

DEVELOPMENT OPPORTUNITY

388 ACRES IN SALEM CITY LIMITS

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 1 - IG	165	\$4,350,000	\$26,364
LOT 1A - IG	12	\$1,850,000	\$154,167
LOT 2 - MU-II	72	\$8,000,000	\$111,111
LOT 3 - MU-III	48.24	\$2,000,000	\$41,459
LOT 4 - RS	34.33	\$3,400,000	\$99,039
LOT 5 - RS	55.91	\$3,600,000	\$64,389

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

↗ TURNER DEVELOPMENT

UNLOCK UNPARALLELED POTENTIAL WITH THIS EXCLUSIVE 388-ACRE PARCEL—THE LARGEST UNDEVELOPED GEM WITHIN SALEM CITY LIMITS. STRATEGICALLY POSITIONED JUST 7 MILES SOUTHEAST OF DOWNTOWN, THIS SITE MASTERFULLY FUSES RURAL LANDSCAPES, STUNNING NATURAL VISTAS, AND SEAMLESS SUBURBAN CONNECTIVITY, SETTING THE STAGE FOR TRANSFORMATIVE PROJECTS. ADJACENT TO TURNER LAKE AND CORBAN UNIVERSITY, IT OFFERS EFFORTLESS ACCESS TO KEY INFRASTRUCTURE LIKE THE AIRPORT AND MAJOR BIG-BOX RETAILERS. THIS TOP TIER ASSIST FEATURES RESIDENTIAL ZONES, DESIRABLE MIXED USE ZONES, INDUSTRIAL COMMERCIAL ZONES, AND INDUSTRIAL COMMERCIAL ZONES.

IDEAL FOR VISIONARY DEVELOPERS, THIS CANVAS INVITES INNOVATIVE MASTER-PLANNED COMMUNITIES, MIXED-USE HUBS, OR HIGH-YIELD INVESTMENTS. PARTNER UP OR LEAD THE CHARGE—SHAPE SALEM'S NEXT EVOLUTION AND CAPITALIZE ON THIS RARE, HIGH-GROWTH FRONTIER. ACT NOW TO SECURE YOUR STAKE IN TOMORROW'S SUCCESS!



LOCATION

- **LOCATION:** 5465 TURNER ROAD SOUTHEAST, SALEM, OR 97317
- **SIZE:** 388-ACRE PARCEL
- **ZONING:** RESIDENTIAL, MIXED USE II, MIXED USE III, INDUSTRIAL COMMERCIAL, AND INDUSTRIAL GENERAL.
- **ACCESSIBILITY:** 1.1 MILES FROM I-5, 1.9 MILES FROM HWY 22, 7 MILES SOUTHEAST OF DOWNTOWN SALEM
- **NATURAL FEATURES:** ELEVATED TOPOGRAPHY WITH VIEWS OVER SALEM AND TURNER, ADJACENT TO MILL CREEK
- **DEVELOPMENT STATUS:** TOPOGRAPHY/BOUNDARY SURVEYS, TREE SURVEY, COMPLETED ZONE CHANGE, TENTATIVE SUBDIVISION PLAN CONCEPTS, AND PARTITION IN PROCESS.



