

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

**90.24 ACRES IN CITY LIMITS**



**TRADITION**  
REAL ESTATE PARTNERS

- STRONG MARKET VALIDATION: A RECENT OFFER FROM A NATIONAL BUILDER HIGHLIGHTS THE PARCEL'S BASELINE VALUE AND RESIDENTIAL DEMAND, PROVIDING A LEVERAGE POINT FOR NEGOTIATIONS WHILE ALLOWING DEVELOPERS TO PURSUE A MORE CUSTOMIZED, HIGH-RETURN VISION.

- PRIME LOCATION WITH GROWTH POTENTIAL: SITUATED WITHIN SALEM'S CITY LIMITS AND NEAR MAJOR HIGHWAYS, HOG HILL BENEFITS FROM SUBURBAN CONVENIENCE AND RURAL CHARM, APPEALING TO BUYERS IN A MARKET WITH A MEDIAN HOME PRICE OF \$420,000 (PER 2024 REDFIN DATA) AND RISING DEMAND.
- FLEXIBLE DEVELOPMENT OPTIONS: WITH COMPLETED PLANNING AND RS ZONING SUPPORTING 63 USABLE ACRES, THIS PARCEL OFFERS THE CHANCE TO BUILD A LEGACY ESTATE WHILE DEVELOPING A PROFITABLE MIX OF SINGLE-FAMILY HOMES AND TOWNHOMES FOR A DIVERSE BUYER POOL.



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REAL ESTATE PARTNERS

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# PROPERTY DESCRIPTION

NESTLED BETWEEN TURNER ROAD AND GATH ROAD, THE 90.24-ACRE "HOG HILL" RESIDENTIAL PARCEL OFFERS A RARE OPPORTUNITY FOR DEVELOPERS AND LEGACY BUILDERS TO CRAFT A SIGNATURE COMMUNITY WITHIN SALEM'S CITY LIMITS. PART OF A LARGER 390-ACRE SITE, THIS ELEVATED SECTION BOASTS FLEXIBLE RS ZONING, COMPLETED SURVEYS, AND A TENTATIVE SUBDIVISION PLAN, POSITIONING IT FOR IMMEDIATE RESIDENTIAL DEVELOPMENT.

TOTAL ACREAGE ↗

**90.24 ACRES**

LOCATION ↗

- DISTANCE TO INTERSTATE 5: 1.5 MILES
- DISTANCE TO SALEM AIRPORT: 4 MILES
- DISTANCE TO PDX: 58 MILES

POPULATION GROWTH ↗

**2X THE NATIONAL AVERAGE**

USEABLE ACREAGE ↗

**63 ACRES**  
PER BBG APPRAISAL

ZONING ↗

**ZONED RS**

VIEW ↗

ELEVATED LOTS OVERLOOKING SALEM, TURNER, AND MILL CREEK.



PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 4 - RS	34.33	\$3,400,000	\$99,039
LOT 5 - RS	55.91	\$3,600,000	\$64,389
<b>TOTAL</b>	<b>90.24</b>	<del>\$7,000,000</del>	<b>\$81,714</b>

