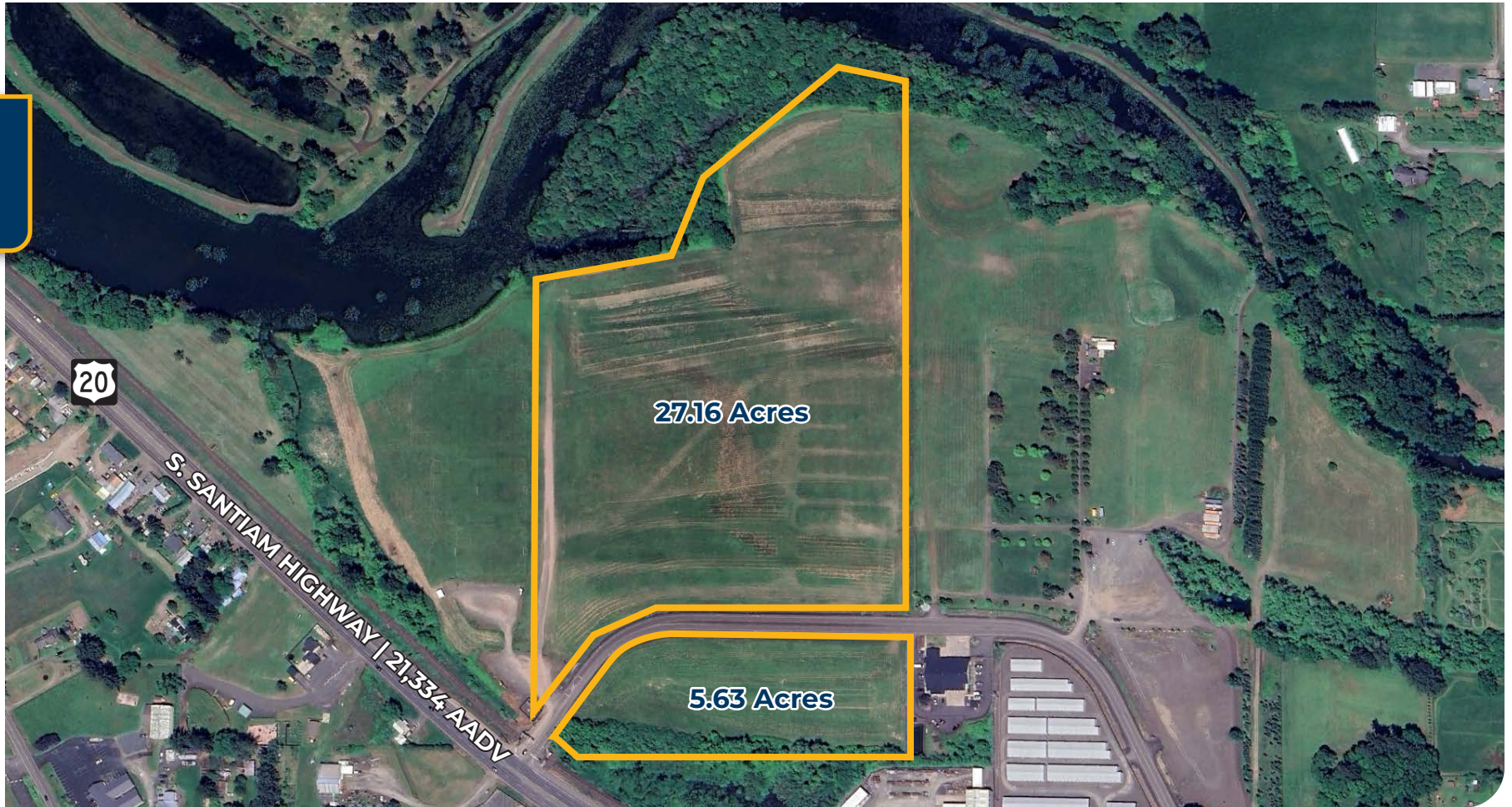




FOR SALE



## LEBANON LAND DEVELOPMENT

**Commercial Development Opportunity**  
Undeveloped Land | 27.16 Acres & 5.63 Acres

**Approx. S. Santiam Highway & Weirich Drive, Lebanon, OR**

- Proximity to Big Box Destination Retail
- High-Visibility Corner Development
- Mixed-Use Development Opportunity
- 21,334 VPD Past Site on S. Santiam Highway