STEPS FROM TURNER LAKE



ADJACENT TO CORBAN UNIVERSITY



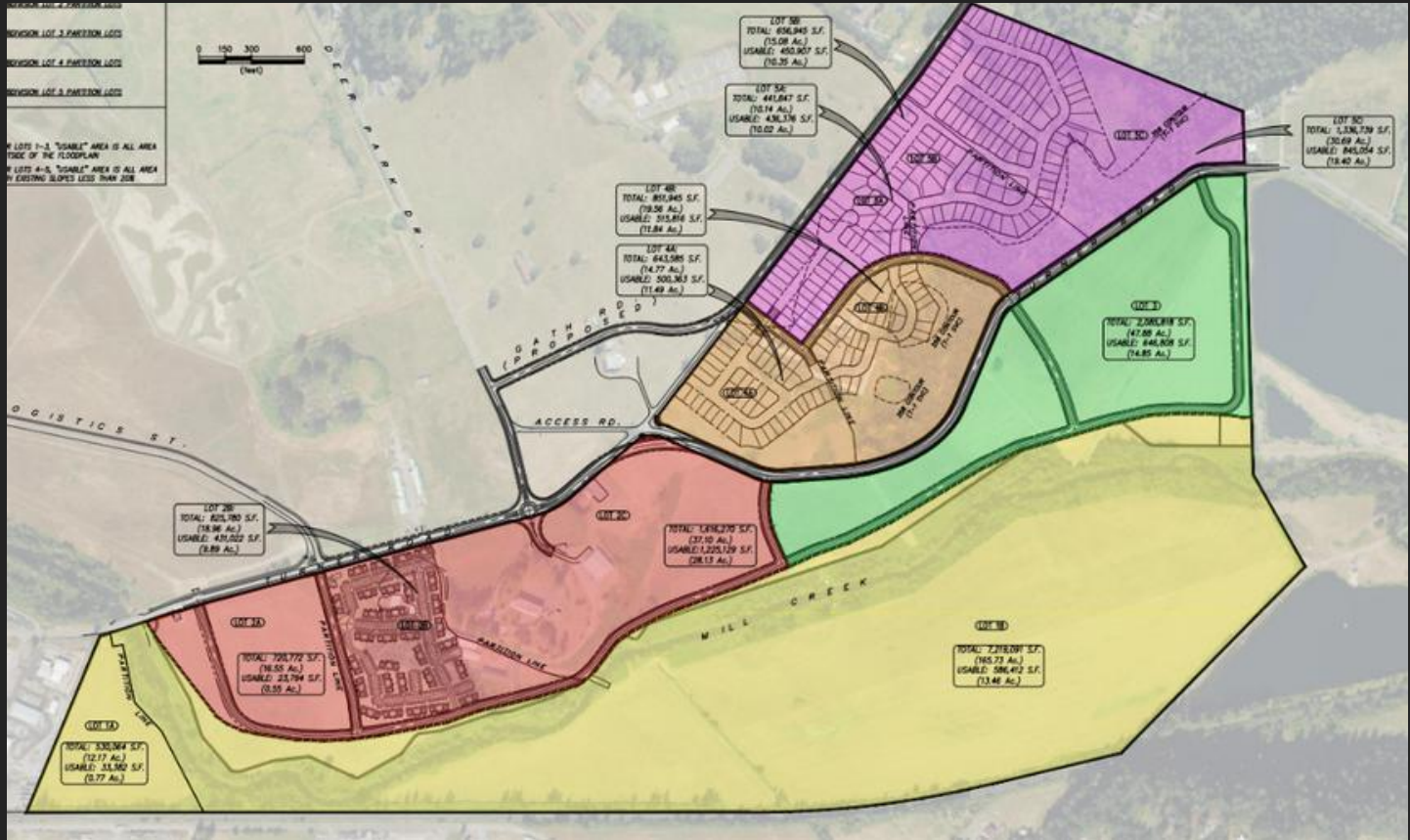
EDGE OF A THRIVING COMMUNITY



LOT BREAKDOWN

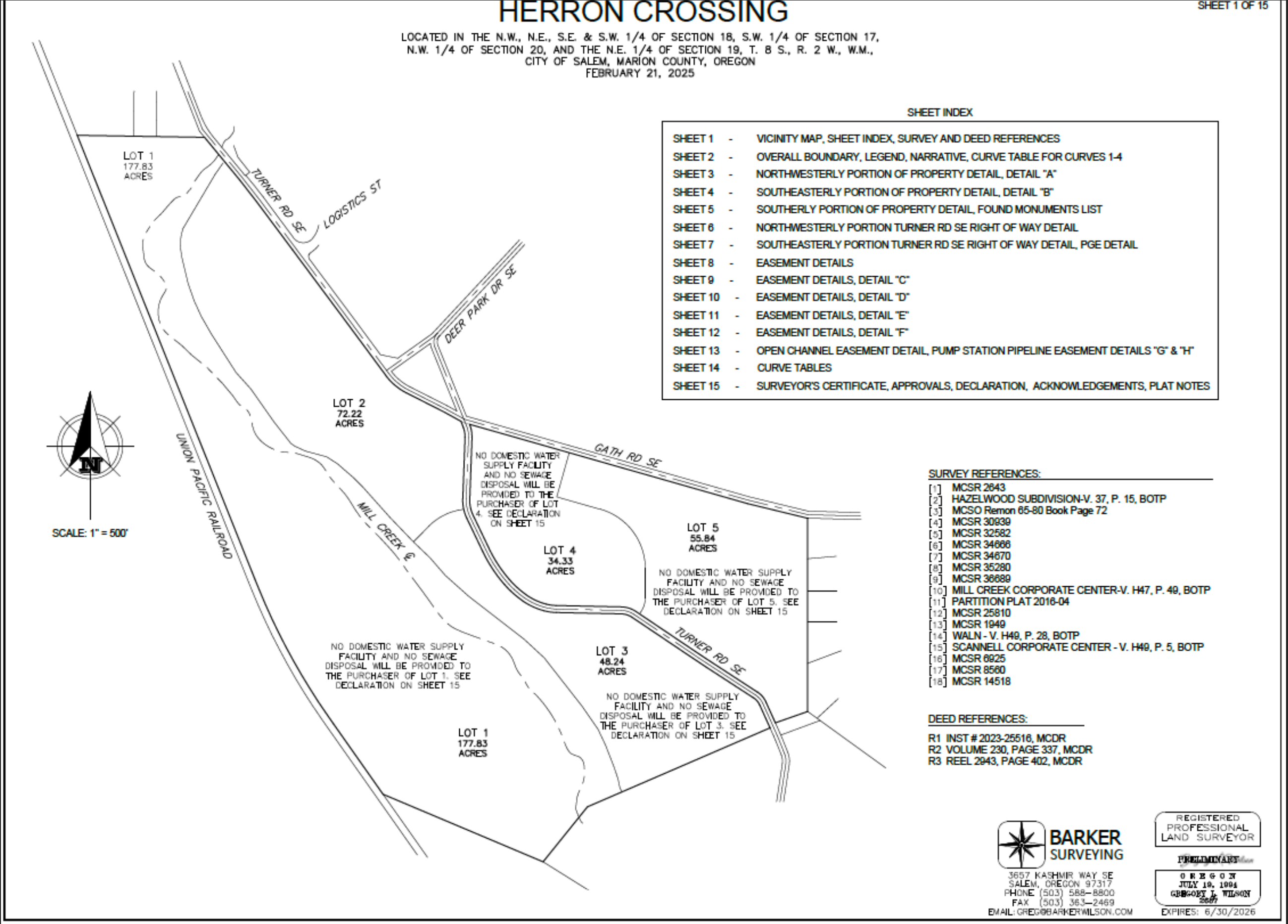
PARCEL	USABLE	FILL	FUTURE USABLE	UNUSABLE	TOTAL
LOT 1A	0.77	8.3	10.47	1.7	12.17
LOT 1B	13.46	35.62	49.08	116.65	165.73
LOT 2A	0.55	15.96	16.51	0.04	16.55
LOT 2B	9.89	7.73	18.96	0	18.96
LOT 2C	28.13	14.5	37.1	0	37.1
LOT 3	14.85	30.52	45.37	2.51	47.88
LOT 4A	11.49		11.49	3.28	14.77
LOT 4B	11.84		11.84	7.72	19.56
LOT 5A	10.14		10.02	0	10.02
LOT 5B	10.35		10.35	4.73	15.08
LOT 5C	19.4		19.4	11.29	30.69
TOTALS	130.87	112.63	240.59	147.92	388.51

PARCEL	USABLE	FILL	FUTURE USABLE	UNUSABLE	TOTAL
IG	0.77	8.3	10.5	1.7	12.17
IC	13.46	35.62	49.08	116.65	165.73
MU-II (2)	38.57	38.19	72.57	0.04	72.61
MU-III(3)	14.85	30.52	45.37	2.51	47.88
RES (4)	23.33	0	23.33	11	34.33
RES (5)	39.89	0	39.77	16.02	55.79
TOTALS	130.87	112.63	240.6	147.92	388.51



