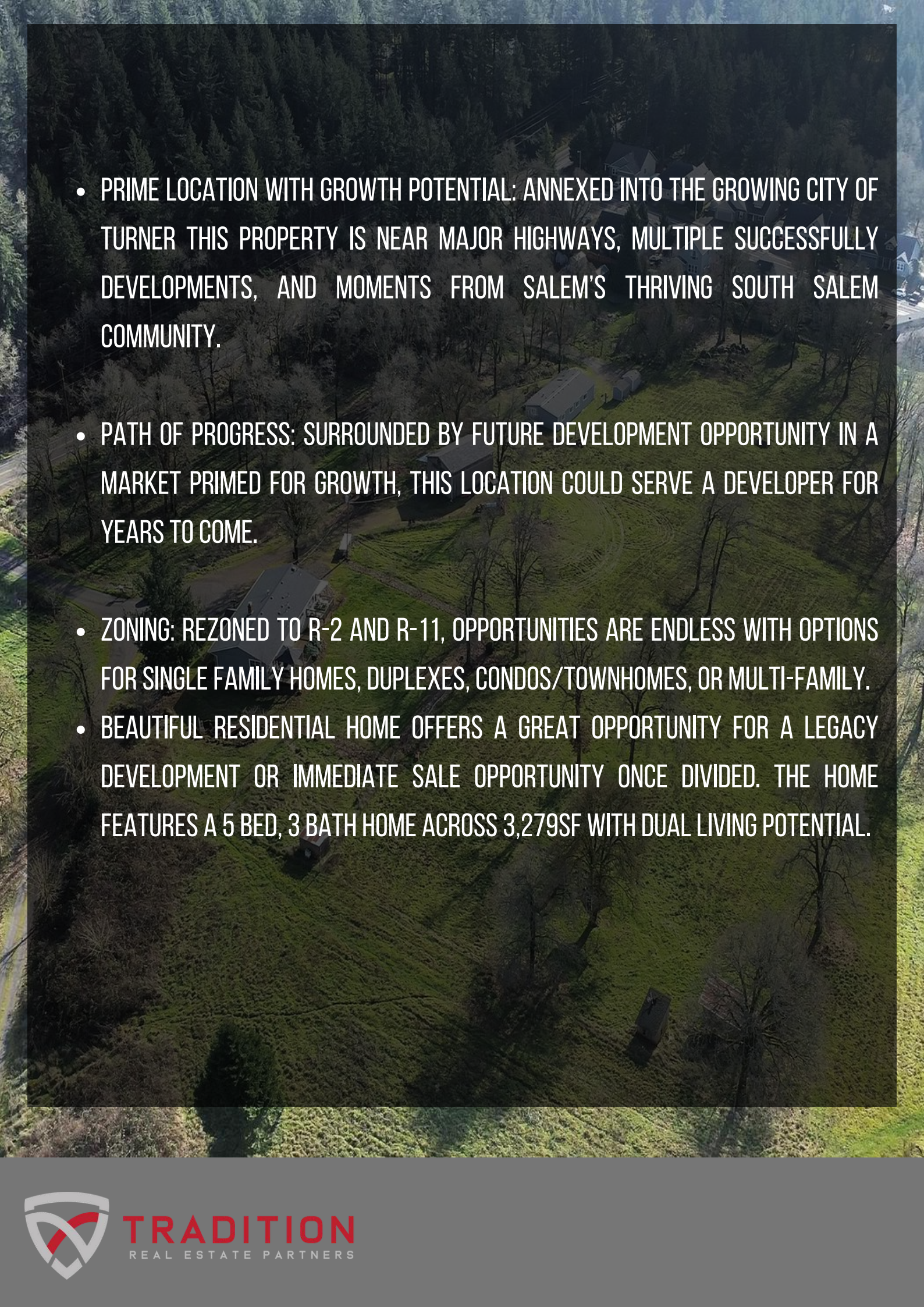


RESIDENTIAL DEVELOPMENT OPPORTUNITY

6.74 ACRES IN TURNER



TRADITION
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- 
- An aerial photograph of a large, green, grassy property. In the center-left, there is a large, dark-roofed house. To its right, there is a long, low barn or shed. The property is surrounded by a dense forest of tall, thin trees. In the background, a road and some other buildings are visible. The overall scene is a mix of developed and undeveloped land.
- **PRIME LOCATION WITH GROWTH POTENTIAL:** ANNEXED INTO THE GROWING CITY OF TURNER THIS PROPERTY IS NEAR MAJOR HIGHWAYS, MULTIPLE SUCCESSFULLY DEVELOPMENTS, AND MOMENTS FROM SALEM'S THRIVING SOUTH SALEM COMMUNITY.