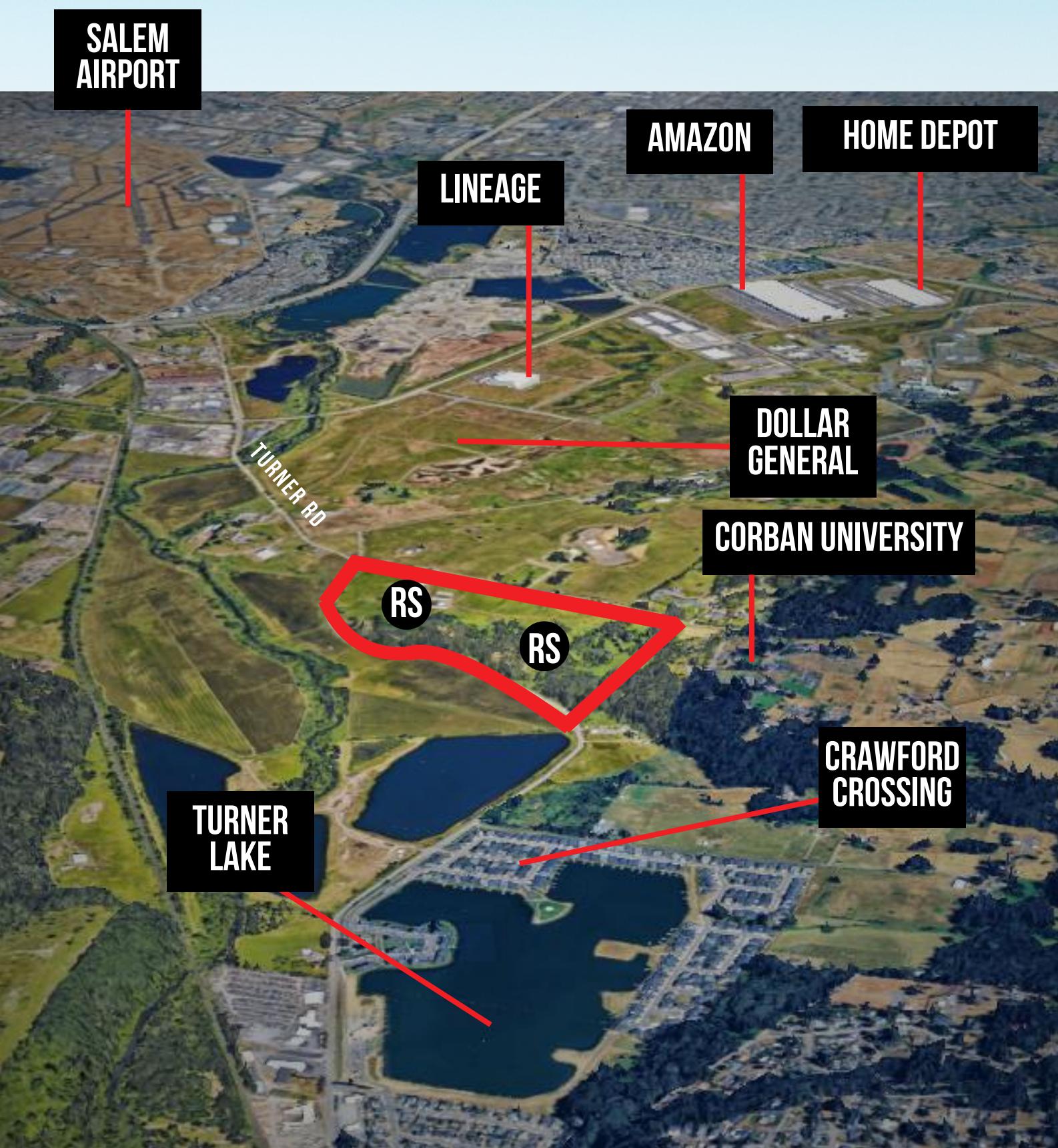
**\$4,500,000**

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 1 - IC	165	\$4,350,000	\$26,364
LOT 1A - IG	12	\$1,850,000	\$154,167
LOT 2 - MU-II	72.61	\$6,800,000	\$94,445
LOT 3 - MU-III	48.24	\$2,000,000	\$41,459
LOT 4 - RS	34.33	\$2,350,000	\$68,453
LOT 5 - RS	55.91	\$2,550,000	\$45,609
<b>TOTAL</b>	<b>388.09</b>	<del>\$14,900,000</del>	<b>\$71,750</b>

