

**Call for price**

# Prime Commercial Land Approximately 16 Acres Molalla, Oregon

*Rare opportunity to purchase  
approximately 16 acres of  
C2-zoned commercial  
land inside the city limits*

*Enterprise Zone designation  
provides significant incentives  
for eligible companies*

*Easy commute West to I-5 and  
North to Hwy 205*

*Flexible C2 zoning allows  
for retail, office, and storage  
developments. Perfect for  
grocery & gas!*

*Explosive growth has added  
1,000's of new housing units  
along with national retailers  
Tractor Supply, Dollar Tree,  
O'Reilly Auto Parts,  
Dollar General and Taco Bell*



**LOCATION! – LOCATION! – LOCATION!**  
**SIGNALIZED INTERSECTION - PRIME CORNER OF HWY 211/213**



**dlb Commercial Partners, LLC**  
Investment Real Estate Advisors

**Dennis Randazzo**

Managing Partner

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503.939.0635

INFORMATION CONTAINED HEREIN WAS PROVIDED BY OTHERS AND IS NOT GUARANTEED. A POTENTIAL BUYER SHOULD CONDUCT PROPER DUE DILIGENCE AND SEEK THE ADVICE OF TRUSTED AND QUALIFIED PROFESSIONALS PRIOR TO ANY DECISION TO PURCHASE THIS PROPERTY.

***Important disclosures - please read carefully...***

The information contained in this transmittal is the property of the owner(s) and DLB Commercial Partners, LLC (*Broker*) and is strictly confidential. It is intended for the use by the parties identified below and should not be abandoned, copied, distributed, or reproduced in anyway, and/or provided to others without the express written consent of *Broker*.

This information is for illustration purposes and a "general summary" only and may contain unverified assumptions - financial or otherwise - that do not reflect actual or current performance of the property. The only purpose of this information is to establish a preliminary level of interest. It is not an offer to sell, nor an acceptance of a purchase agreement. Information expressed herein is not a substitute for thorough, industry-standard due diligence. The owner(s) and/or *Broker*, its agents or other associates provide no warranty or representation with respect to current income and expenses, future or projected financial performance, physical condition, square footage of land and/or improvements, the presence of environmental hazards or contaminants, or the compliance with County, State, or Federal agencies which may have authority over the use or development of the property.

The information was obtained by others and although believed to be reliable, is in no way guaranteed by *Broker* or the property owner for completeness and/or accuracy. All potential Purchaser's should exercise caution and take appropriate measures to verify the information contained herein and any other information necessary to make an informed decision with regards to this property. There are many relevant factors and governing laws that may impact or influence your decision to purchase real estate. Compliance with local, State, and Federal zoning and building codes; tax consequences associated with the transaction; access to the property and improvements for persons with disabilities; environmental requirements and responsibilities and a host of other considerations. We strongly recommend you seek advice and direction from competent attorneys, engineers, surveyors, environmental consultants, architects, appraisers, tax advisors, and appropriate government officials before investing in real estate.

DLB Commercial Partners, LLC is the exclusive marketing agent for the property and will conduct its activities in accordance with applicable Oregon real estate statute. A disclosure summary outlining the responsibilities of licensed real estate agents in Oregon is included as an attachment to the email transmitting this marketing memorandum.

**PLEASE SIGN AND RETURN VIA EMAIL TO:**

[dennis@dlb-cp.com](mailto:dennis@dlb-cp.com)

Date: \_\_\_\_\_

\_\_\_\_\_  
Recipient

\_\_\_\_\_  
Company



## AERIAL PERSPECTIVE - SUBJECT PROPERTY - MOLALLA, OR



## **Market Data and Location Advantages**

### **Success Starts Here!**

*When you choose to locate your business in Molalla you are selecting a city that is destined to be the next great success story in Clackamas County. We have the people, the land, the access and the business savvy to build success!*

### **Communications / Internet**

Molalla has ultra-fast Gig-E fiber optic connectivity that is redundant as part of a broadband ring around Clackamas County

