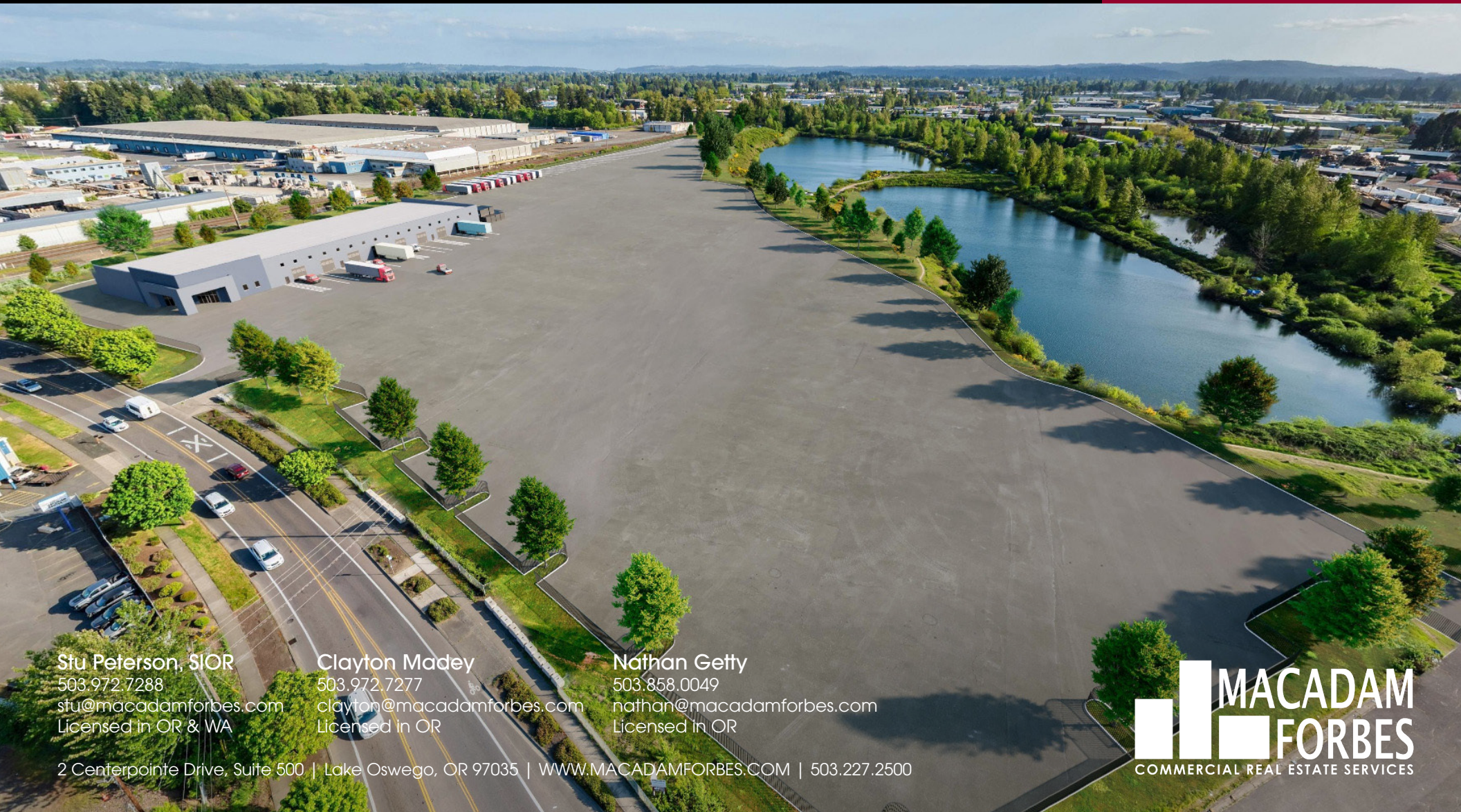


Salem Land Site for Sale or BTS

1940-2045 HYACINTH STREET NE, SALEM, OR 97301

**FOR
SALE**



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PROPERTY SUMMARY | 1940-2045 Hyacinth Street NE | FOR SALE



OFFERING SUMMARY

Combined Sale Price:	\$12,400,000 (\$11/SF)
Lot A:	\$2,000,000 (\$14/SF)
Lot B:	\$6,100,000 (\$12/SF)
Lot C:	\$4,300,000 (\$9/SF)
Total Lot Size:	3 - 26.07 Acres
Zoning:	Industrial Commercial- City of Salem

VIRTUAL TOUR ASSETS

- [Yard Concept Rendering](#)
- [Potential Site Plan Rendering](#)
- [Location Overview Video](#)

PROPERTY DESCRIPTION

Land available for sale in sizes between 3-26.07 acres. BTS, development services, and improved land sales also available. Seller is an industrial developer.