**\$14,900,000**

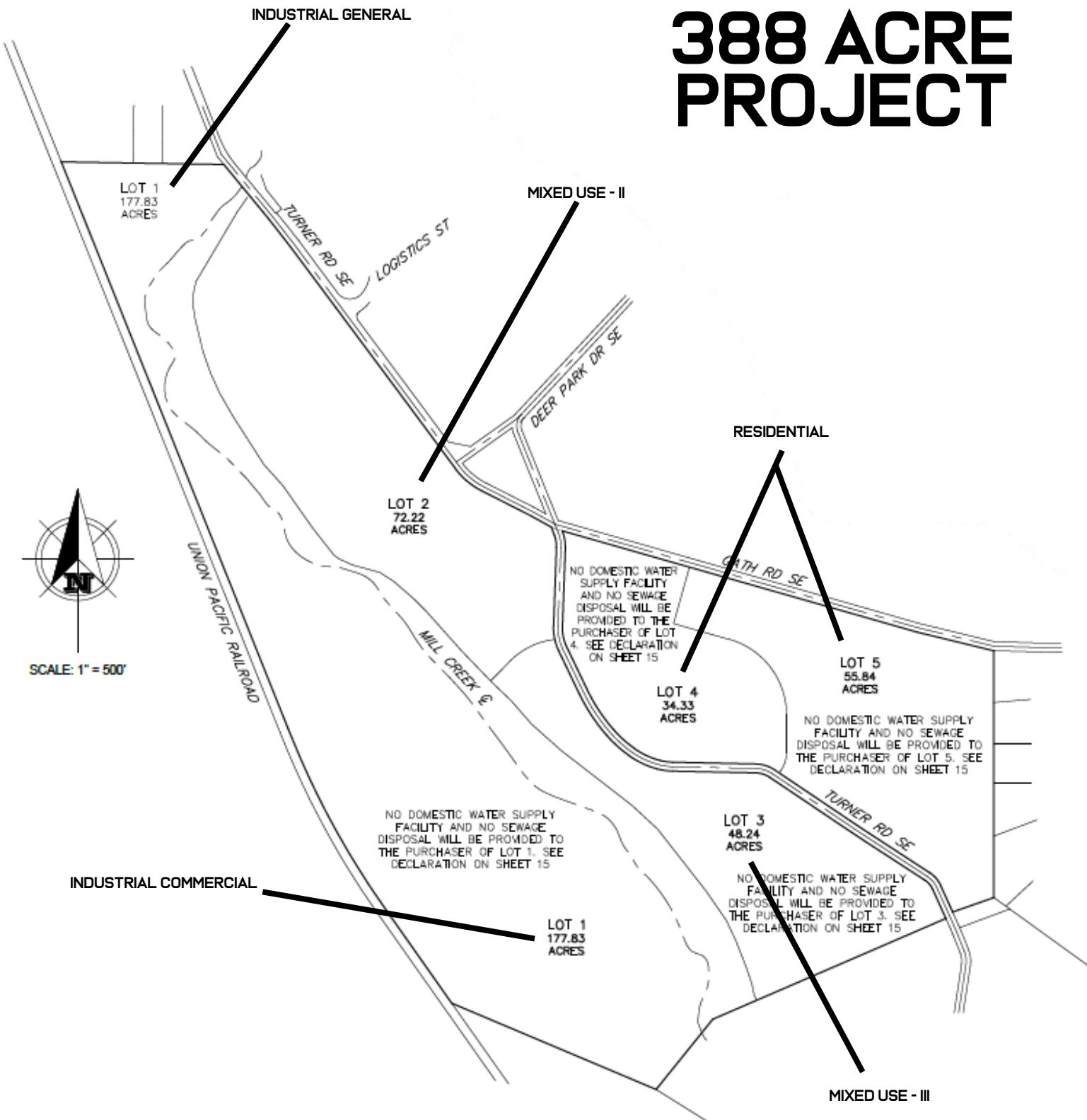


# 90.22 ACRES INSIDE CITY LIMITS

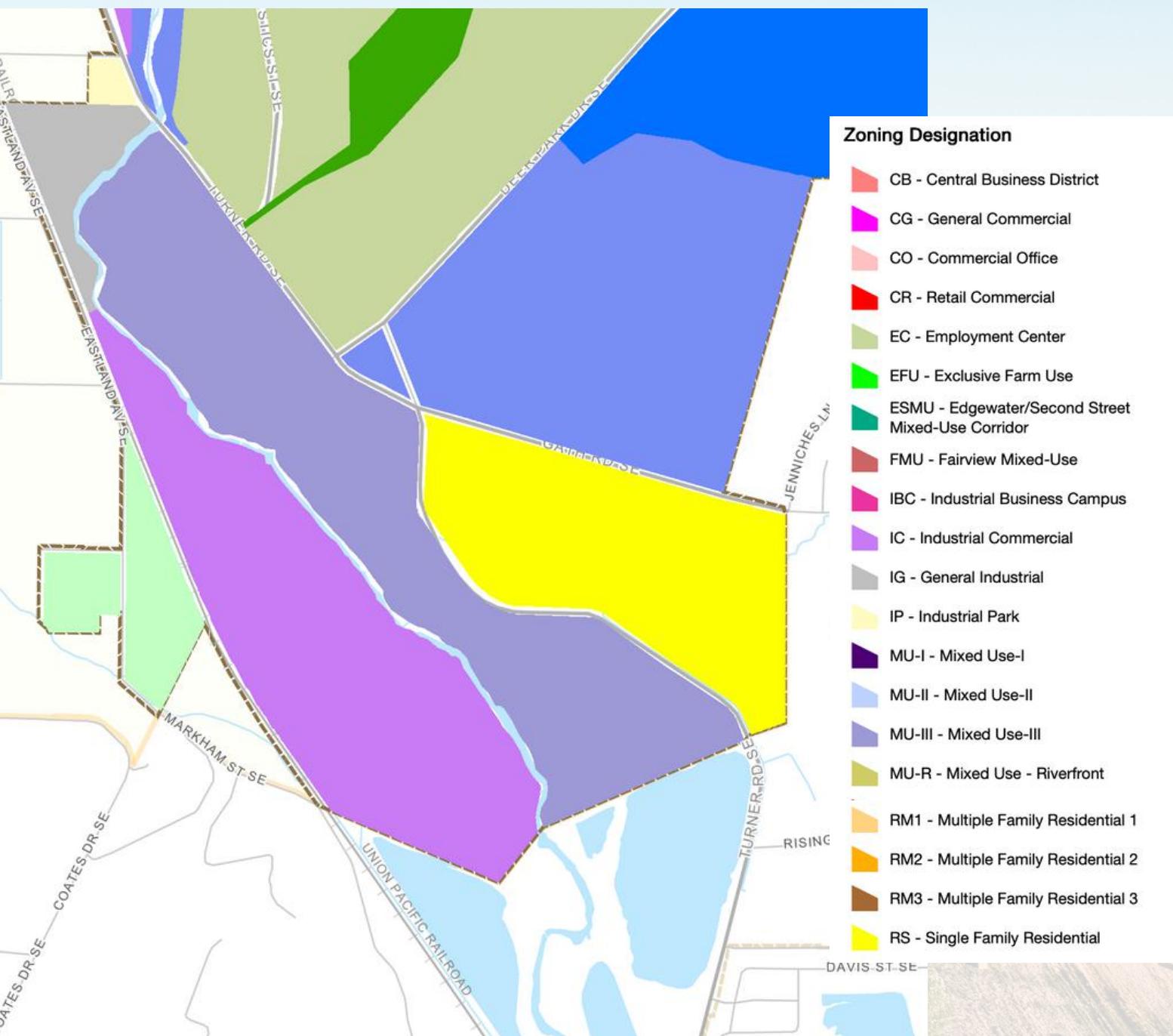




# 388 ACRE PROJECT



# ZONING MAP



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# SEWER SERVICE



## Sewer\_Manhole

### Custom

- Cleanout/Lamphole - Active
- Catch Basin - Active
- Manhole - Active
- Vault - Active
- VB Valve Box - Active
- W Wet Well - Active
- Oil/Water Separator - Active
- Cleanout/Lamphole - Proposed
- Catch Basin - Proposed
- Manhole - Proposed
- V Vault - Proposed
- VB Valve Box - Proposed
- W Wet Well - Proposed
- Oil/Water Separator - Proposed
- Cleanout/Lamphole - Abandoned/Removed
- Catch Basin - Abandoned/Removed
- Manhole - Abandoned/Removed
- V Vault - Abandoned/Removed
- VB Valve Box - Abandoned/Removed
- W Wet Well - Abandoned/Removed
- Oil/Water Separator - Abandoned/Removed
- Unknown Status



## Sewer Main

### Custom

- Active City Main
- Active City Force Main
- Active City Diversion/Split/Relief
- Active City Siphon
- Active City Suspended Main
- Active Private
- Active Other
- Proposed City
- Proposed Private
- Proposed Other
- Abandoned/Removed
- Unknown