### **Molalla Demographics**

The median household income is \$71,200. The average household income is \$79,000. Approximately 26% of the households have incomes below \$40,000 and of that, just over 20% have incomes below \$30,000. 30% of the households have incomes over \$100,000, and of that 2% have median household incomes over \$200,000. 16% of the area population has a Bachelors degree or higher. 4% do not have a high school education, while 60% have a high school diploma and some college education. 3% of the trade area population has a Masters degree and 1% have a Doctorate or Professional degree. The median home value is \$519,00, while the average home value is \$499,100. 42% of homes have a value of \$500,000 or higher, of that 6% have a value of over \$1.0 million. 68% of the homing units are owner-occupied, and 27% are renter occupied. 21% have a persons per household of one, 33% are two persons households. This means 54% have two people or fewer per household. 40% are married with no children and 31% are married with children.

### **Location Advantages**

- 25 miles to Portland or Salem
- Located along Oregon Highways 211 and 213
- Easy access to I-5 and I-205
- Five minutes from Port of Portland Mulino Airport
- 45 minutes from Portland International Airport
- 50 minutes from Portland Harbor
- Portland State University, Oregon Health Sciences University, University of Portland, Reed College, Oregon Institute of Technology, Portland Community College and Clackamas Community College are all nearby so you can select from educated, motivated and talented personnel
- The Molalla River School District is undergoing a renaissance under the leadership of Superintendent Tony Mann. Molalla students score on average better than those in Canby, Oregon City, Colton and Estacada! Teachers are award winning and Molalla schools are well-equipped to meet the 40-40-20 initiative (40% go to college or university, 40% go to trade schools and 20% go directly to work after high school)
- Low crime rate, clean air and civic minded residents