 - **PATH OF PROGRESS:** SURROUNDED BY FUTURE DEVELOPMENT OPPORTUNITY IN A MARKET PRIMED FOR GROWTH, THIS LOCATION COULD SERVE A DEVELOPER FOR YEARS TO COME.
 - **ZONING:** REZONED TO R-2 AND R-11, OPPORTUNITIES ARE ENDLESS WITH OPTIONS FOR SINGLE FAMILY HOMES, DUPLEXES, CONDOS/TOWNHOMES, OR MULTI-FAMILY.
 - **BEAUTIFUL RESIDENTIAL HOME OFFERS A GREAT OPPORTUNITY FOR A LEGACY DEVELOPMENT OR IMMEDIATE SALE OPPORTUNITY ONCE DIVIDED.** THE HOME FEATURES A 5 BED, 3 BATH HOME ACROSS 3,279SF WITH DUAL LIVING POTENTIAL.



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1. PROPERTY DESCRIPTION

2. LOCATION

3. SITE CONCEPT

4. KEY UTILITIES AND SERVICES

5. SOIL REPORT

6. PROPERTY HIGHLIGHTS

7. IMAGES

8. BROKERS



PROPERTY DESCRIPTION



ANNEXED DEVELOPMENT OPPORTUNITY IN TURNER!

