

RESIDENTIAL DEVELOPMENT OPPORTUNITY

6.74 ACRES IN TURNER



TRADITION
REAL ESTATE PARTNERS

- 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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PROPERTY DESCRIPTION

ANNEXED DEVELOPMENT OPPORTUNITY IN TURNER!

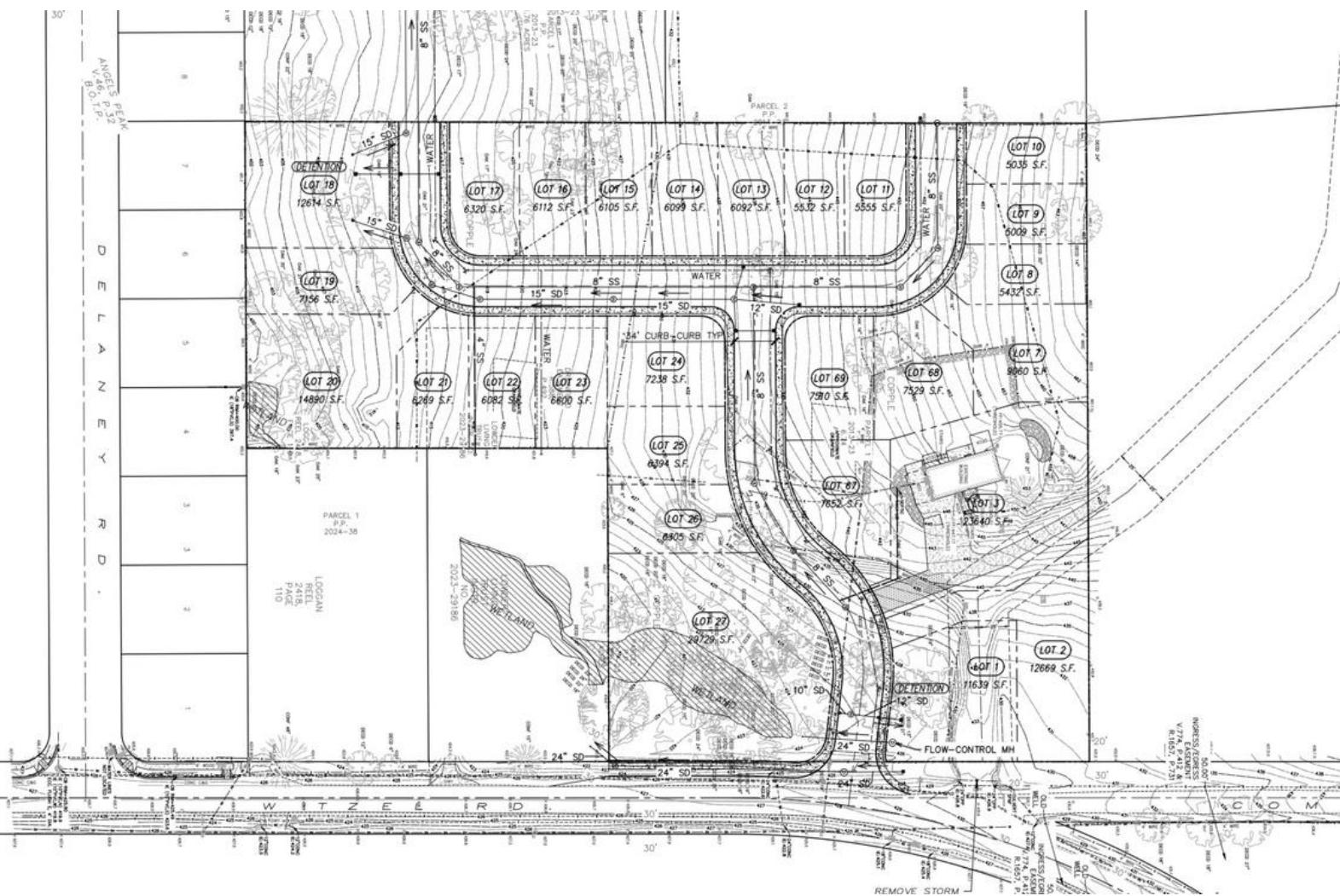
6.74 ACRES ZONED FOR R-2; SINGLE FAMILY AND R-11; MULTI-FAMILY (7-20 UNITS PER ACRE). THIS PROJECT OFFERS OPPORTUNITIES FOR HOMES, DUPLEXES, CONDOS, AND APARTMENTS.

