

RESIDENTIAL DEVELOPMENT OPPORTUNITY

6.74 ACRES IN TURNER



TRADITION
REAL ESTATE PARTNERS

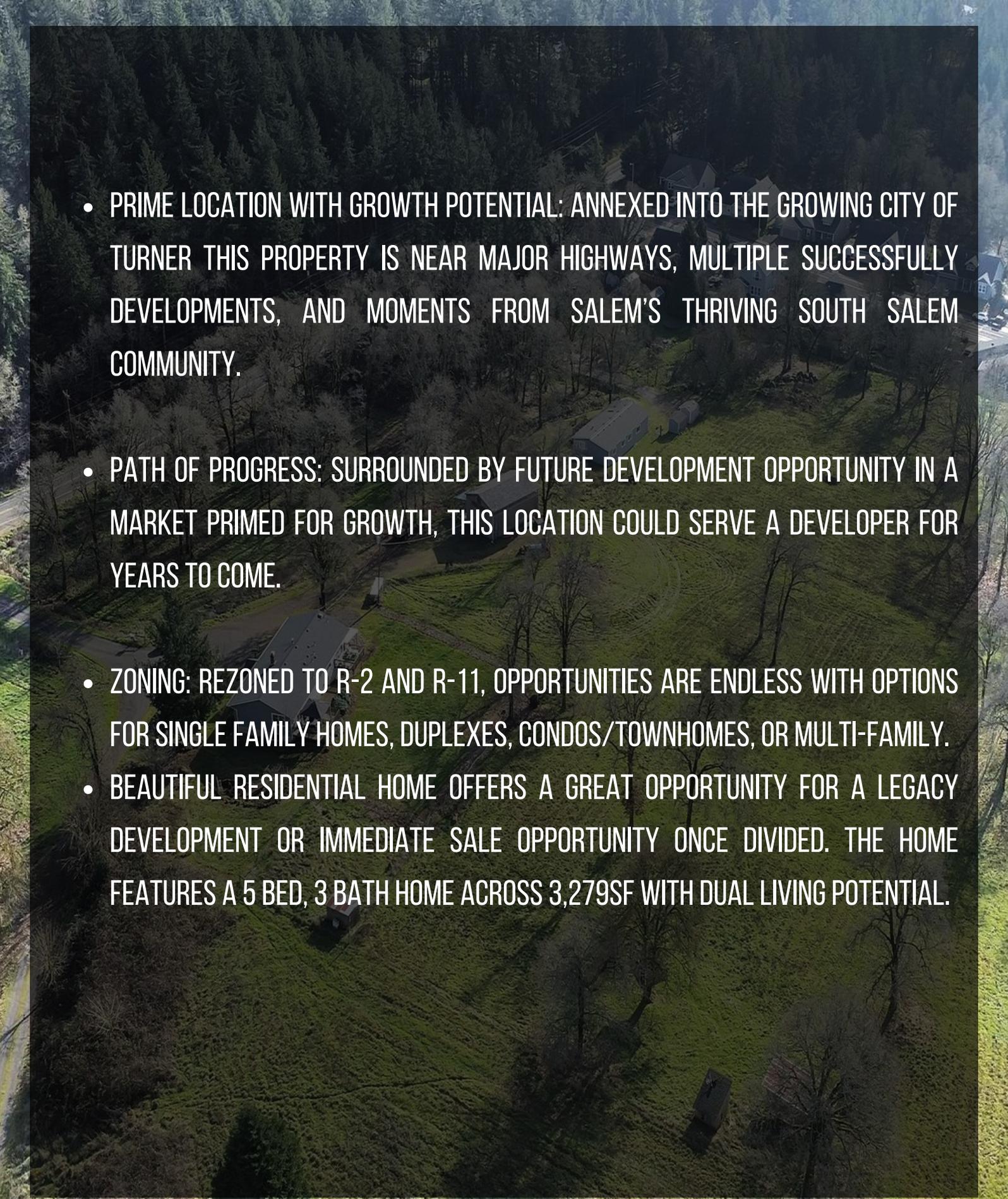
- 
- **PRIME LOCATION WITH GROWTH POTENTIAL:** ANNEXED INTO THE GROWING CITY OF TURNER THIS PROPERTY IS NEAR MAJOR HIGHWAYS, MULTIPLE SUCCESSFULLY DEVELOPMENTS, AND MOMENTS FROM SALEM'S THRIVING SOUTH SALEM COMMUNITY.
 - **PATH OF PROGRESS:** SURROUNDED BY FUTURE DEVELOPMENT OPPORTUNITY IN A MARKET PRIMED 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.





