



**1600 E Blk Lincoln RD Woodburn, OR 97071**

**PRIME OPPORTUNITY IN WOODBURN –  
2.32 ACRES READY FOR DEVELOPMENT**



**RMLS# 24311294 | RMLS# 24393741 | WVMLS# 815669**



## **SUMMARY**

- **CITY INFORMATION**
- **ABOUT THE PROPERTY**
- **ZONING AND UTILITY MAPS**
- **NEW DEVELOPMENTS & ATTRACTIONS NEARBY**
- **NEARBY LOCATIONS**
- **INVESTOR BENEFITS**
- **CONCLUSION**





# **-WOODBURN, OR**

## ***“Where Growth Meets Opportunity”***

Located in Marion County between two of Oregon’s largest cities, Portland and Salem, Woodburn is a growing community with a prime location along I-5. Known for its agricultural heritage, diverse community, outlet shopping and easy access to major urban centers, Woodburn is quickly becoming a sought-after destination for development and growth. As the city expands, the demand for housing continues to rise, making it an ideal place for investment. With a vibrant community and a promising future, Woodburn offers endless potential for those looking to be part of its exciting transformation.





## ***ABOUT THE PROPERTY***

2.32 acres of flat land perfectly positioned for development in the rapidly growing community of Woodburn, Oregon. Located between Portland and Salem with easy access to I-5, this property offers a fantastic investment opportunity in one of the region's most sought-after areas.



Woodburn is growing, come build some much-needed housing!



# -ZONING & UTILITY MAPS

## Zoning (RS): Single-family Residential

The land is within the urban growth boundary and is slated for Residential zoning upon annexation.

| Uses Allowed in Residential Zones<br>Table 2.02A  |   |      |     |     |    |     |
|---|---|------|-----|-----|----|-----|
| Use   |   | Zone |     |     |    |     |
| Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P)<br>Special Permitted Uses (S) Specific Conditional Uses (SCU) |   | RS   | RSN | R1S | RM | RMN |
| A   | Dwellings                                 |      |     |     |    |     |
| 1   | Single-family detached dwellings (houses) | P    | P   | P   | P  | P   |
| 2   | Duplexes                                  | P    | P   | P   | P  | P   |
| 3   | Triplexes                                 | P    | P   | P   | P  | P   |
| 4   | Quadplexes                                | P    | P   | P   | P  | P   |

|   |   |                |                |   |   |   |
|---|---|----------------|----------------|---|---|---|
| 5 | a. Townhouses: In a group or groups each of maximum 4 attached dwellings. | P              | P              | P | P | P |
|   | b. Townhouses: Any number within a group                                  |                |                |   | P | P |
| 6 | Cottage clusters  | S              | S              | S | S | S |
| 7 | Accessory dwelling unit (ADU)   | S              | S              | S | S | S |
| 8 | Manufactured dwellings  | S <sup>1</sup> | S <sup>1</sup> | S | S | S |
| 9 | Manufactured dwelling park  |                |                |   | S | S |

