

LEGACY
REAL ESTATE

FOR SALE

20.38 ACRE DEVELOPMENT OPPORTUNITY — HWY 20

SWEET HOME, OR 97386

JAMES HAUGE PRINCIPAL BROKER
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\$1,195,000

PURCHASE PRICE

PROPERTY INFORMATION

Address	3217 Main St. Sweet Home, OR 97386
County	Linn
Total Acres	20.38 Acres
Total SqFt	887,753 SqFt
Zoning	C-2

PARCELS

TAX ACCOUNT	ADDRESS	ACRES	SQ FT	TAXES
949095	3217 Main St.	14.79	644,252	\$9,852
949094	38 TH Ave.	5.59	243,501	\$4,531
TOTAL		20.38	887,753	\$14,383



Two contiguous parcels with nearly 600 feet of Santiam Highway frontage adjacent to City Hall.

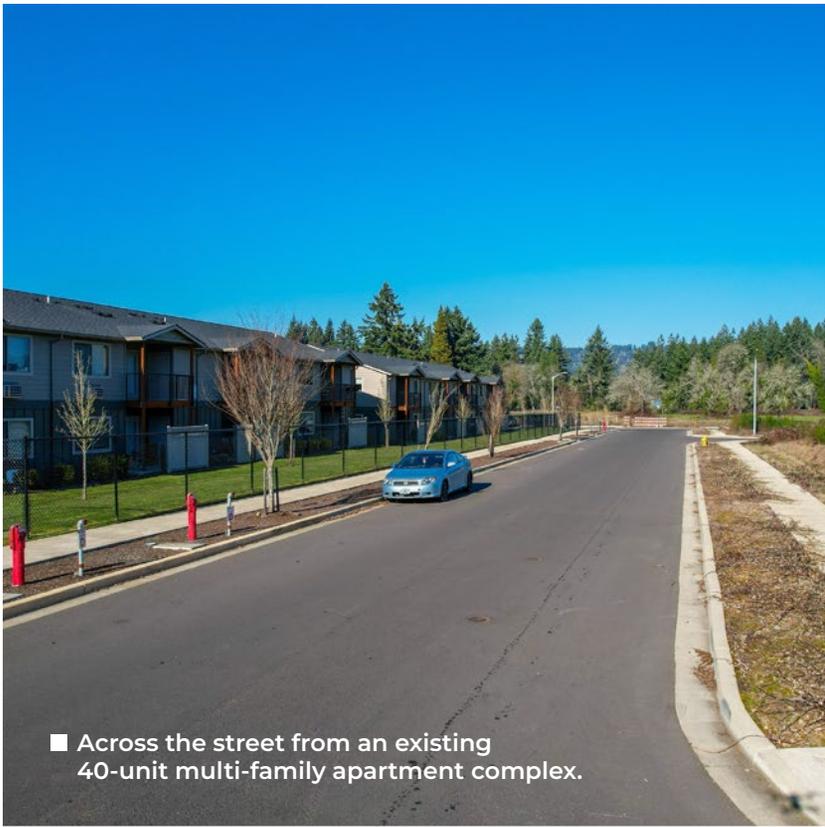
Plans available for 80-unit multifamily (Phase II of adjacent 40-unit complex), plus conceptual plans for 45 single-family lots, and approx. 9 acres of commercial development. Zoning also supports professional offices, retail, hospitality, convenience stores with fuel, medical office campus, apartment developments, and more.



HIGHLIGHTS

- 20.38 acres with extensive planning work already completed.
- Located directly along Santiam Highway 20 with 600ft. of high-visibility frontage and adjacent to Sweet Home City Hall.
- Flat and buildable with utilities readily available nearby.
- C-2 Zoning allows for multi-family housing, medical & professional offices, retail, hospitality, highway-oriented commercial uses, medical office campus, apartment development, residential subdivision, or a combination thereof.





■ Across the street from an existing 40-unit multi-family apartment complex.



■ A completed wetlands delineation identifies roughly 17+ acres of usable development area.



■ Adjacent to Sweet Home City Hall, placing it at the civic, commercial, and transportation heart of the community.