Favorable zoning designation that allows for uses including but not limited to motor vehicle and manufactured dwelling and trailer sales, motor vehicle services, commercial parking, heavy vehicle and trailer storage/sales, self-service storage, contractor's yard, multifamily, retail, hospitality/temporary commercial lodging, manufacturing, warehouse/distribution.

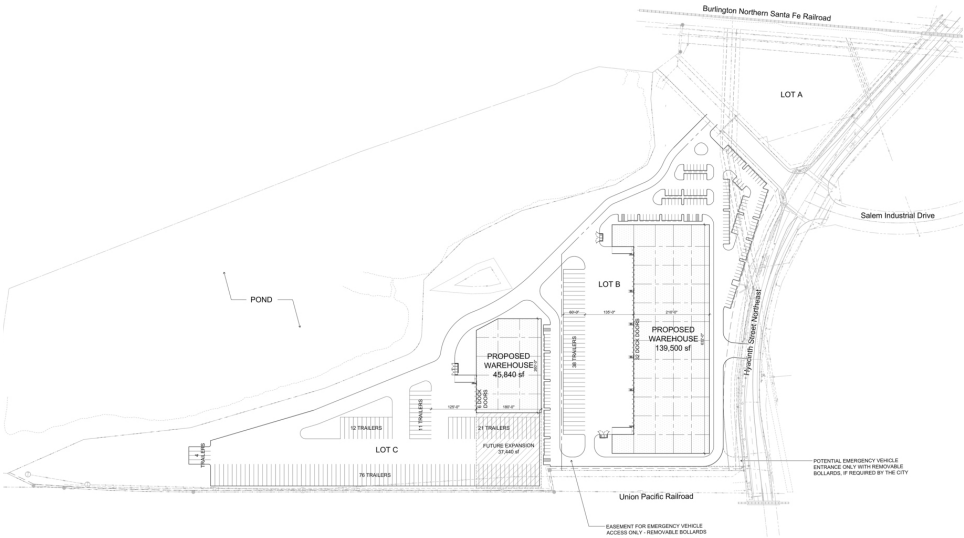
Seller will complete some utility and roadway improvements as required by Salem, clearing a path to development for a buyer. Infrastructure plans available to qualified Buyer prospects.

The site is entitled for yard development A full due diligence package is available to Buyers including infrastructure plans, wetland studies, environmental reports, geotechnical studies, surveys, and more.

PROPERTY HIGHLIGHTS

- Located immediately off I-5
- Billboard with income and potential user for tenant/buyer advertising
- Divisible to 3 acres
- Full development approvals for a yard site
- Full due-diligence package available to buyer
- Favorable zoning designation

SAMPLE SITE PLANS | 1940-2045 Hyacinth Street NE

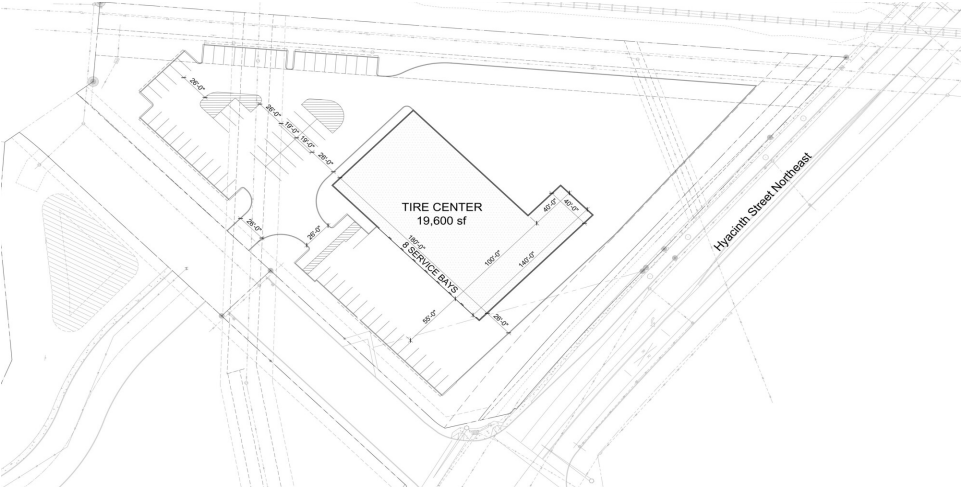


Site Plan A (Seller can create a custom site plan for Buyer and Tenants)