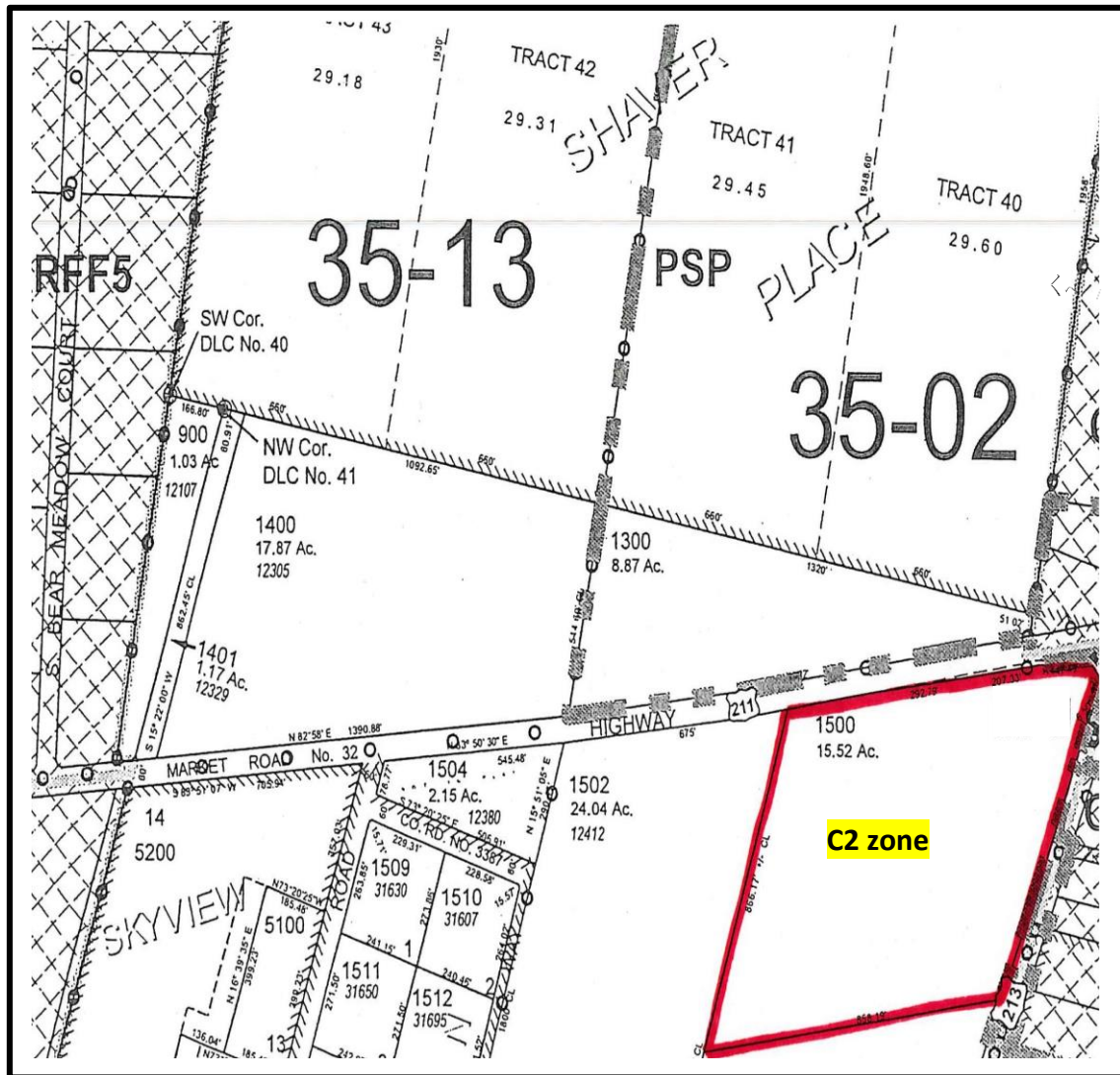
### **Retail Area**

- Molalla's \*Trade Area Population is an impressive 47,647 persons – especially for a rural-based geography.
- Since 2000, the City of Molalla has grown by 3.16 percent, considerably higher than the area's average rate of 1.44 percent, above the statewide rate of 1.36 percent and well above the countywide rate of 1.50 percent.
- ***In short, Molalla is on the move!***