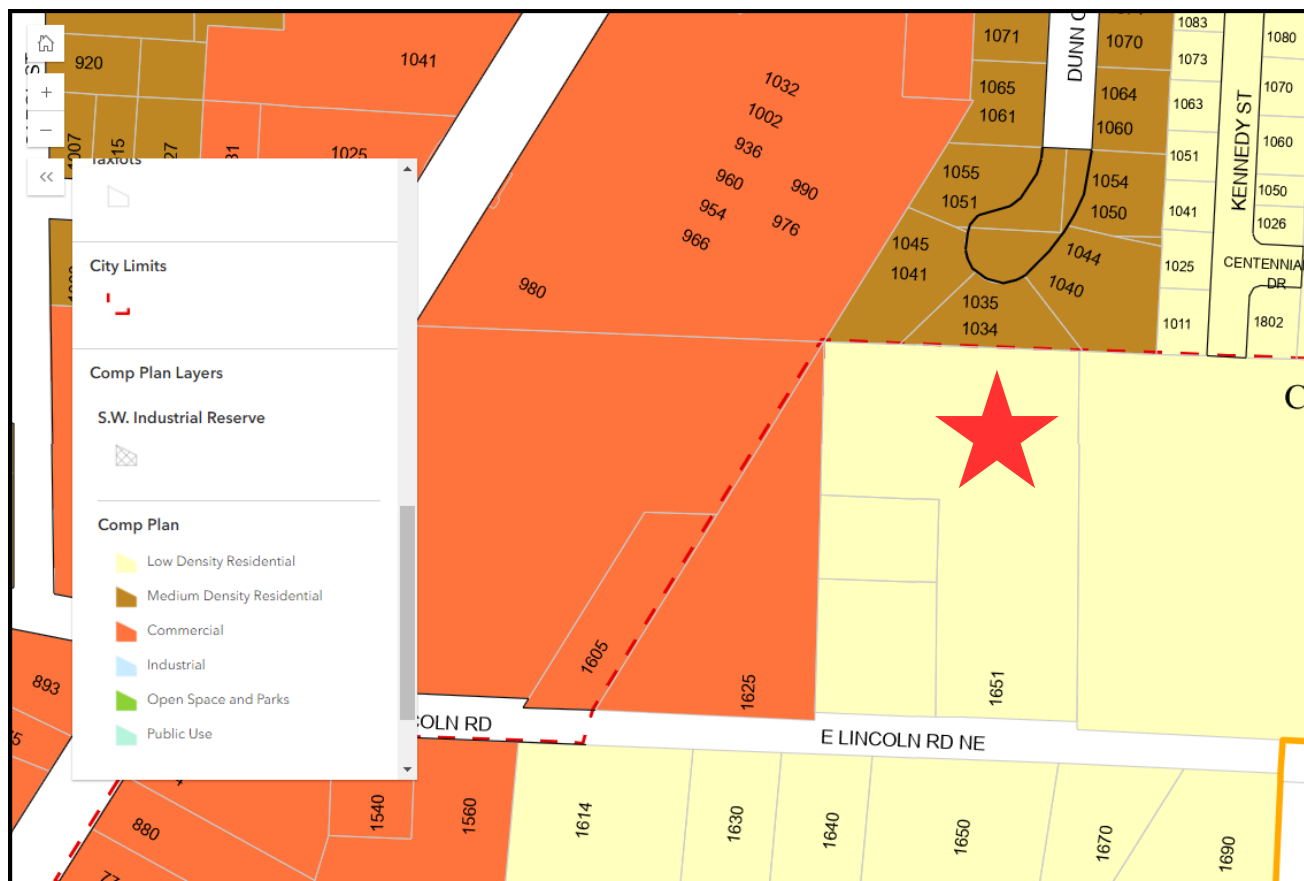


Preliminary plans for 24 townhome lots (20-25 feet wide) are already in place, making it an ideal site for new housing development.

| Residential Single-Family (RS) –<br>Site Development Standards<br>Table 2.02B |                                     |  |                    | KEY<br>(See Figure<br>2.02B) |
|---|-------------------------------------|--|--------------------|------------------------------|
| Lot Area,<br>Minimum<br>(square feet) <sup>1</sup>                            | Townhouse lot                       |  | 1,500              |                              |
|   | Interior, flag or<br>cul-de-sac lot | Single-family dwelling, duplex,<br>or triplex  | 6,000              |                              |
|   |                                     | Quadplex or cottage cluster  |                    | 7,000                        |
|   | Corner lot                          | Single-family dwelling, duplex,<br>triplex, quadplex, cottage<br>cluster, child care facility, or<br>group home <sup>2</sup> | 7,000              |                              |
|   |                                     | Any other use  |                    | 10,000                       |
| Lot Width,<br>Minimum (feet)  | Townhouse lot                       |  | 15                 | <b>A</b>                     |
|   | Any other use                       | Interior, flag or cul-de-sac lot   | 50                 | <b>B</b>                     |
|   |                                     | Corner lot   |                    | 60                           |
| Lot Depth,<br>Average (feet)  | Interior, flag or cul-de-sac lot    |  | 90                 | <b>D</b>                     |
|   | Corner lot                          |  | 90                 |                              |
| Street Frontage<br>Minimum (feet)   | Townhouse lot                       |  | 15                 |                              |
|   | Interior lot                        |  | 40                 | <b>E</b>                     |
|   | Corner lot                          |  | 50                 | <b>F</b>                     |
|   | Cul-de-sac lot                      |  | 22                 |                              |
|   | Flag lot <sup>3</sup>               |  | 20-24              |                              |
| Residential Density, Minimum (units per net acre)                             |                                     |  | 5.2                |                              |
| Front Setback and Setback Abutting a Street, Minimum (feet) <sup>4,5</sup>    |                                     |  | Per Table<br>2.02G | <b>G H</b>                   |
| Side Setback,<br>Minimum (feet)   | Townhouse lot                       | Common wall  | Zero               | <b>I</b>                     |
|   |                                     | End unit exterior wall   |                    | 5                            |
|   | Any other use <sup>8</sup>          |  | 5 <sup>4</sup>     | <b>J</b>                     |