Lot B: Rendering

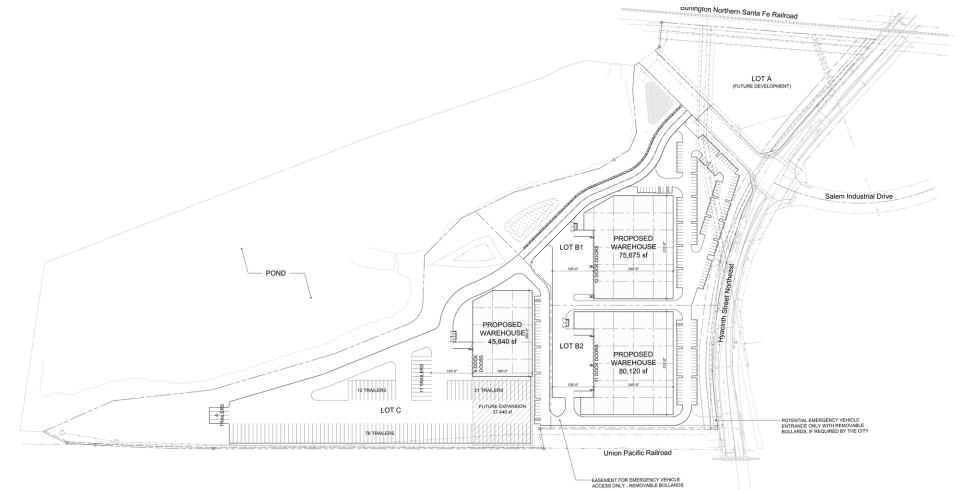
LOT A RETAIL EXAMPLES | 1940-2045 Hyacinth Street NE



Lot A: Site Plan Example



Lot A: Rendering

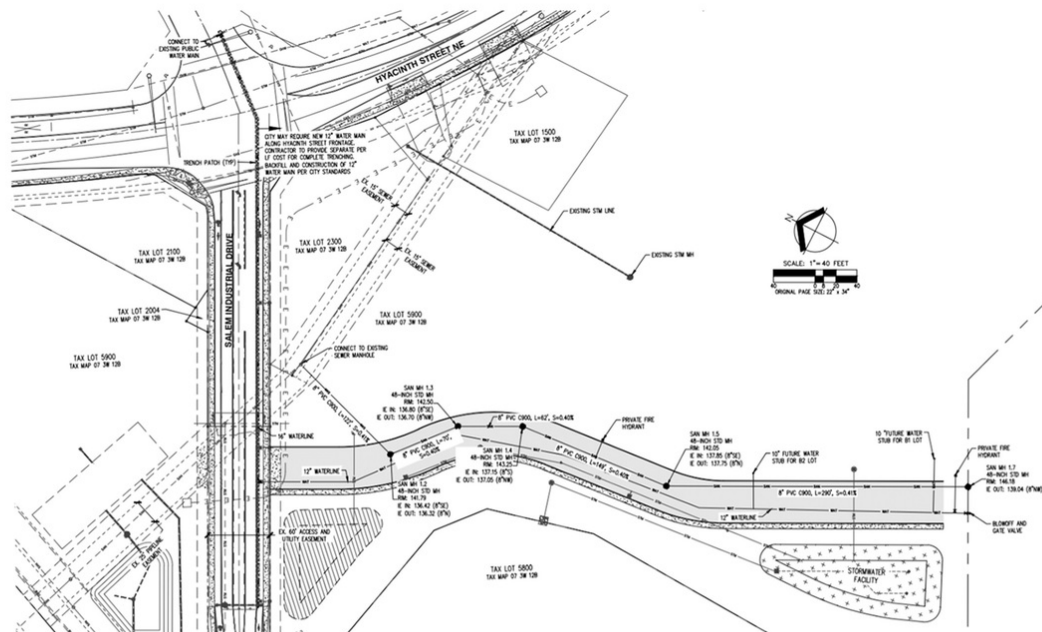


Site Plan B (Seller can create a custom site plan for Buyer and Tenants)



Lot C: Rendering

1940-2045 Hyacinth Street NE



The infrastructure plans, including street frontage improvements, utility work, internal roadways, etc. have been finalized. The infrastructure work is estimated to take 9 months to complete once started. Permits in hand.