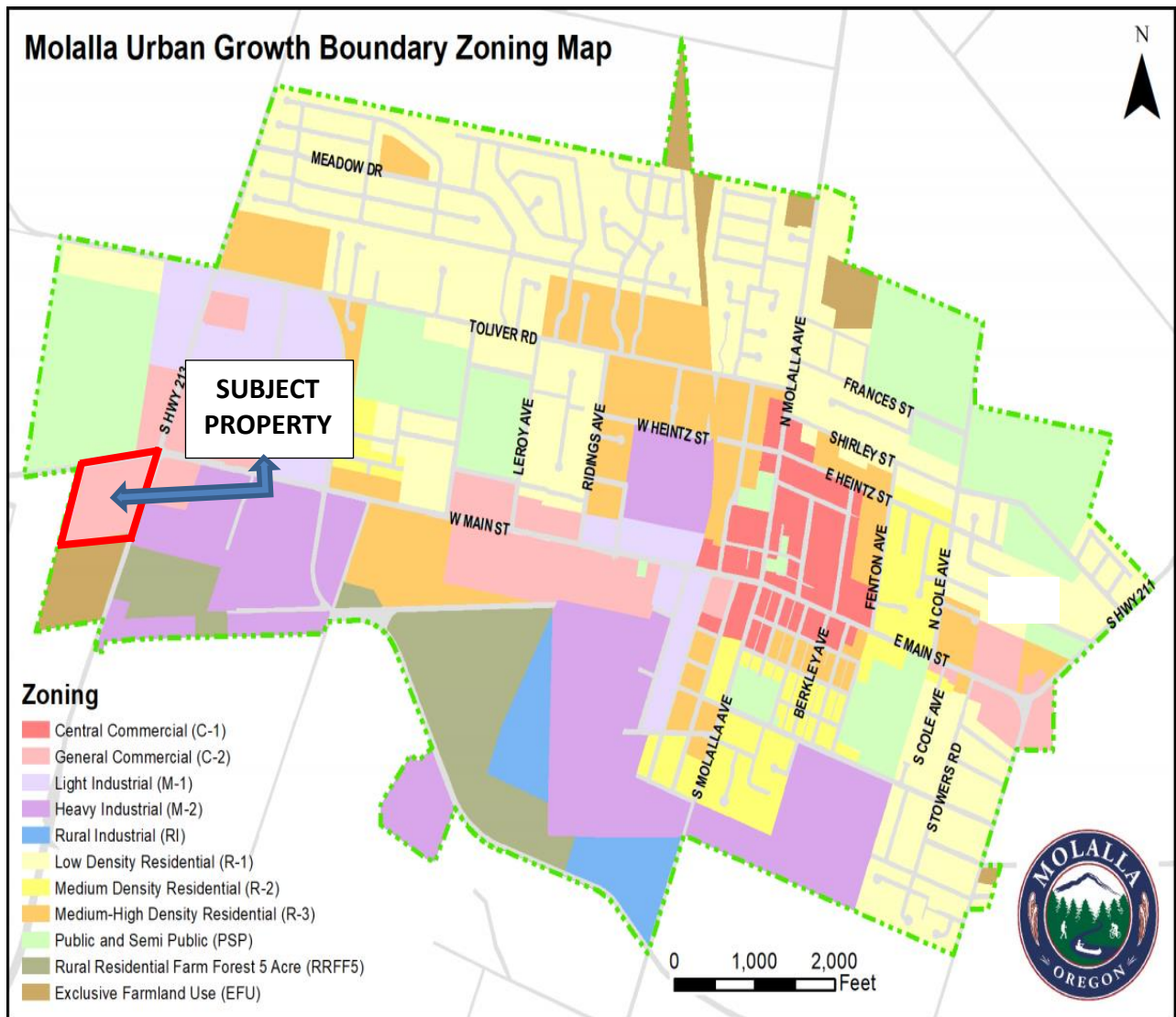
*\*Information contained herein was provided by others and though deemed reliable, it is not guaranteed for its accuracy or completeness. \*Trade Area Population was extracted from a report provided by Retail Research Group, Inc.*



**SITE MAP - SUBJECT PROPERTY - MOLALLA, OR**



## ZONING MAP - SUBJECT PROPERTY - MOLALLA, OR



## MOST RECENT ENVIRONMENTAL ASSESSMENT SUMMARY - SUBJECT PROPERTY - MOLALLA, OR

### 4 FINDINGS AND RECOMMENDATIONS

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#### 4.1 Findings

The subject site occupies approximately 15.52 acre on one parcel (Tax Lot 1500) within Township 5 South, Range 2 East, Section 7), located in the city of Molalla in Clackamas County, Oregon (see Figure 1). The subject property consist of undeveloped agricultural land currently planted in grass-hay.

ART has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject site located in Molalla, Oregon. This assessment has not revealed evidence of recognized environmental conditions in connection with the subject site.

The work completed to date found the following:

- Review of historical aerial photographs, reveal that the subject property has remained agriculture use.
- During site reconnaissance, there was no evidence of staining, distress vegetation or spills observed within the subject site area at the time of the investigation.
- The subject property has not been identified on state and/or federal environmental databases as having environmental violations or releases of hazardous materials.
- No information was uncovered that would indicate that the subject site is impacted by any of the nearby confirmed release sites.

#### 4.2 Recommendations

Based on the information obtained during this environmental site assessment, ART does not recommend conducting further assessment. ART found no environmental hazards, past or present in our inspection and research on this property other than those noted within this report.

## INITIAL AGENCY DISCLOSURE PAMPHLET (OAR 863-015-215(4))

*This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.*

### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** – Represents the seller only;

**Buyer's Agent** – Represents the buyer only;

**Disclosed Limited Agent** – Represents both buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

### Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

### Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent/

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

*You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.*