

# 33 Acres of Industrial Land

APN: 0222634, 0674057, 0346417, 0346425, 0346391 TANGENT, OR 97389



FOR SALE

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## PROPERTY DESCRIPTION

The subject property is ~33 acres of industrial zoned land within the City of Tangent. It provides a great opportunity for a user to acquire the last large piece of industrial land in the area. The favorable zoning designation allows for uses including, but not limited to manufacturing, warehousing, wholesaling, R&D, Truck Terminals, and many more.

## PROPERTY HIGHLIGHTS

- Site is less than 2 miles west of I-5
- Flat topography
- Well on site, city sewer and power nearby
- Development-friendly municipality that has quoted approximately 45 days for entitlements and approvals

## LOCATION DESCRIPTION

Tangent, Oregon is conveniently located less than 2-miles from Interstate-5, providing great access to the most traveled freeway on the west coast. It is also centrally located between major cities south of Portland, such as Salem, Eugene, Albany, and Corvallis.

## OFFERING SUMMARY

Sale Price:	\$3,630,000 (\$110K/Acre)
Lot Size:	33 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	60	6,346	54,058
Total Population	152	15,307	132,418
Average HH Income	\$76,029	\$71,181	\$70,699



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