LOT BREAKDOWN

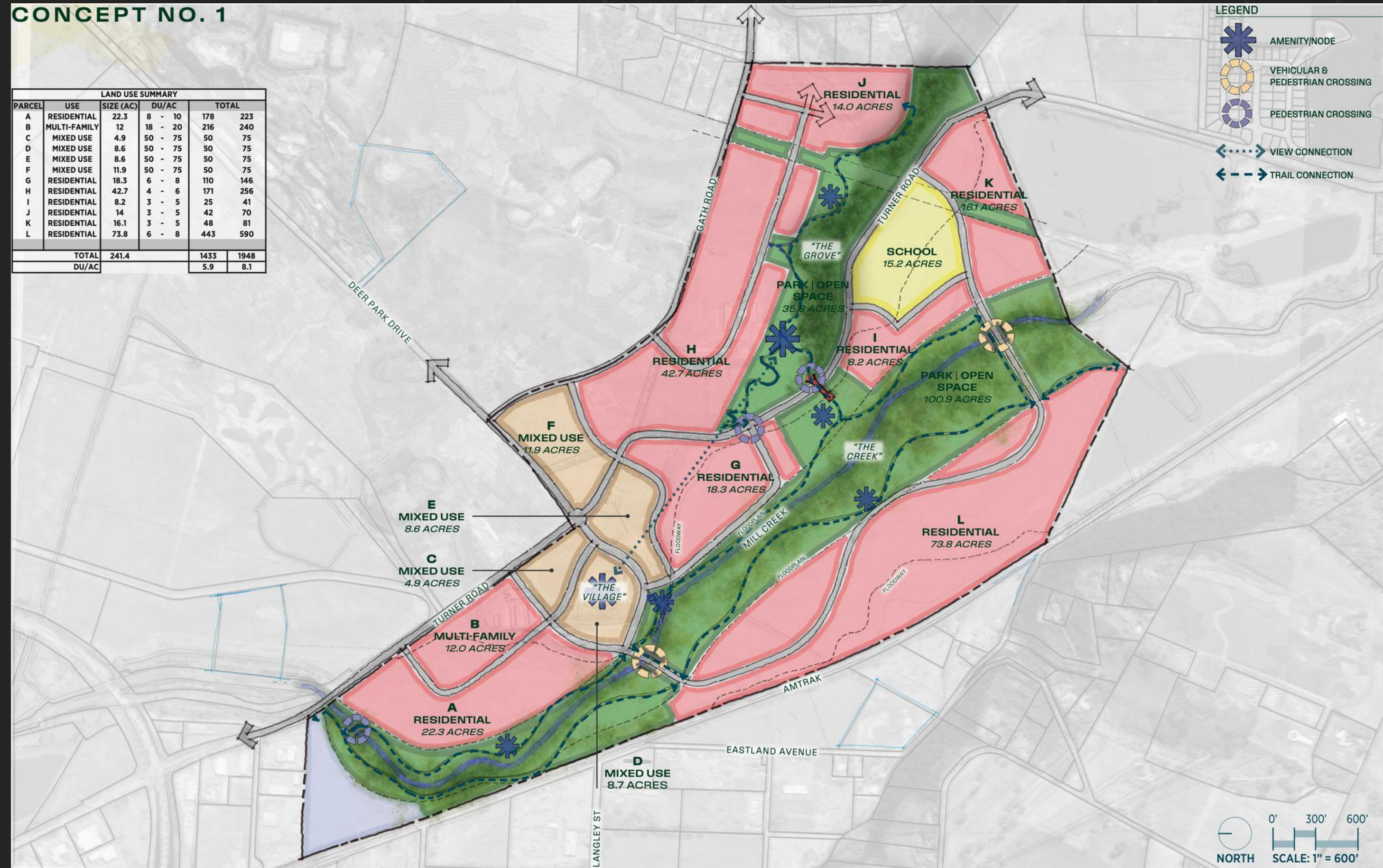
ENTIRE THING	ACRES APPROX	PRICE
LOT 1	165.73	\$4,350,000
LOT 1A	12.17	\$1,850,000
LOT 2	72.61	\$8,000,000
LOT 3	47.88	\$2,000,000
LOT 4	34.33	\$3,400,000
LOT 5	55.79	\$3,600,000
TOTAL	388.51	NEGOTIABLE



SITE CONCEPTS

CONCEPT NO. 1

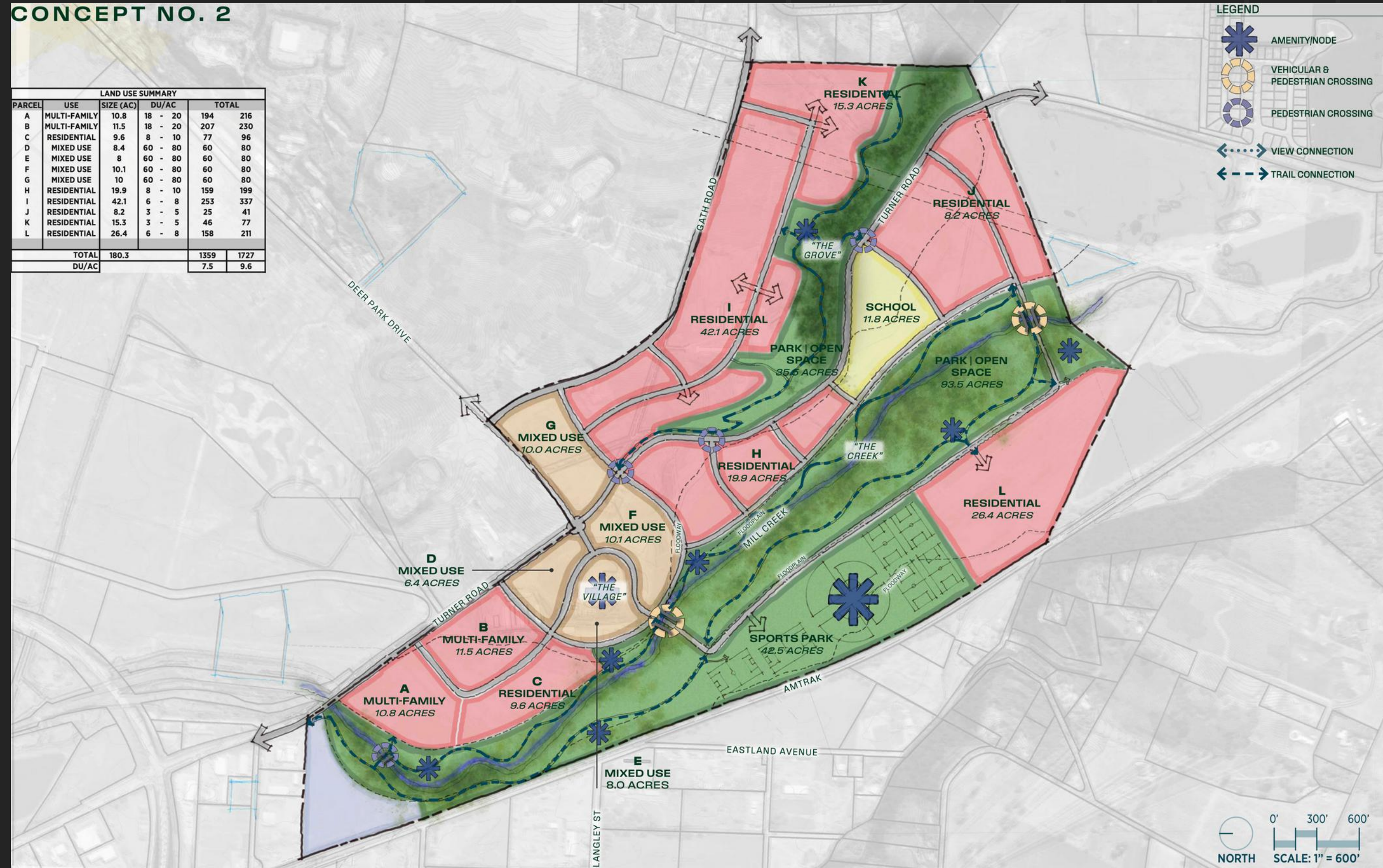
LAND USE SUMMARY					
PARCEL	USE	SIZE (AC)	DU/AC	TOTAL	
A	RESIDENTIAL	22.3	8 - 10	178	223
B	MULTI-FAMILY	12	18 - 20	216	240
C	MIXED USE	4.9	50 - 75	50	75
D	MIXED USE	8.6	50 - 75	50	75
E	MIXED USE	8.6	50 - 75	50	75
F	MIXED USE	11.9	50 - 75	50	75
G	RESIDENTIAL	18.3	6 - 8	110	146
H	RESIDENTIAL	42.7	4 - 6	171	256
I	RESIDENTIAL	8.2	3 - 5	25	41
J	RESIDENTIAL	14	3 - 5	42	70
K	RESIDENTIAL	16.1	3 - 5	48	81
L	RESIDENTIAL	73.8	6 - 8	443	590
TOTAL		241.4		1433	1948
		DU/AC		5.9	8.1