CONCEPT #1

PHASE II of Multi-Family Community Next Door

- 80 New Apartment Units
- 2 Bed / 2 Bath
- Located on 5.59 acre parcel #949094



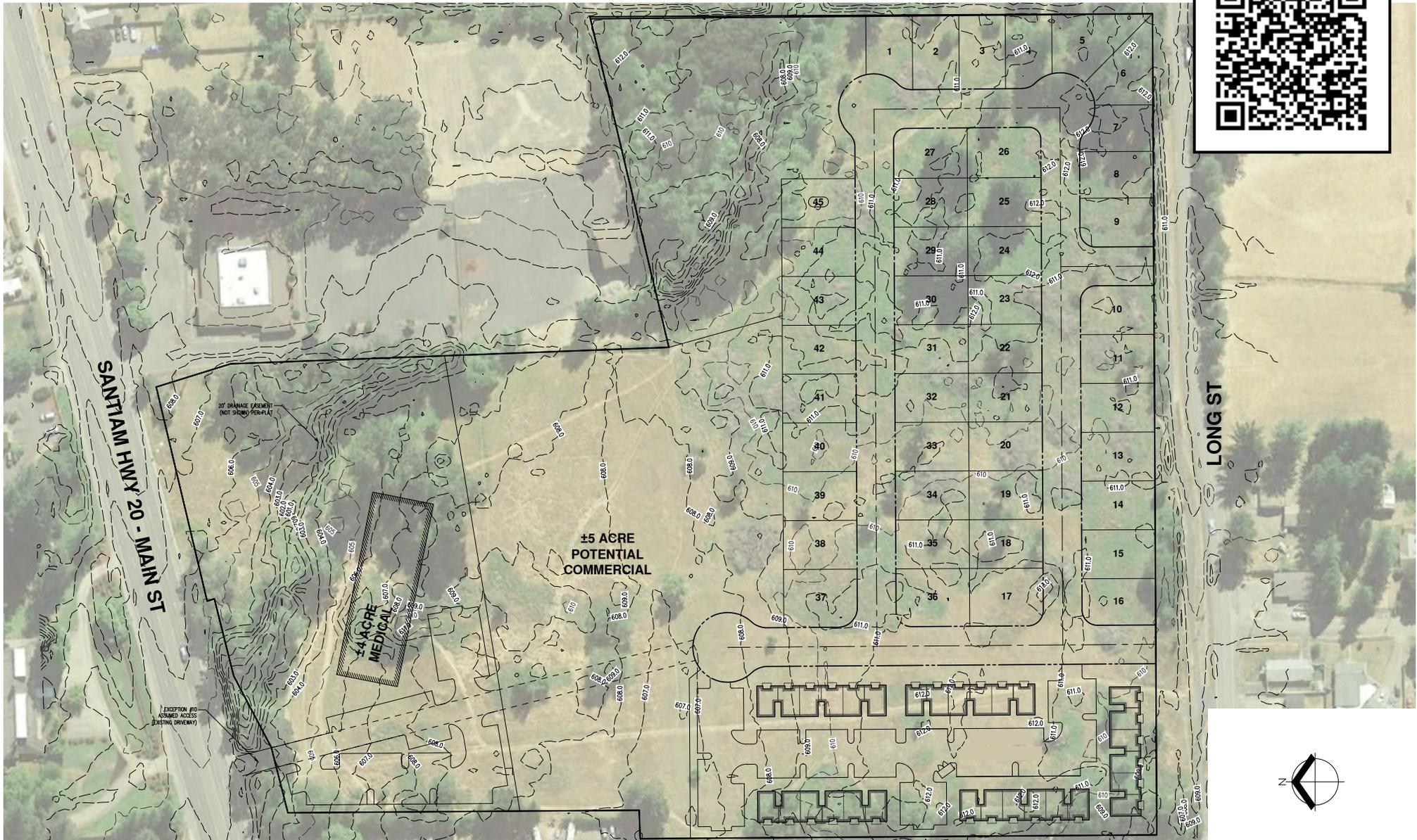
CONCEPT #2

Residential Lots & Potential Commercial/Medical

- 45 Single-Family Residential Lots
- Potential Commercial (5 Acres)
- Potential Medical (4 Acres)