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# STORMWATER SERVICE



## Stormwater Monitor Sites



## Storm\_Backflow\_Preventer

- Active
- Proposed
- Removed/Abandoned

## Storm Manhole

### Custom

- Cleanout - Active
- Flow Control Cleanout - Active
- Manhole - Active
- Flow Control Manhole - Active
- Water Quality Manhole - Active
- Water Quality Tree - Active
- Vault - Active
- Weir - Active
- Cleanout - Proposed
- Flow Control Cleanout - Proposed
- Manhole - Proposed
- Flow Control Manhole - Proposed
- Water Quality Manhole - Proposed
- Water Quality Tree - Proposed
- Vault - Proposed
- Weir - Proposed
- Cleanout - Abandoned/Removed
- Flow Control Cleanout - Abandoned/Removed
- Manhole - Abandoned/Removed
- Flow Control Manhole - Abandoned/Removed
- Water Quality Manhole - Abandoned/Removed
- Water Quality Tree - Abandoned/Removed
- Vault - Abandoned/Removed
- Weir - Abandoned/Removed
- Unknown Status

## Storm\_Node

### Custom

- Node/Plug/Tee - Active
- Flow Control Infall - Active
- Infall - Active
- Outfall - Active
- Node/Plug/Tee - Proposed
- Flow Control Infall - Proposed
- Infall - Proposed
- Outfall - Proposed
- Node/Plug/Tee - Abandoned/Removed
- Flow Control Infall - Abandoned/Removed
- Infall - Abandoned/Removed
- Outfall - Abandoned/Removed
- Unknown Status

## Storm\_Inlet

### Custom

- Catchbasin - Active
- Flow Control Catchbasin - Active
- Water Quality Catchbasin - Active
- Weep - Bubbler - Active
- Catchbasin - Proposed
- Flow Control Catchbasin - Proposed
- Water Quality Catchbasin - Proposed
- Weep - Bubbler - Proposed
- Catchbasin - Abandoned/Removed
- Flow Control Catchbasin - Abandoned/Removed
- Water Quality Catchbasin - Abandoned/Removed
- Weep - Bubbler - Abandoned/Removed
- Unknown Status

## Storm\_Main

### Custom

- Active City Main
- Active City Diversion
- Active City Piped Detention
- Active City Perforated Pipe
- Active Private
- Active Other
- Proposed City

# WATER SERVICE



Water\_PumpStation\_Location Water Main



Custom

— City - ACT

— City - PROP

— City - ABND

--- City - REM

Water\_Reservoir\_Location



Water\_AutoFlush



Water Levels



# SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	145.53	37.26	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	40.84	10.46	0	32	4w
NeD	Nekia silty clay loam, 12 to 20 percent slopes	29.53	7.56	0	64	3e
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	29.06	7.44	0	33	6s
Wc	Wapato silty clay loam	24.54	6.28	0	28	3w
Sa	Salem gravelly silt loam	21	5.38	0	62	2s
AbA	Abiqua silty clay loam, 0 to 3 percent slopes	19.36	4.96	0	85	1
NeB	Nekia silty clay loam, 2 to 7 percent slopes	18.83	4.82	0	66	3e
NeC	Nekia silty clay loam, 7 to 12 percent slopes	18.04	4.62	0	65	3e
NkC	Nekia stony silty clay loam, 2 to 12 percent slopes	13.19	3.38	0	65	3e
SuC	Silverton silt loam, 2 to 12 percent slopes	12.79	3.27	0	79	2e
W	Water	11.81	3.02	0	-	-
WIA	Willamette silt loam, 0 to 3 percent slopes	4.07	1.04	0	92	1
NeE	Nekia silty clay loam, 20 to 30 percent slopes	2	0.51	0	59	4e
WIC	Willamette silt loam, 3 to 12 percent slopes	0.03	0.01	0	91	2e
<b>TOTALS</b>		<b>390.62<sup>(*)</sup></b>	<b>100%</b>	<b>-</b>	<b>54.9</b>	<b>3.13</b>

# 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







# PRICING

**\$4,500,000**

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



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