SITE CONCEPTS

CONCEPT NO. 2

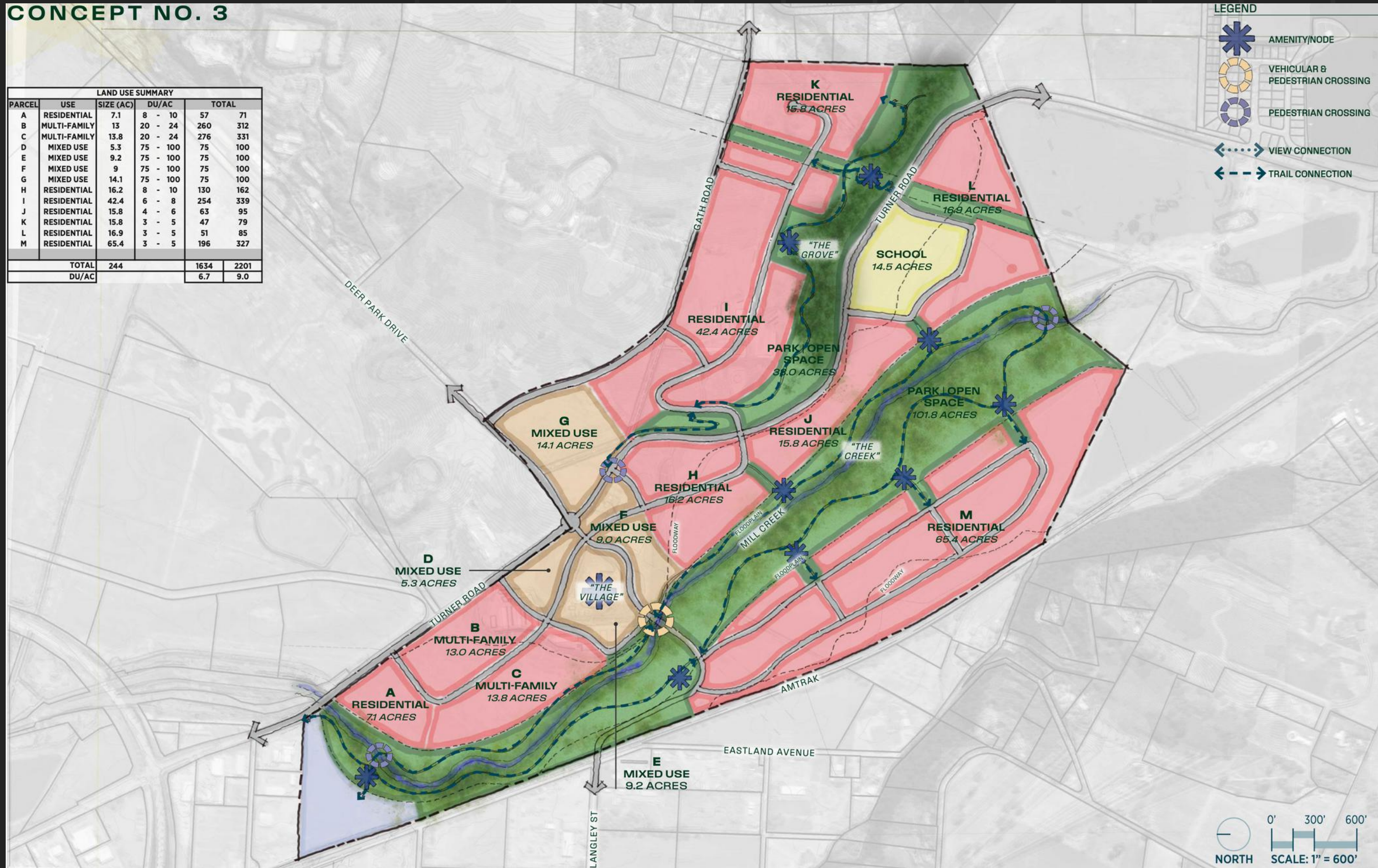
LAND USE SUMMARY				
PARCEL	USE	SIZE (AC)	DU/AC	TOTAL
A	MULTI-FAMILY	10.8	18 - 20	194
B	MULTI-FAMILY	11.5	18 - 20	207
C	RESIDENTIAL	9.6	8 - 10	77
D	MIXED USE	8.4	60 - 80	60
E	MIXED USE	8	60 - 80	60
F	MIXED USE	10.1	60 - 80	60
G	MIXED USE	10	60 - 80	60
H	RESIDENTIAL	19.9	8 - 10	159
I	RESIDENTIAL	42.1	6 - 8	253
J	RESIDENTIAL	8.2	3 - 5	25
K	RESIDENTIAL	15.3	3 - 5	46
L	RESIDENTIAL	26.4	6 - 8	158
TOTAL		180.3		1359
				1727
DU/AC			7.5	9.6