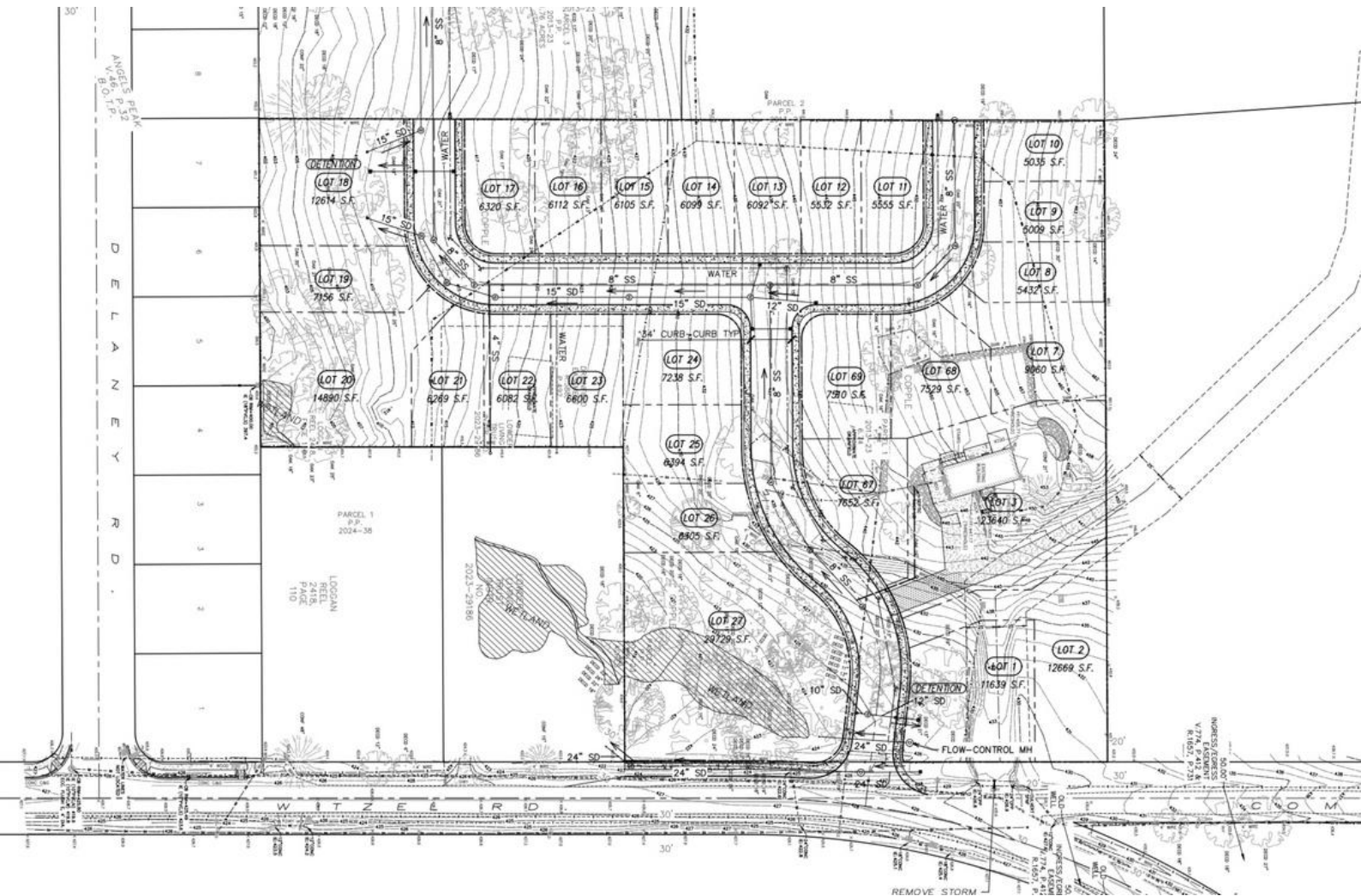
6.74 ACRES ZONED FOR R-2; SINGLE FAMILY AND R-11; MULTI-FAMILY (7-20 UNITS PER ACRE). THIS PROJECT OFFERS OPPORTUNITIES FOR HOMES, DUPLEXES, CONDOS, AND APARTMENTS.

ANCHORING THE PROPERTY IS A LARGE 5-BED, 3-BATH HOME ON SITE WITH THE POSSIBILITY FOR DUAL LIVING. DON'T MISS OUT ON CREATING A THRIVING RESIDENTIAL COMMUNITY IN THIS SOUGHT-AFTER LOCATION! BUYER TO PERFORM DUE DILIGENCE.