SALEM AIRPORT

AMAZON

I-5

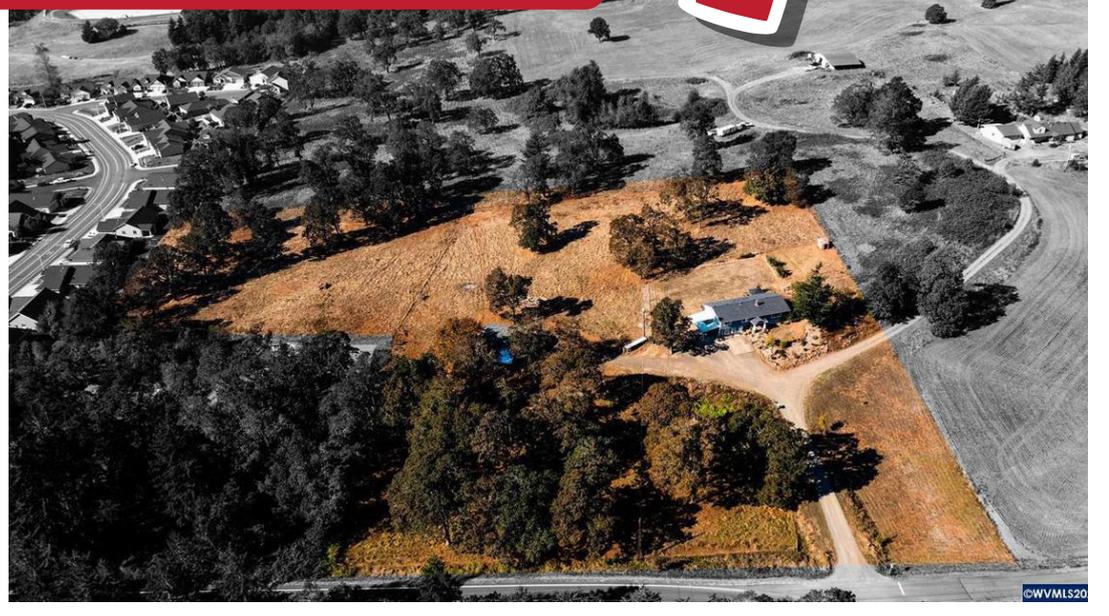
TURNER LAKE

CRAWFORD CROSSING

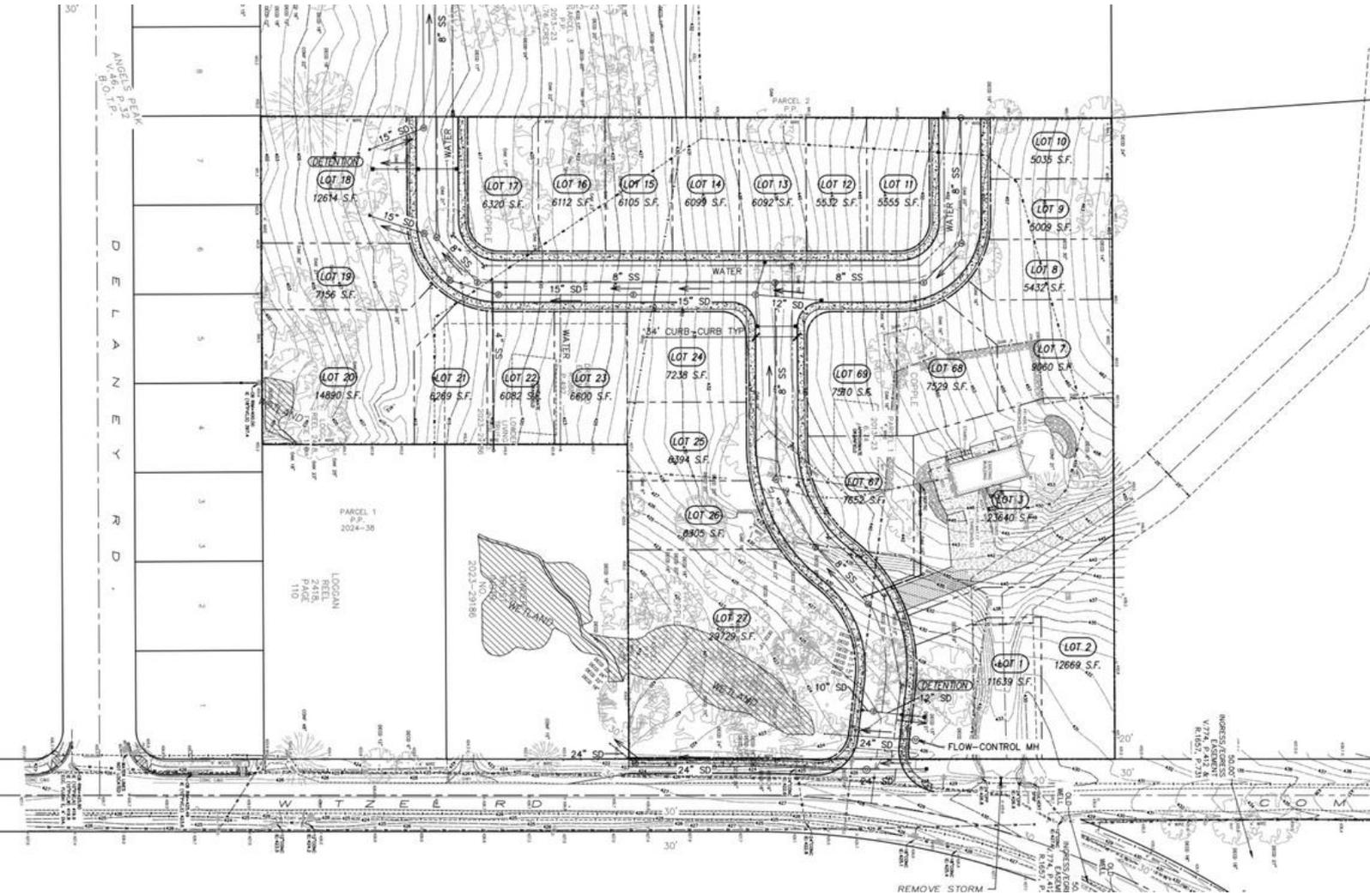
WESTWOOD HEIGHTS

SALEM RESIVORE

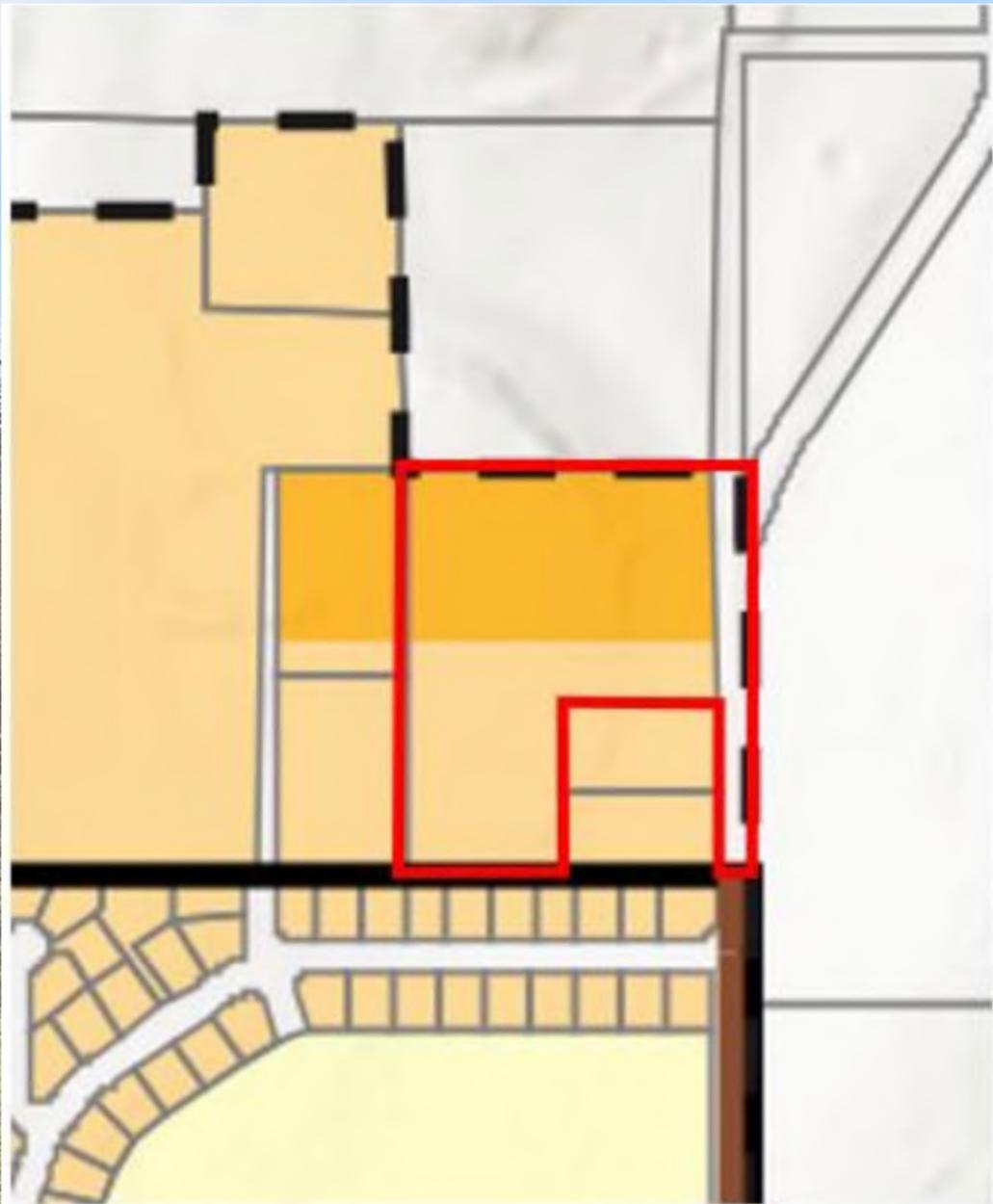
7029 COMBEST LN SE



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



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SEWER SERVICE

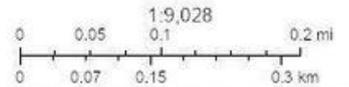


Sewer Main



1/3/2024, 3:45:59 PM

- Sewer Main
- CS ACT
- Sewer Flow Basins
- County Roads
- Taxlots
- Turner City Limits



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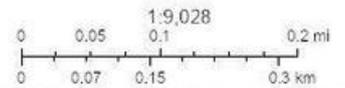


Storm Water



1/3/2024, 3:40:45 PM

- Stormwater Lines
- Culvert
 - Pipe
 - Public_Storm_Basins
 - Taxlots
 - Turner City Limits



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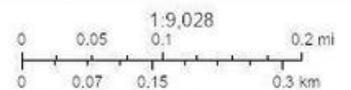


Water Main



1/3/2024, 3:43:35 PM

- | | | | |
|------------------------|---|--------------|--------------------|
| Water Main Arterials | 2 | 10 | Taxlots |
| Water Main | 6 | NA | Turner City Limits |
| Water Main (Pipe Size) | 8 | County Roads | |



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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:** TURNER AND CASCADE CASCADE SCHOOL DISTRICT
 - **PROXIMITY:** CLOSE TO TWO RECENT SUBDIVISIONS, TURNER LAKE, COSTCO, AND I-5
 - **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
 - **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND DELINEATION IN PROGRESS
 - **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
 - **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.



DAVE SMITH

503-939-7099



AJ NASH

503-559-9279



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