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	Approx. S. Santiam Highway & Weirich Drive, Lebanon, OR
Land Area	27.16 Acres & 5.63 Acres
N° of Parcels Available	2
Sale Price	Call Brokers for Pricing
Zoning	MU (Mixed Use, City of Lebanon)
Utilities	Water, Sewer, Electricity
Site Work	12 ft Gravel Base Road to Site

Location Features

- S. Santiam Highway & Weirich Drive enjoys a prime high-traffic location in Lebanon, Oregon
- Traffic counts are over 21,000 VPD along the property's west-facing side
- In close-in proximity to Santium Highway

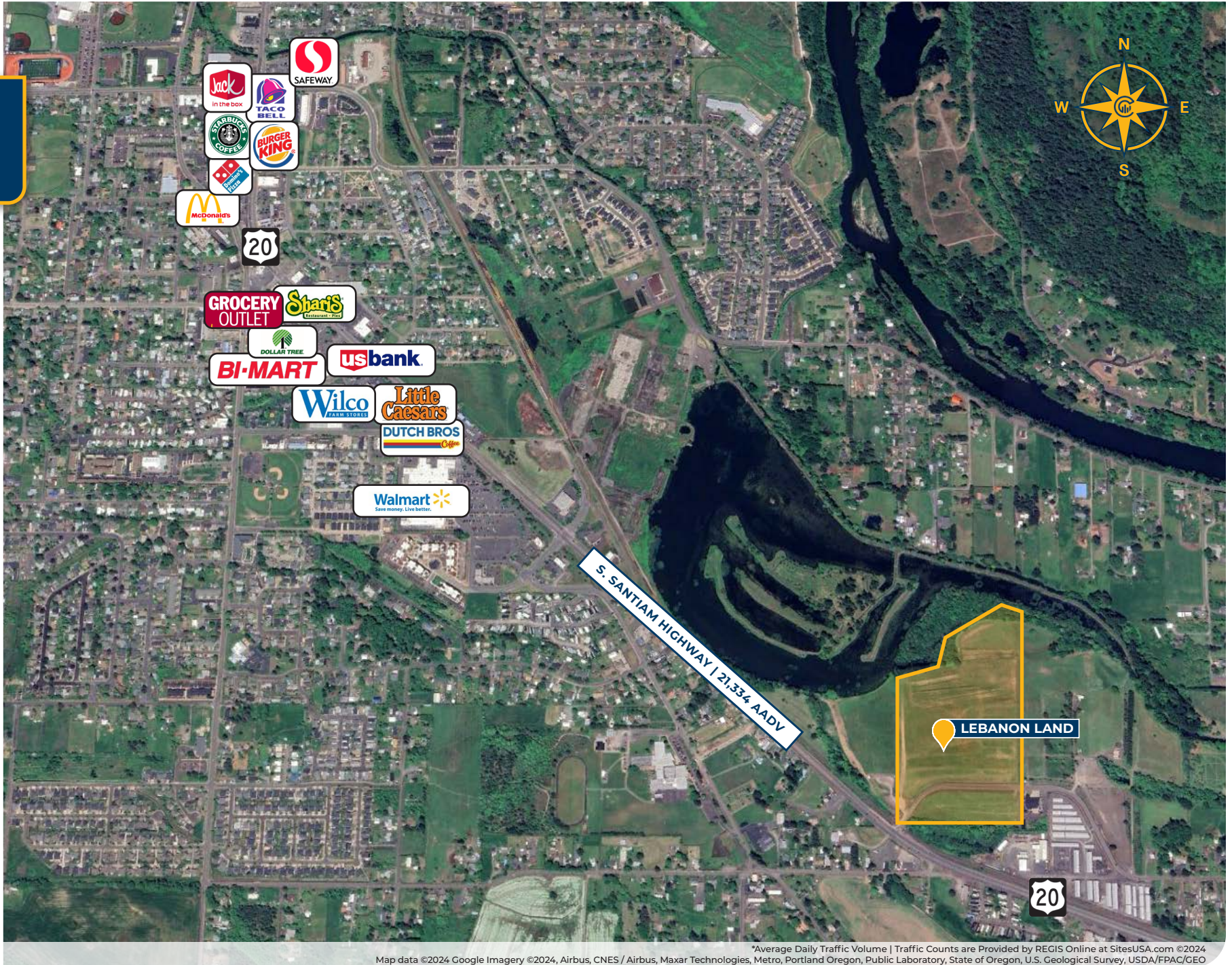
Highlights within 1/2 Mile

- Walmart Supercenter
- Walgreens
- Wilco Farm Store
- KFC
- Carl's Jr
- A&W
- Dutch Bros
- US Bank
- Bi-Mart
- Dollar Tree
- Grocery Outlet
- Aaron's
- Shari's Cafe
- Papa Murphy's
- McDonald's
- Taco Time
- Les Schwab Tire Center
- Domino's Pizza
- O'Reilly Auto Parts