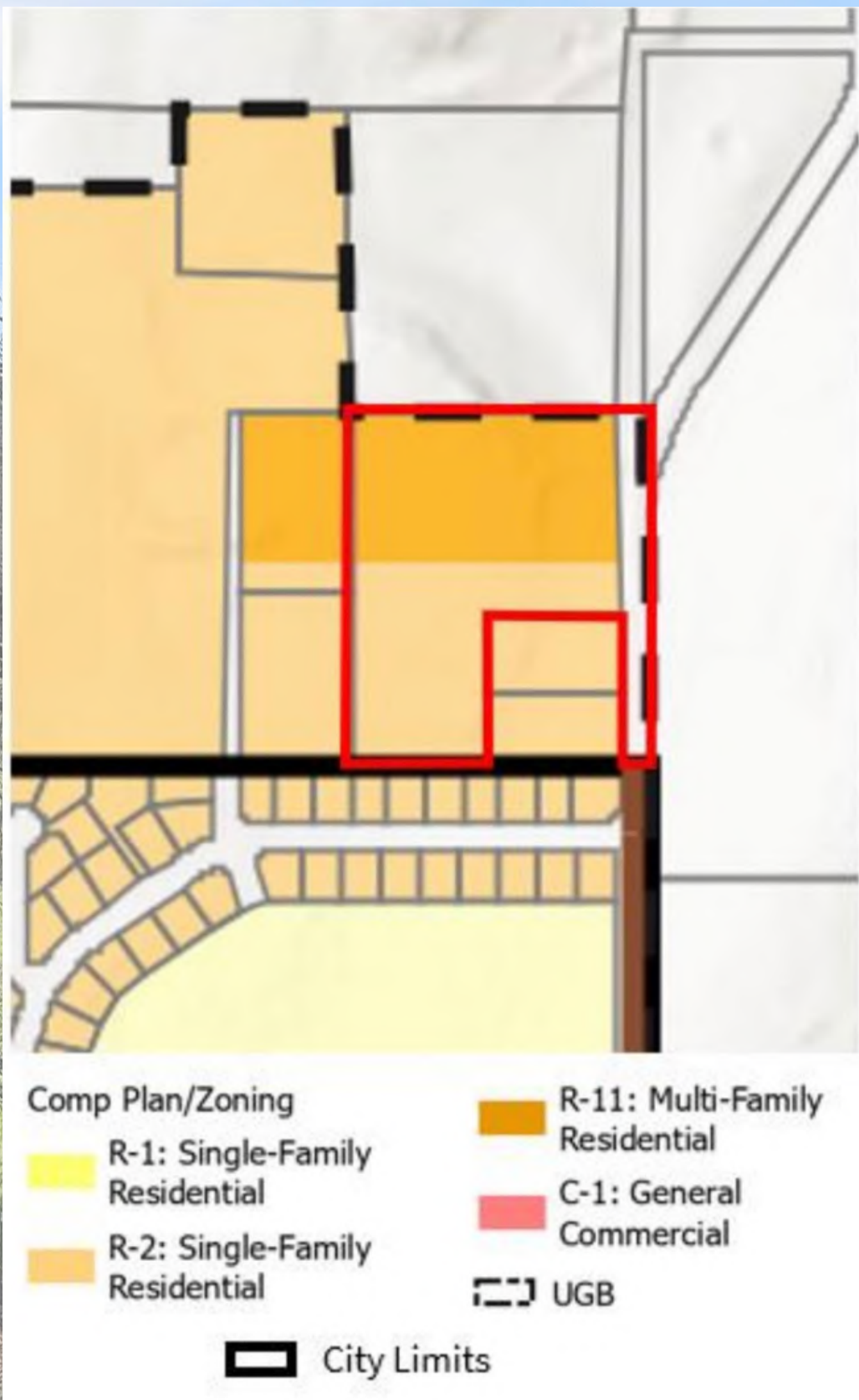




SITE PLAN



ZONING MAP

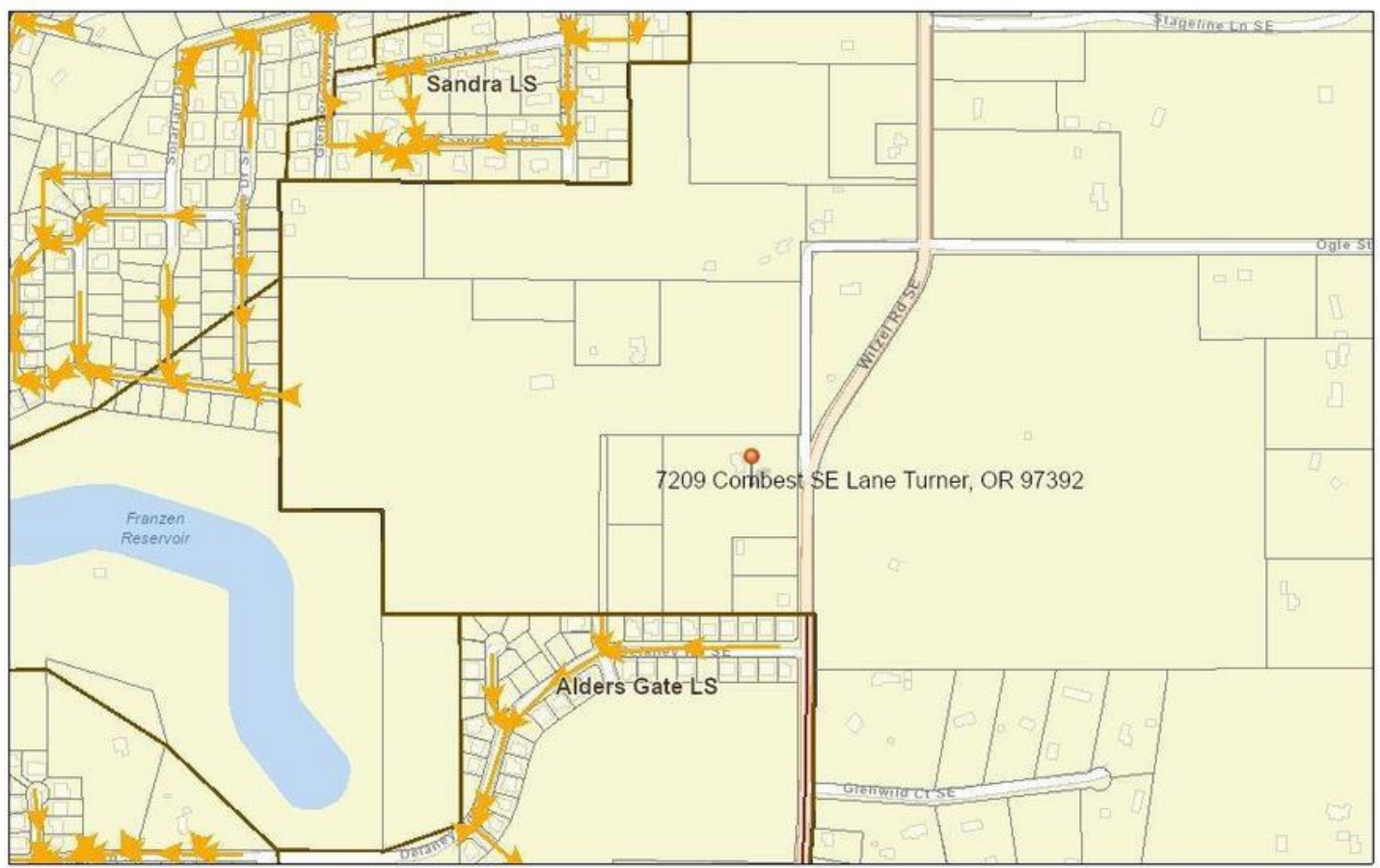


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SEWER SERVICE

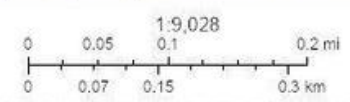


Sewer Main



1/3/2024, 3:45:59 PM

- Sewer Main
- Sewer Flow Basins
- Taxlots
- CS ACT
- County Roads
- Turner City Limits