## Comprehensive Land Use Plan Map

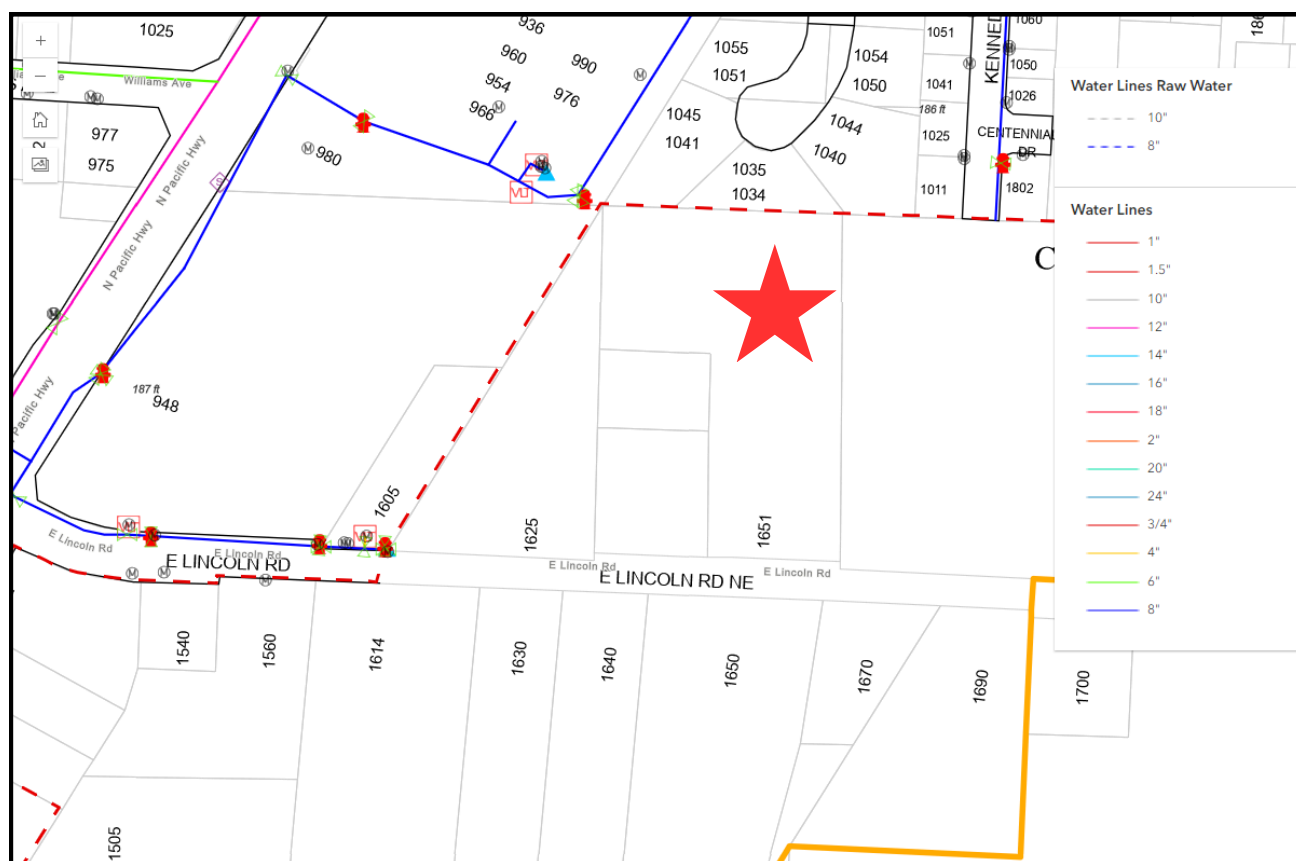


Utility maps....continued....