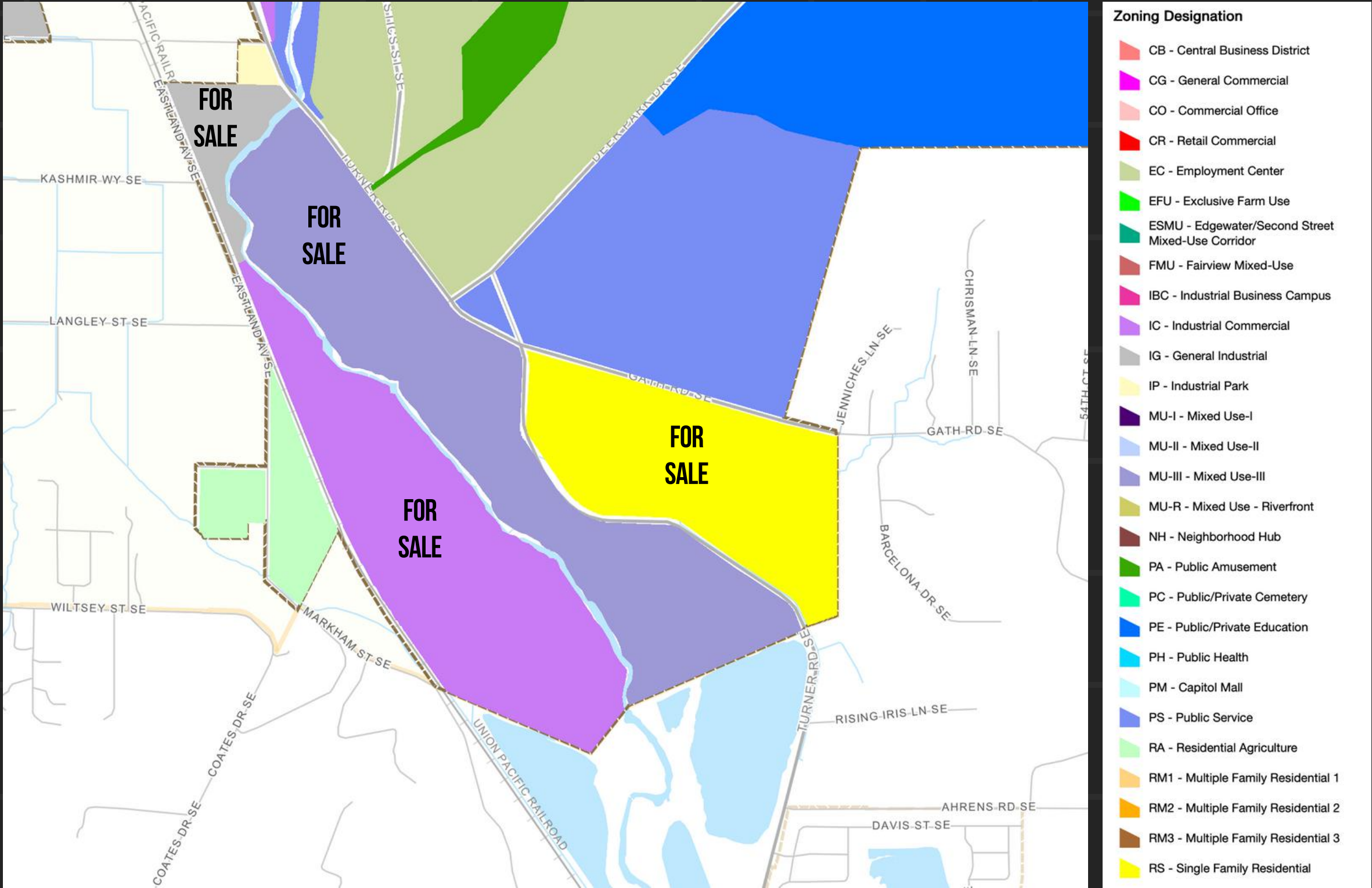
SITE CONCEPTS

CONCEPT NO. 3

LAND USE SUMMARY					
PARCEL	USE	SIZE (AC)	DU/AC	TOTAL	
A	RESIDENTIAL	7.1	8 - 10	57	71
B	MULTI-FAMILY	13	20 - 24	260	312
C	MULTI-FAMILY	13.8	20 - 24	276	331
D	MIXED USE	5.3	75 - 100	75	100
E	MIXED USE	9.2	75 - 100	75	100
F	MIXED USE	9	75 - 100	75	100
G	MIXED USE	14.1	75 - 100	75	100
H	RESIDENTIAL	16.2	8 - 10	130	162
I	RESIDENTIAL	42.4	6 - 8	254	339
J	RESIDENTIAL	15.8	4 - 6	63	95
K	RESIDENTIAL	15.8	3 - 5	47	79
L	RESIDENTIAL	16.9	3 - 5	51	85
M	RESIDENTIAL	65.4	3 - 5	196	327
TOTAL		244		1634	2201
DU/AC				6.7	9.0