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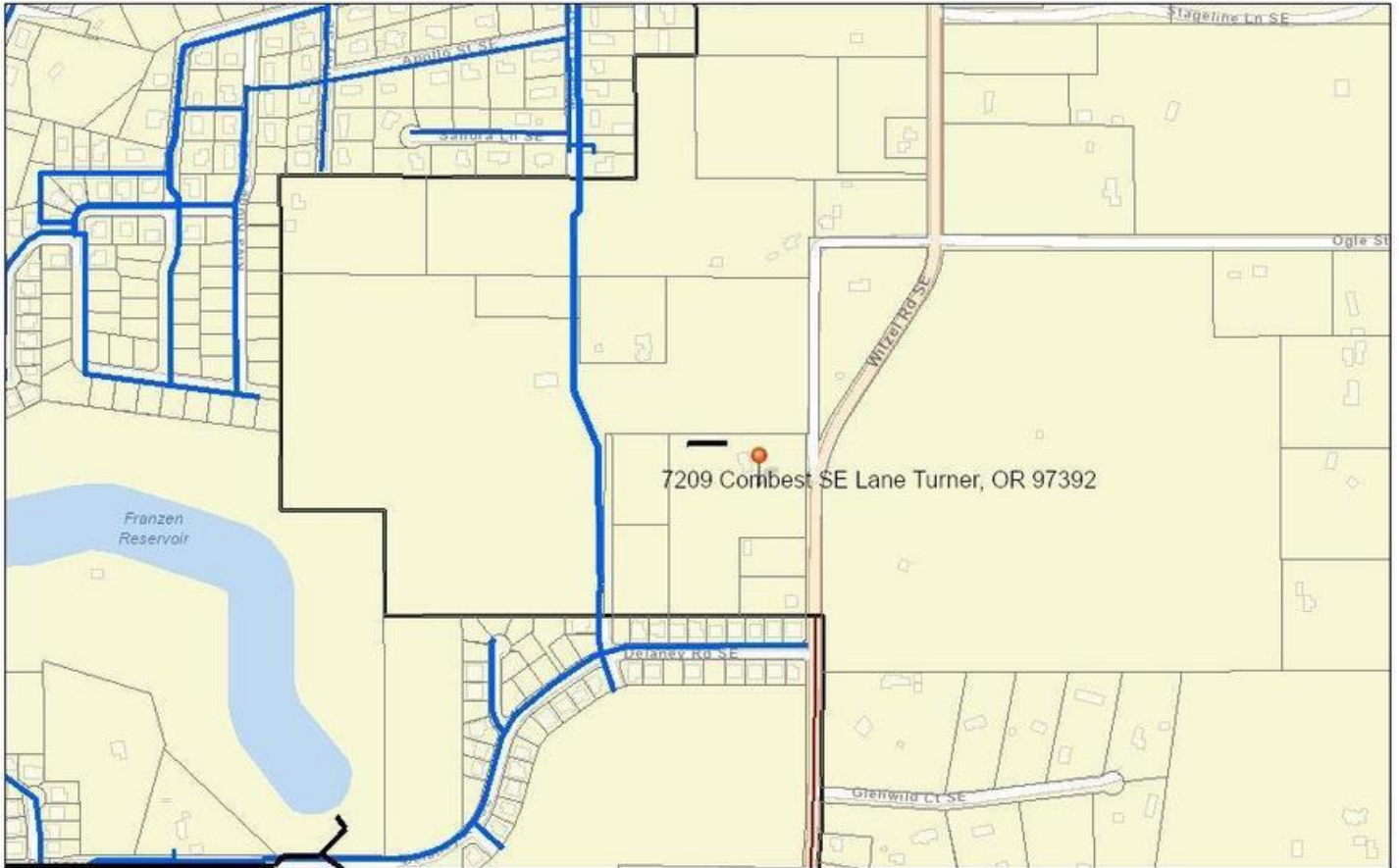


Storm Water





Water Main



1/3/2024, 3:43:35 PM

Water Main Arterials 2 10
Water Main 6 NA
Water Main (Pipe Size) 8 County Roads

Taxlots
Turner City Limits

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Esri Community Maps Contributors, City of Salem, Oregon, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, HERE

