

**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

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**POTENTIAL RENDERING**



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## PROPERTY DESCRIPTION

The property represents one of the last large industrial parcels from the Willamette Valley up to the Portland Metro area. The parcel size offers a wide array of development opportunities, including a mixed-use project.

Approximately 17 acres of the site could be used for medium-to-high density residential product, which can be sold separately. The City of Dallas supports the land use change, subject to an application process.

Dallas is an aggressively pro-business municipality that is committed to moving quickly. The key players are very accessible and willing to brainstorm with prospects.

The property currently produces approximately \$15,000 per month in income from leases.

## PROPERTY HIGHLIGHTS

- Zoning already applied
- Inside city limits
- Power and water serving site
- Located in the Enterprise Zone
- Possible rail service
- Fiber available

## OFFERING SUMMARY

Sale Price: \$10,000,000

Lot Size: 66.13 Acres

## ADDITIONAL LINKS

- [Regional flyover tour](#)
- [Single-building concept rendering](#)
- [Multi-building concept rendering](#)
- [Separate residential concept rendering](#)



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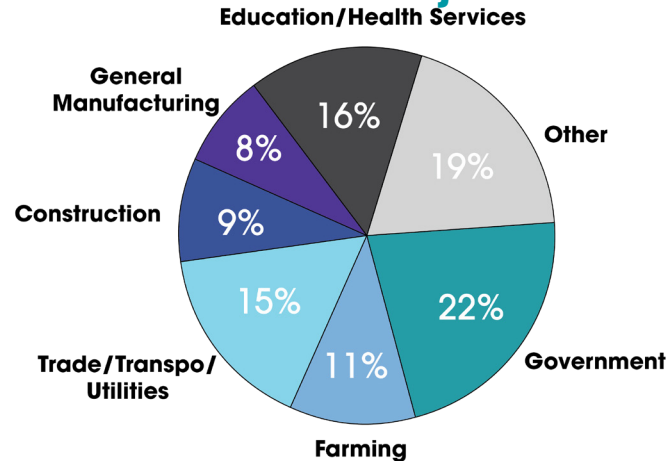
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Dallas is in the heart of the Mid-Willamette Valley, known for its world-class wines produced in communities around the region. But grapes are just one of nearly 200 different crops produced in the three-county region, including hops, hazelnuts, grass seed, and nursery stock. Dallas is part of the Salem Metropolitan Statistical Area. The city of Salem, just 15 miles from Dallas, is the region's largest cities. Local employers draw from a large pool of workers; there are more than one million workers in the 45-mile commute shed.

## Salem Metro Area Major Industries



## Salem Metro Area Education



Age 25+ High School Degree	90%
Age 25+ Bachelor's Degree or Higher	36%



## Salem Metro Area Median Wage



Manufacturing	\$44,904
Construction	\$57,943
Agriculture	\$33,797
Warehousing & Storage	\$48,988

## Population



Salem Metro Area 2020	432,926
Salem City	170,000
Dallas City	17,200

Source: Oregon Employment Department



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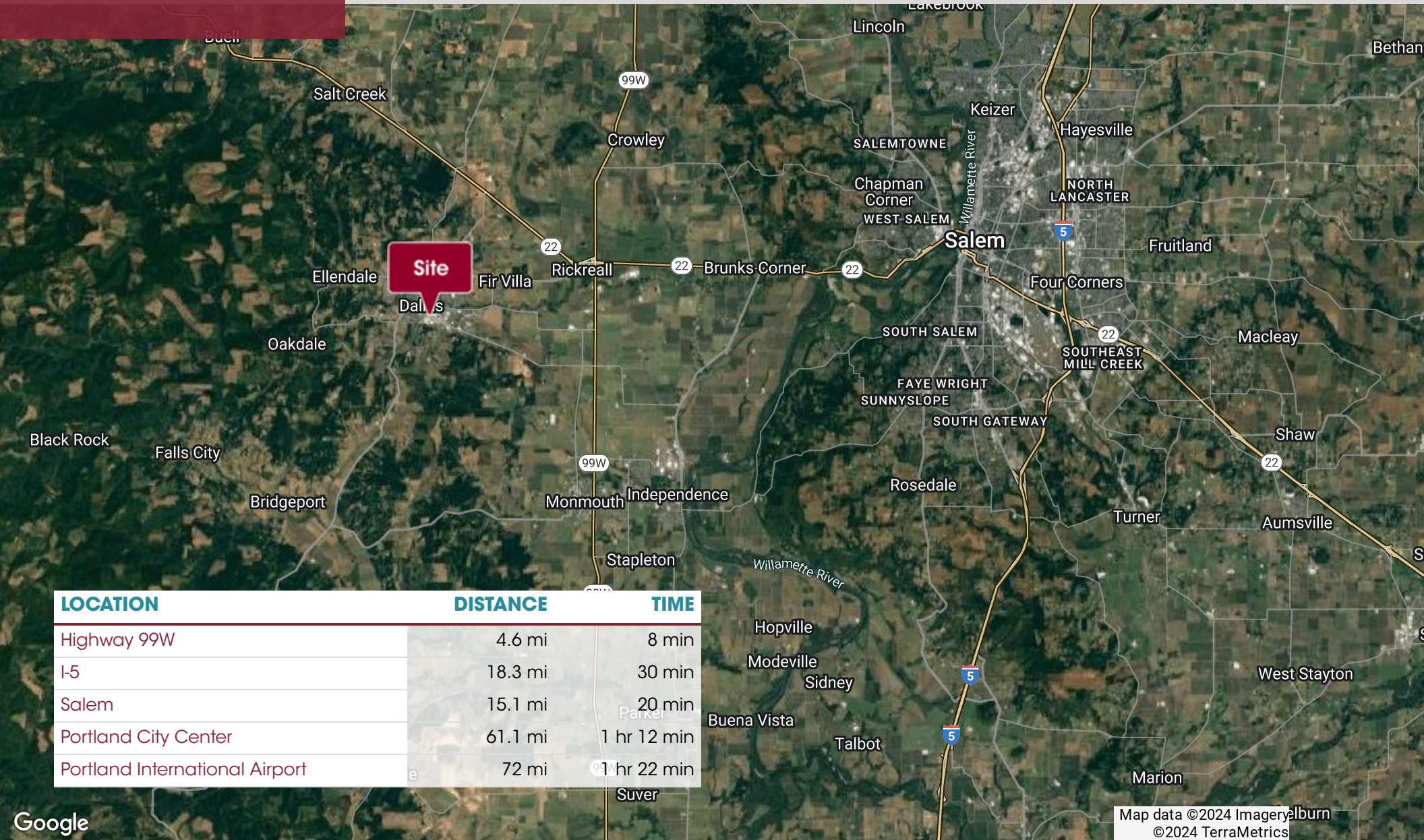
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LOCATION	DISTANCE	TIME
Highway 99W	4.6 mi	8 min
I-5	18.3 mi	30 min
Salem	15.1 mi	20 min
Portland City Center	61.1 mi	1 hr 12 min
Portland International Airport	72 mi	1 hr 22 min

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