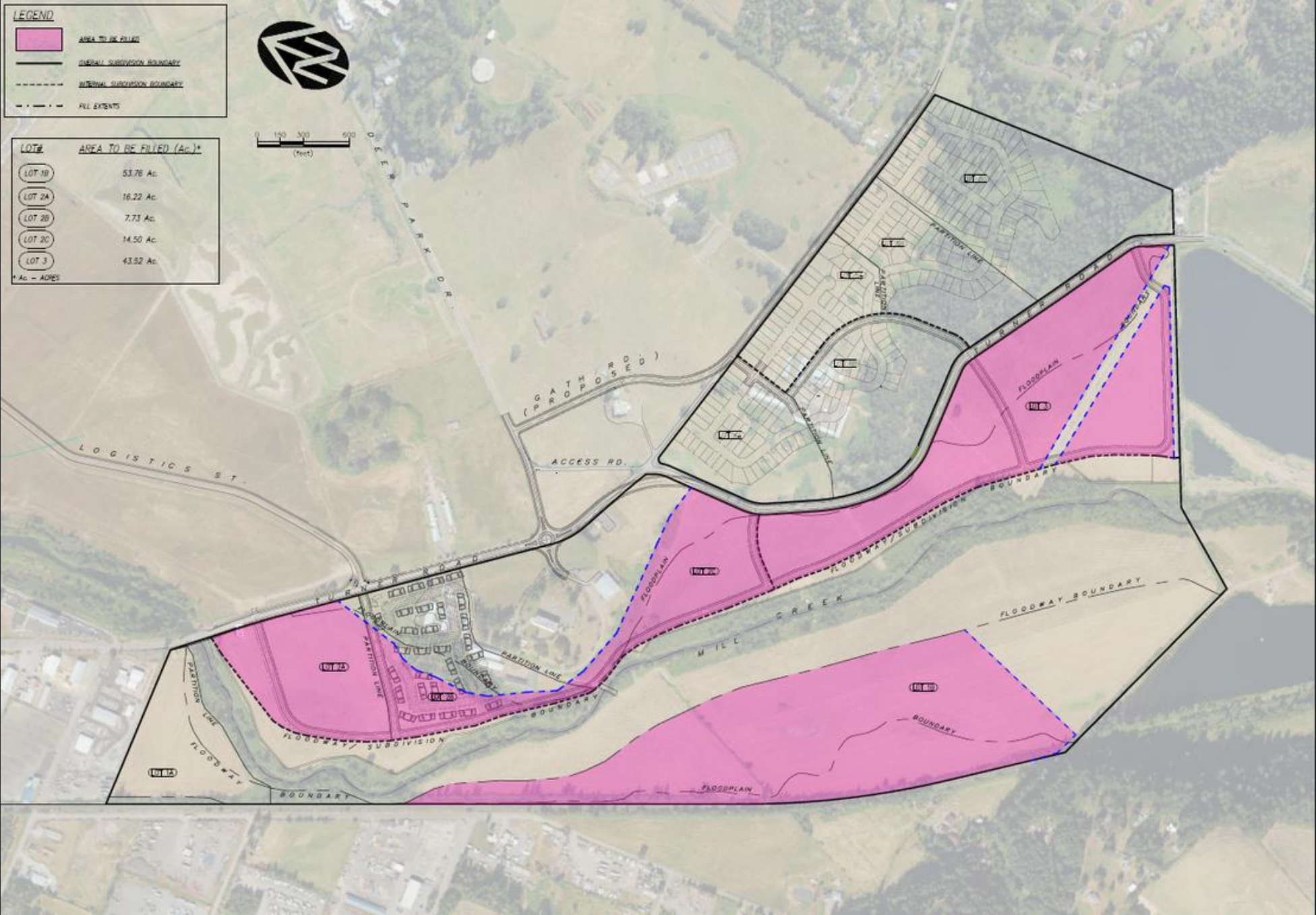


KEY UTILITIES & SERVICES



ZONING

KEY UTILITIES & SERVICES



FILL PLAN

KEY UTILITIES & SERVICES



SEWER SERVICE



KEY UTILITIES & SERVICES



STORMWATER SERVICE

Rain_Gauge_Sites

Stormwater Monitor Sites

Storm_Backflow_Preventer

Active

Proposed

Removed/Abandoned

Storm Manhole

Custom

Cleanout - Active

Flow Control Cleanout - Active

Manhole - Active

Flow Control Manhole - Active

Water Quality Manhole - Active

Water Quality Tree - Active

Vault - Active

Weir - Active

Cleanout - Proposed

Flow Control Cleanout - Proposed

Manhole - Proposed

Flow Control Manhole - Proposed

Water Quality Manhole - Proposed

Water Quality Tree - Proposed

Vault - Proposed

Weir - Proposed

Cleanout - Abandoned/Removed

Flow Control Cleanout - Abandoned/Removed

Manhole - Abandoned/Removed

Flow Control Manhole - Abandoned/Removed

Water Quality Manhole - Abandoned/Removed

Water Quality Tree - Abandoned/Removed

Vault - Abandoned/Removed

Weir - Abandoned/Removed

Unknown Status

Storm_Node

Custom

Node/Plug/Tee - Active

Flow Control Infall - Active

Infall - Active

Outfall - Active

Node/Plug/Tee - Proposed

Flow Control Infall - Proposed

Infall - Proposed

Outfall - Proposed

Node/Plug/Tee - Abandoned/Removed

Flow Control Infall - Abandoned/Removed

Infall - Abandoned/Removed

Outfall - Abandoned/Removed

Unknown Status

Storm_Inlet

Custom

Catchbasin - Active

Flow Control Catchbasin - Active

Water Quality Catchbasin - Active

Weep - Bubbler - Active

Catchbasin - Proposed

Flow Control Catchbasin - Proposed

Water Quality Catchbasin - Proposed

Weep - Bubbler - Proposed

Catchbasin - Abandoned/Removed

Flow Control Catchbasin - Abandoned/Removed

Water Quality Catchbasin - Abandoned/Removed

Weep - Bubbler - Abandoned/Removed

Unknown Status

Storm Main

Custom

Active City Main

Active City Diversion

Active City Piped Detention

Active City Perforated Pipe

Active Private

Active Other


Proposed City

Proposed Private


KEY UTILITIES & SERVICES




Water_PumpStation_Location




Water_Reservoir_Location



Water_AutoFlush












Water_FillStation




Water Main

Custom

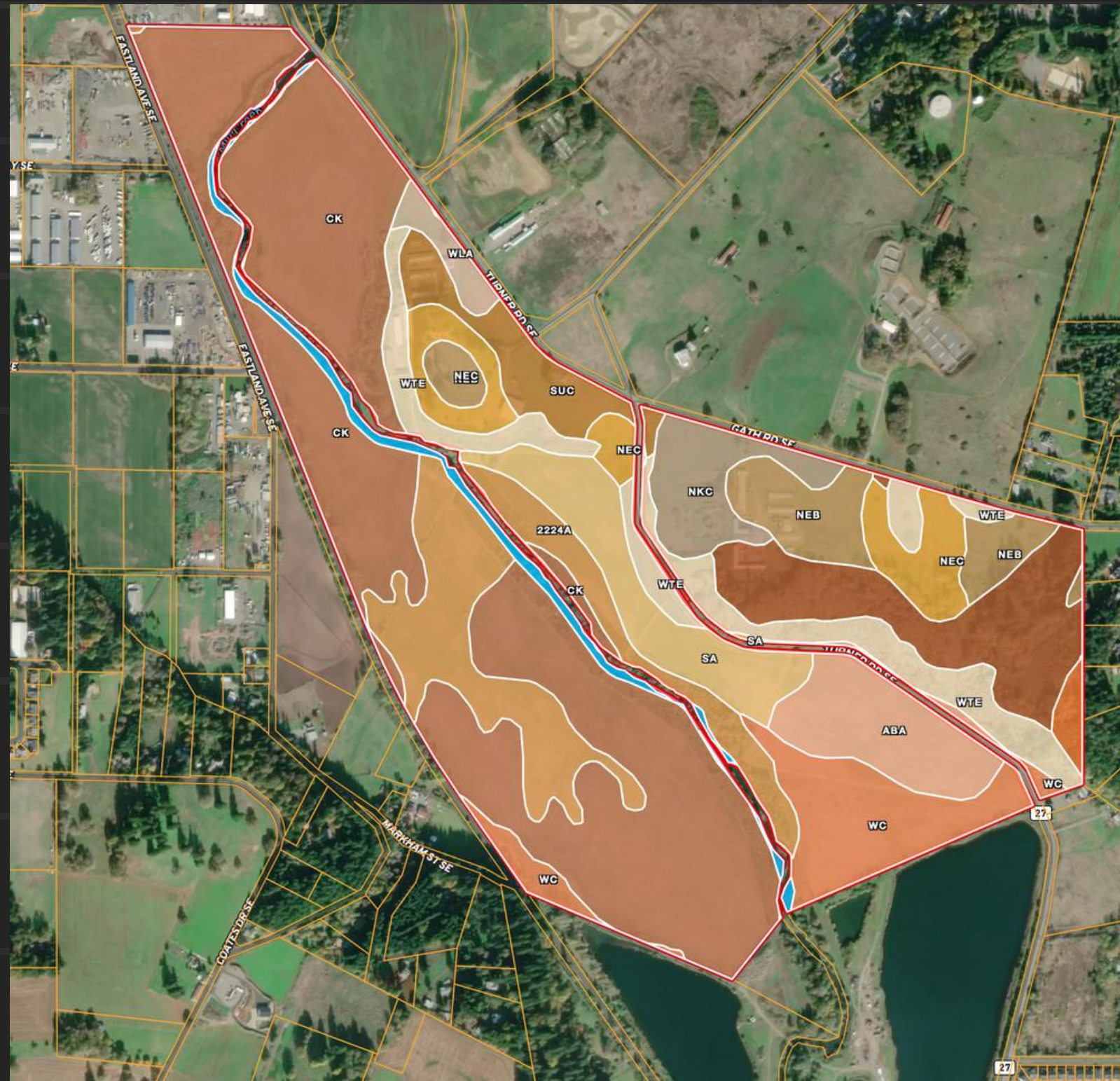
-  City - ACT
-  City - PROP
-  City - ABND
-  City - REM
-  Other - ACT
-  Other - PROP
-  Other - ABND
-  Other - REM