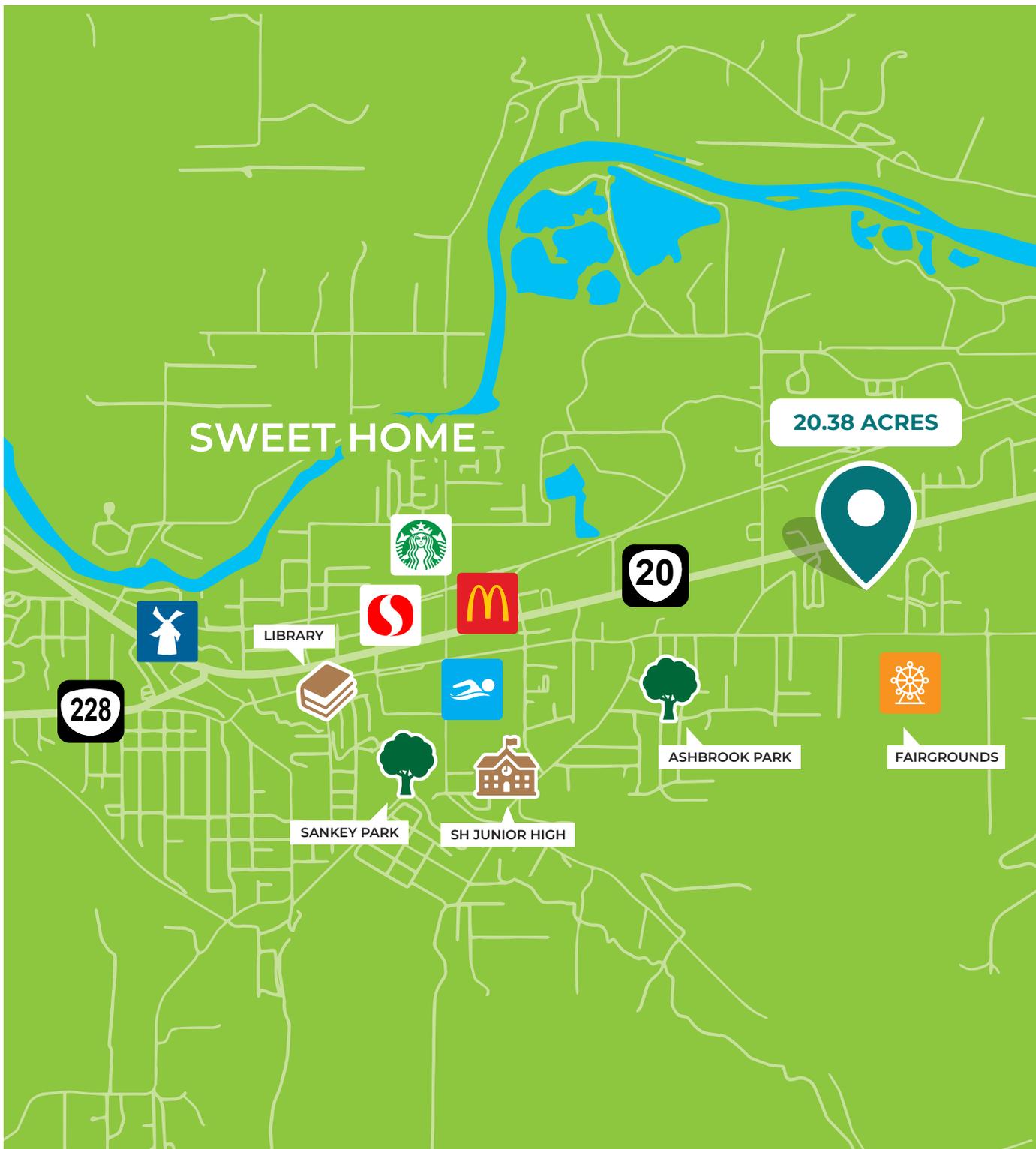
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SWEET HOME LAND

3217 Main St
Sweet Home, OR 97386



Sweet Home continues to benefit from regional growth pressure from the Willamette Valley, limited housing inventory, and strong demand for residential & commercial services.

With a population of 9,000, Sweet Home is the epitome of a small town gem surrounded by natural beauty. Explore the historic downtown, brimming with charming shops and art galleries, and savor the delights of farm-to-table cuisine at local eateries. It's a lifestyle where scenic outdoor adventures and a tight-knit community spirit come together, offering a genuine taste of Oregon's essence.



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