SOIL REPORT



|  Boundary 6.7 ac

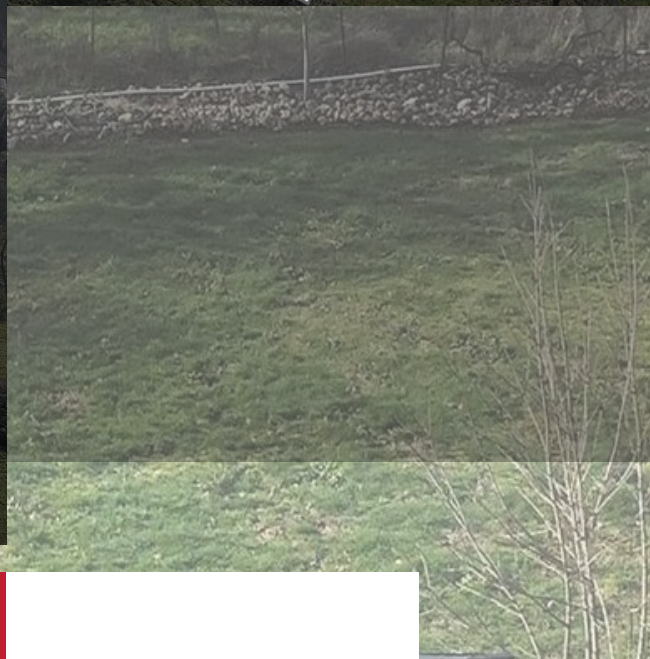
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NeC	Nekia silty clay loam, 7 to 12 percent slopes	6.1	91.04	0	65	3e
NeB	Nekia silty clay loam, 2 to 7 percent slopes	0.6	8.96	0	66	3e
TOTALS		6.7(*)	100%	-	65.09	3.0

PROPERTY HIGHLIGHTS



- **SCHOOL DISTRICT:** SOUTHERN END WITHIN THE HIGHLY SOUGHT-AFTER CASCADE SCHOOL DISTRICT
 - **PROXIMITY:** NEIGHBORS TURNER LAKE, CORBAN UNIVERSITY, AND MILL CREEK CORPORATE CENTER
 - **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
 - **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND CONCURRENCE IN PROGRESS
 - **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
 - **FLEXIBILITY:** OPEN TO JOINT VENTURES OR PARTIAL SALES FOR TAILORED DEVELOPMENT
 - **MARKET APPEAL:** TARGETS LOCAL FAMILIES, PROFESSIONALS, AND EXPERIENCE-DRIVEN RESIDENTS
-

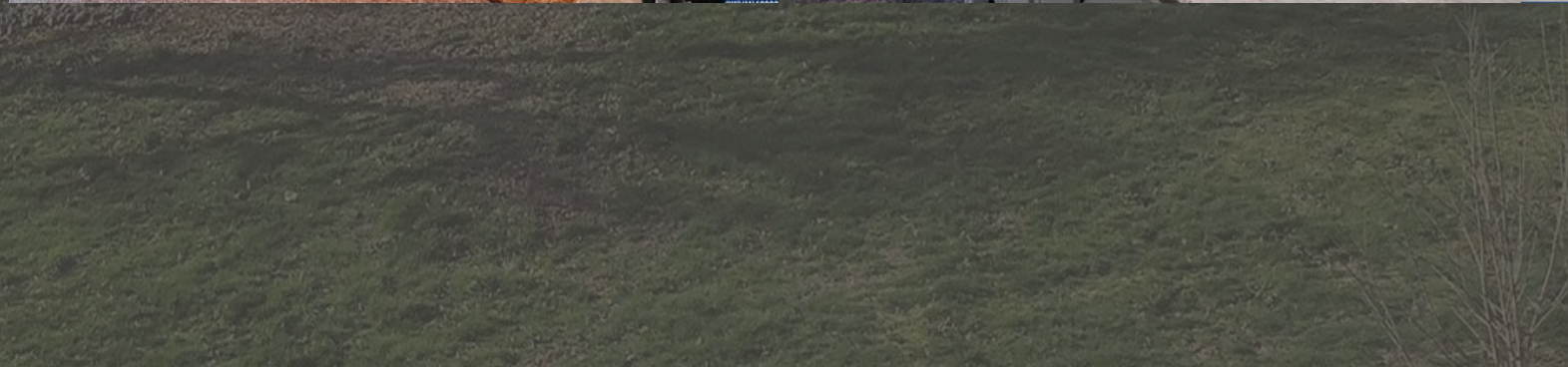
















PRICING

\$1,685,000

CALL LISTING BROKERS FOR INQUIRIES AND INFORMATION.



DAVE SMITH
503-939-7099



AJ NASH
503-559-9279



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