



FOR SALE



## 3000 BLK PORTLAND RD NE

### North Gateway Development Opportunity

10,890 SF | \$125,000

#### 3000 Blk Portland Rd NE, Salem, OR

Prime industrial/commercial investment opportunity in Salem. This .25-acre parcel of land is located in Salem on Portland Rd. NE offers versatile IC zoning, making it ideal for industrial and commercial uses. The property provides easy access to major transportation routes, offering a strategic location for logistics and operations.

An additional five adjoining lots may also be available for purchase, offering the opportunity to create a contiguous parcel totaling approximately 0.78 acres. This includes the subject property and an additional 0.53 acres from the neighboring lots available.

#### GEORGE GRABENHORST

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# PROPERTY SUMMARY

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SALE**



## OFFERING SUMMARY

Address	3000 Blk Portland Rd NE, Salem, OR
Sale Price	\$125,000
Zoned	IC
Lot Size	0.25 Acres
Lot SF	10,890

### Property Features

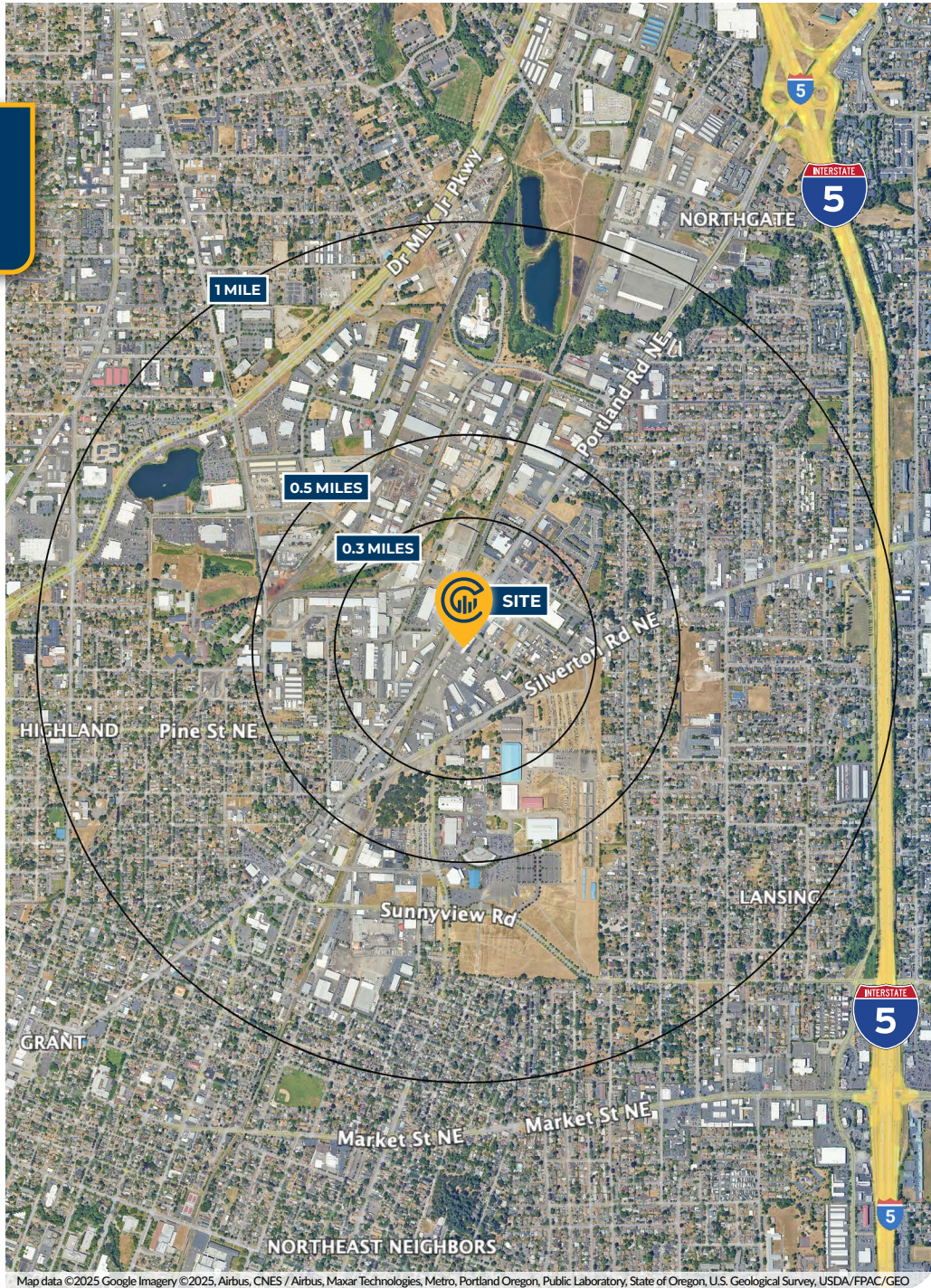
- North Gateway Rehabilitation Grant dollars match 1-1, max \$300,000
- North Gateway Urban Renewal Grant up to \$20,000
- Versatile zoning for various industrial and commercial uses
- Prime investment opportunity
- Ideal for land and industrial investors
- High traffic count

### Location Description

Located in the heart of Salem, Oregon, and in its North Gateway Rehabilitation & Urban Renewal area, Portland Rd. NE offers a prime location for land and industrial investment. Just minutes from I-5, this strategic site provides excellent access to the broader Pacific Northwest market. The area is surrounded by key business hubs, including the Salem Municipal Airport and Salem Renewable Energy Park, further enhancing its appeal for commerce and industry. With established industrial neighbors and close proximity to essential amenities, this property represents a compelling opportunity for investors seeking growth in Salem's thriving market.



# DEMOGRAPHICS MAP & REPORT



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## AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	797	2,609	14,723
Average Age	32	34	36
Average Age (Male)	32	33	35
Average Age (Female)	34	35	37
<b>Households &amp; Income</b>			
Total Households	305	927	5,127
# of Persons Per HH	2.6	2.8	2.9
Average HH Income	\$49,943	\$54,262	\$61,507
Average House Value	\$349,036	\$346,036	\$341,974

Demographics data derived from AlphaMap

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