-  Fix

Water Levels



WATER SERVICE

SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	145.53	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		390.62(*)	100%	-	54.9	3.13

PROPERTY HIGHLIGHTS

+VALUE ADDED AND COMPETITIVE EDGE

- ENTITLEMENT AND ZONE CHANGE SECURED, UNLOCKING NEW USES AND MAXIMIZING VALUE.
- SUBDIVIDED INTO FUNCTIONAL LOTS FOR FLEXIBLE SALE OR ACQUISITION STRATEGIES.
- DEVELOPMENT CONDITIONS AND DESIGN WORK ALREADY IN PLACE—REDUCING RISK AND ACCELERATING TIMELINES.
- SUPPORTING DOCUMENTATION, SURVEYS, AND REPORTS AVAILABLE FOR STREAMLINED DUE DILIGENCE AND ONE-STOP REVIEW.
- SHORT TERM LEASES IN PLACE WITH MULTIPLE TENANTS CREATING GREAT INCOME DURING HOLDING PERIOD

PROPERTY HIGHLIGHTS

+TARGET USES AND INVESTMENT POTENTIAL

- RESIDENTIAL SUBDIVISION WITH STRONG LOCAL DEMAND.
 - BUYER ALL READY AT THE TABLE FOR DEVELOPED LOTS.
- MULTIFAMILY DEVELOPMENT APPEALS TO INVESTORS AND HOUSING PROVIDERS.
- MIXED-USE AND COMMERCIAL CONCEPTS OFFER VERSATILE DEPLOYMENT.
 - THE POTENTIAL FOR A 100+ ACRES SOLAR THAT COULD SUPPORT A DATA CENTER ON THE IG OR IC.
 - (PROXIMITY TO THE SANTIAM—CHEMAWA 230 KV TRANSMISSION LINE"
 - A POTENTIAL FOR A SPORTS PARK SPORTS PARK.
 - SIMILAR TO LITHIA AND DRIVEWAY FIELDS IN MEDFORD,
 - SIMILAR TO HAYDEN HOMESAMPHITEATHRE IN BEND
 - SIMILAR TO GORDON FABER RECREATION COMPLEX IN HILLSBORO
 - A POTENTIAL FOR A SELF-SUSTAINED 100 ACRES RV PARK IN THE IC.
 - A POTENTIAL FOR A DATA CENTER WITH ACCESS TO WATER COOLING VIA THE WATER DISTRICT, THE POTENTIAL FOR SOLAR.
- INDUSTRIAL FLEX SPACE AND PARKING ADDRESS REGIONAL BUSINESS INFRASTRUCTURE NEEDS.

PROPERTY HIGHLIGHT

- **SCHOOL DISTRICT: SOUTHERN END WITHIN THE HIGHLY SOUGHT-AFTER CASCADE SCHOOL DISTRICT**
- **PROXIMITY: NEIGHBORS TURNER LAKE, CORBAN UNIVERSITY, AND MILL CREEK CORPORATE CENTER**
- **LAND USE: ZONE CHANGE COMPLETED**
- **ENVIRONMENTAL: FLOODPLAIN FILL ANALYSIS AND WETLAND CONCURRENCE IN PROGRESS**
- **VISION: IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS**
- **PROPOSAL IN THE IC/IG FOR SIGNIFICANT WETLAND/RIVER RESTORATION THAT SHOWS A POTENTIAL VALUE OF OVER \$25M-\$35M+ IN CREDITS, PENDING ADDITIONAL STUDY.**
- **FLEXIBILITY: OPEN TO JOINT VENTURES OR PARTIAL SALES FOR TAILORED DEVELOPMENT**
- **OPPORTUNITY: JOINT VENTURE PARTNERSHIP OPPORTUNITIES**

IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



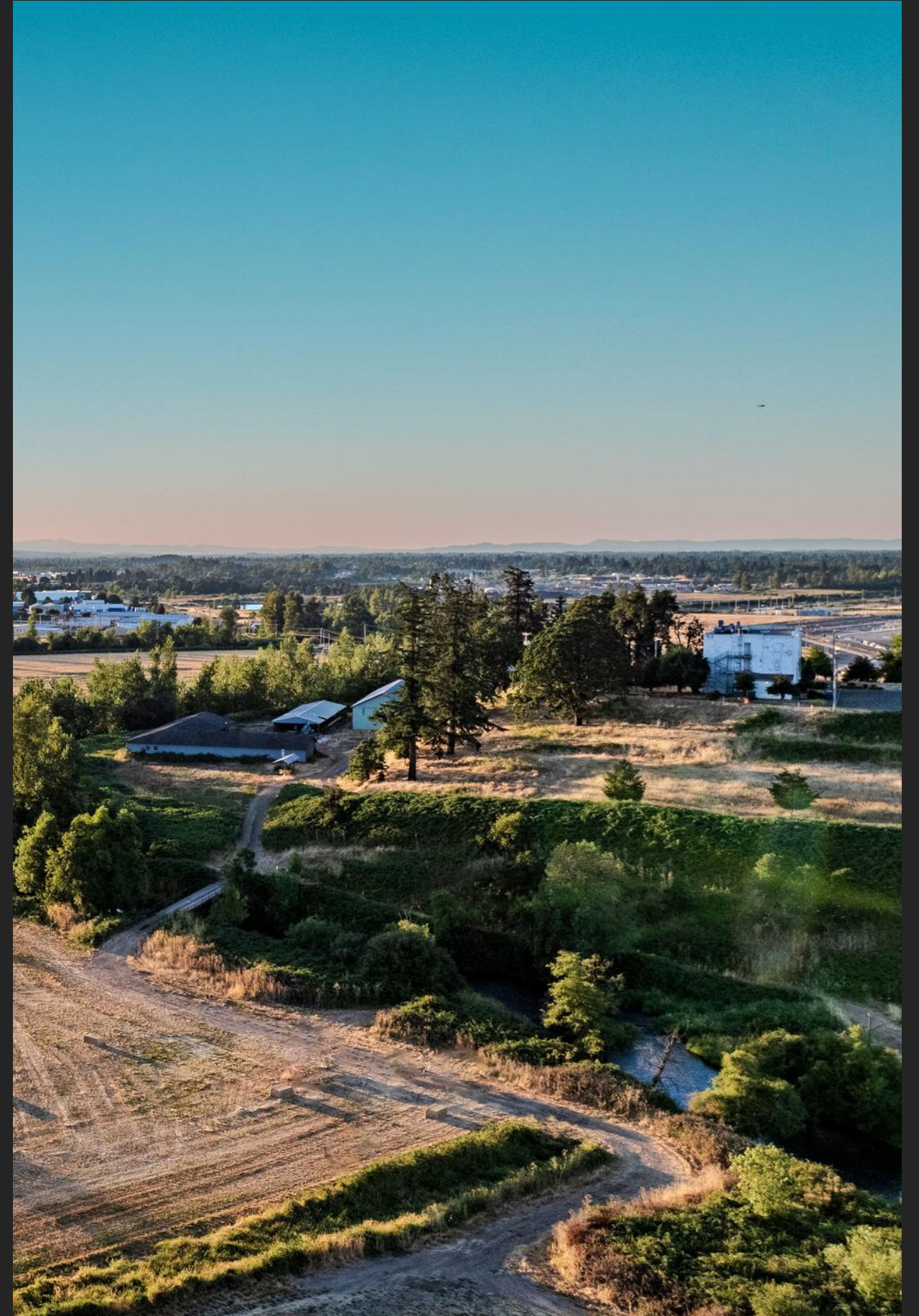
IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



IMAGES

5465 TURNER ROAD SE
SALEM, OR 97317



NEARBY AMENITIES



BROKERS



INDIVIDUAL SALE PRICES

PROPERTY	APPROX ACRES	PRICE
LOT 1	165	\$4,350,000
LOT 1A	12	\$1,850,000
LOT 2	72	\$8,000,000
LOT 3	48.24	\$2,000,000
LOT 4	34.33	\$3,400,000
LOT 5	55.91	\$3,600,000



BROKERS



TRADITION
REAL ESTATE

COMBINED SALE

PRICE NEGOTIABLE



BROKERS



TRADITION
REAL ESTATE



AJ NASH
PRINCIPAL BROKER

503.559.9270
AJ@TRADITIONREP.COM



DAVE SMITH
PRINCIPAL BROKER

503.939.7099
DAVE@TRADITIONREP.COM



BROKERS



TRADITION REAL ESTATE

IMPORTANT DISCLOSURES

THIS OFFERING MEMORANDUM (THE "MEMORANDUM") HAS BEEN PREPARED BY TRADITION REAL ESTATE PARTNERS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE RELIABLE, BUT NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ITS ACCURACY, COMPLETENESS, OR CORRECTNESS. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND CONSULT WITH THEIR ADVISORS BEFORE MAKING ANY INVESTMENT DECISION.

THIS MEMORANDUM IS NOT AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY SECURITIES OR INTERESTS IN THE PROPERTY. ANY OFFERING OR SOLICITATION WILL BE MADE ONLY TO QUALIFIED PROSPECTIVE PURCHASERS PURSUANT TO APPLICABLE LAWS AND REGULATIONS. THE INFORMATION CONTAINED IN THIS MEMORANDUM IS CONFIDENTIAL AND IS INTENDED SOLELY FOR THE USE OF THE RECIPIENT. IT MAY NOT BE REPRODUCED OR DISTRIBUTED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF TRADITION REAL ESTATE PARTNERS.

PROSPECTIVE PURCHASERS SHOULD RELY SOLELY ON THEIR OWN INVESTIGATION AND EVALUATION OF THE PROPERTY AND ANY INVESTMENT DECISION SHOULD BE MADE BASED ON THE PURCHASER'S OWN ANALYSIS. TRADITION REAL ESTATE PARTNERS AND ITS REPRESENTATIVES MAKE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

BY ACCEPTING THIS MEMORANDUM, YOU AGREE TO THE ABOVE TERMS AND CONDITIONS.