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



Comp Plan/Zoning

- R-1: Single-Family Residential
- R-2: Single-Family Residential

R-11: Multi-Family Residential

C-1: General Commercial

□ UGB

■ City Limits



SEWER SERVICE



Sewer Main



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STORMWATER SERVICE



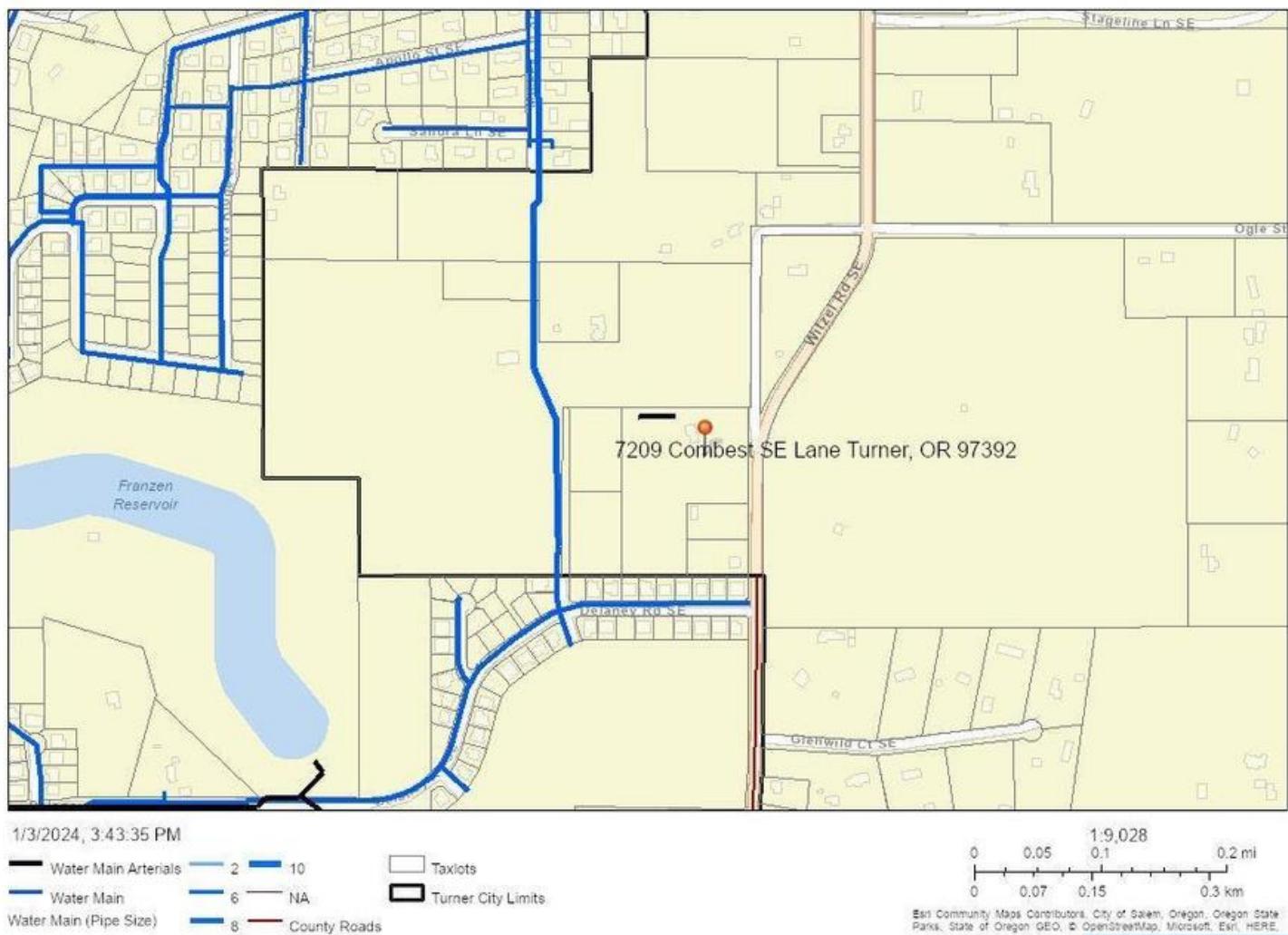
Storm Water



WATER SERVICE



Water Main



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



IMAGES



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PRICING

\$1,685,000

CALL LISTING BROKERS FOR INQUIRIES AND INFORMATION.



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