With utilities only 150 feet away, this property is ready for your next project.

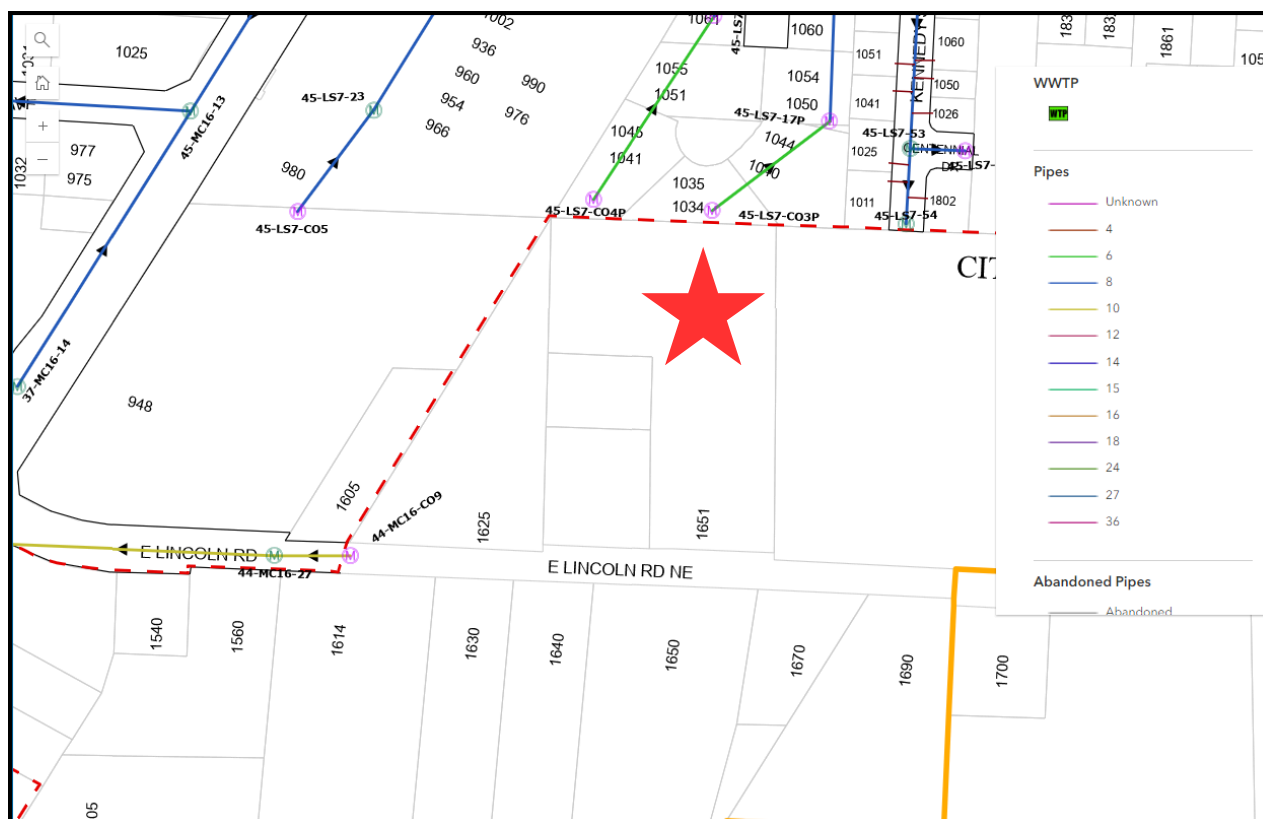
## Water Map



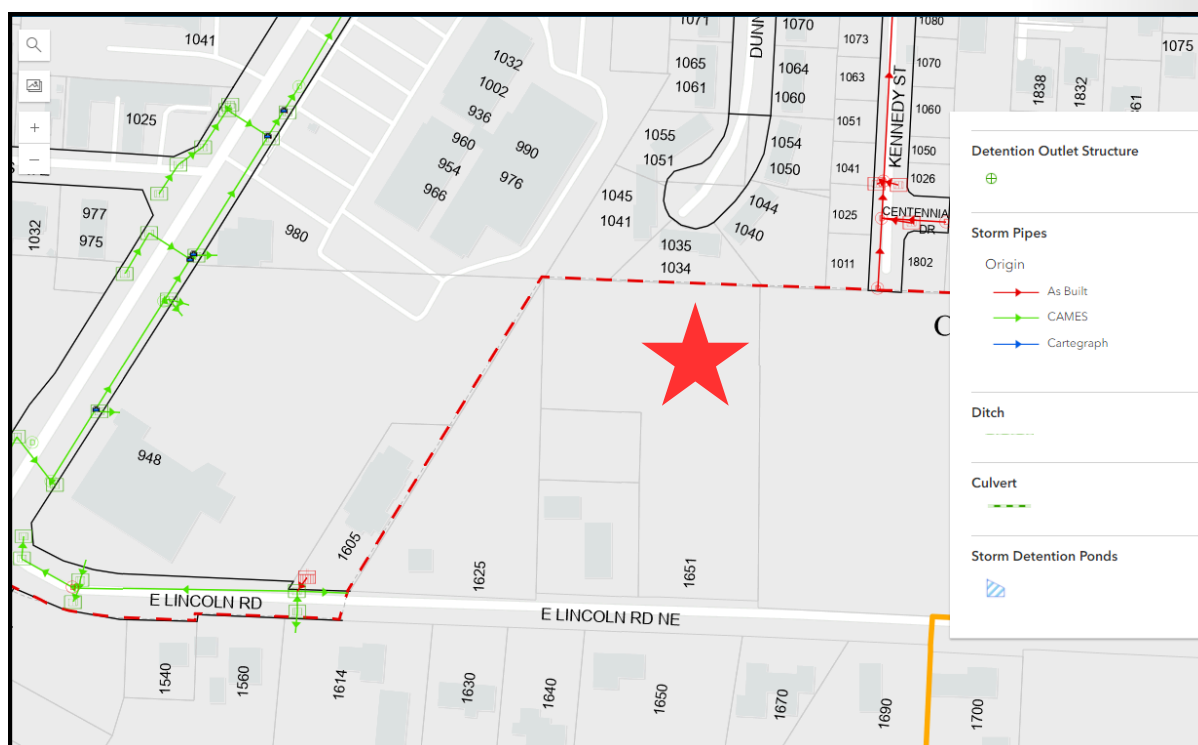
Utility maps....continued...



## Sanitary Sewer Map



## Storm Water Map





## ***NEW DEVELOPMENTS & ATTRACTIONS NEARBY***



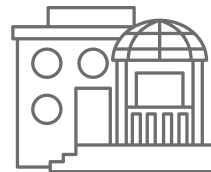
Amazon  
facility



Access OR  
99E, I5 and OR  
214



Woodburn  
Premium  
Outlets



Downtown  
Area



Woodburn  
Dragstrip



# -NEARBY LOCATIONS

## **FOOD & ENTERTAINMENT**

- Santa Ana Mexican Food
- Hungry Lion | Asian Cuisine
- The Pierogi Place
- Woodburn Nutrition
- and more..

## **SCHOOLS**

- Lincoln Elementary School
- French Prairie Middle School
- Woodburn High School
- and more..



## **PARKS AND RECREATION**

- Centennial Park
- Memorial Park
- The Oregon Garden
- Woodburn Aquatic Center
- and more..



## **ACTIVITIES**

- Woodburn Dragstrip
- Woodburn Premium Outlets
- Wooden Shoe Tulip Farm
- Woodburn Historical Museum
- and more...

## **OTHER NECESSITIES**

- Portland International Airport
- Woodburn Specialist Center
- Woodburn Veterinary Clinic
- Multiple Pharmacy Stores
- and more...





## INVESTOR BENEFITS



Prime  
Location



Ready For  
Development



Zoning  
Potential



Diverse  
Tenant Base



High-Rental  
Demand



Strong ROI



Future  
Growth



Tax  
Incentives



# ***-MAKE A SMART MOVE!***

In summary, this property offers an unparalleled opportunity for builders and developers seeking a high-potential investment in the rapidly growing city of Woodburn. It is an excellent opportunity to be part of a thriving community while meeting the area's housing needs. Don't miss out on this smart investment that offers both short-term profitability and long-term growth potential. Contact us and secure your stake in the future of Woodburn today!



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