# LOCAL AERIAL MAP

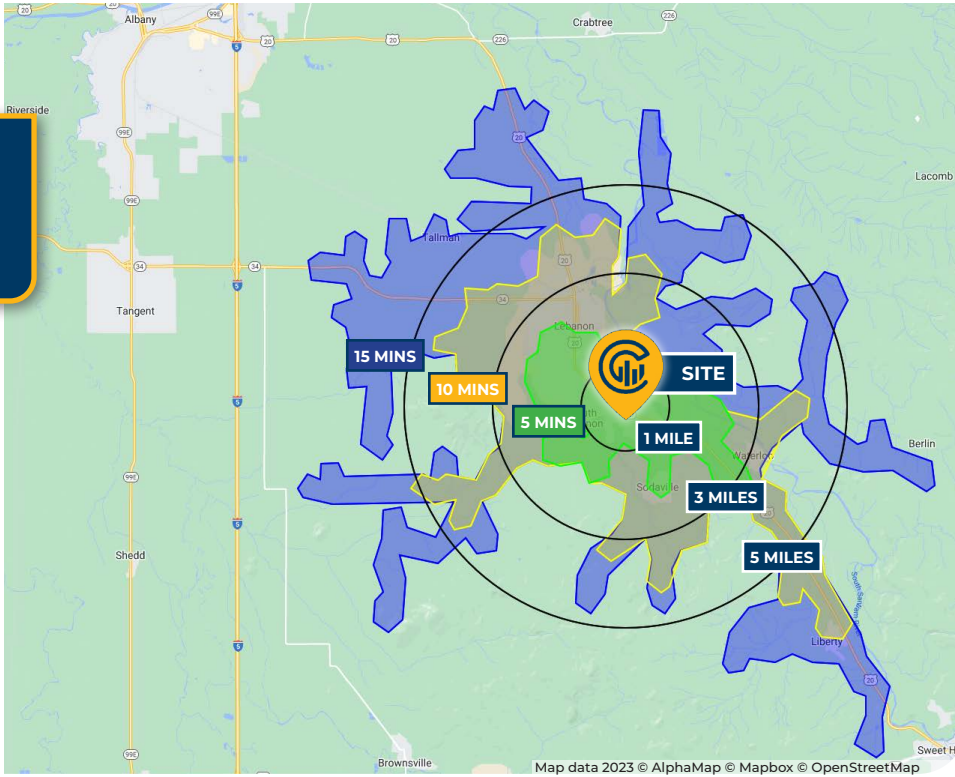


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# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	3,027	25,046	30,094
2028 Projected Population	3,291	26,930	32,394
2020 Census Population	2,716	24,138	28,549
2010 Census Population	2,324	21,094	24,924
Projected Annual Growth 2023 to 2028	1.7%	1.5%	1.5%
Historical Annual Growth 2010 to 2023	2.3%	1.4%	1.6%
Households & Income			
2023 Estimated Households	1,166	9,644	11,484
2023 Est. Average HH Income	\$83,803	\$84,044	\$85,603
2023 Est. Median HH Income	\$75,272	\$66,906	\$68,172
2023 Est. Per Capita Income	\$32,318	\$32,453	\$32,793
Businesses			
2023 Est. Total Businesses	61	770	968
2023 Est. Total Employees	336	4,814	7,216

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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**LEBANON LAND DEVELOPMENT**