



Commercial Development Land

Highway #97 Frontage...9.59 Acres

2 ODOT Highway Access & Improvements Planned

Madras, Oregon

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Subject Property

9.59 acres that is fairly level with City sewer & water mains. It has 800' of Highway 97 Frontage as well as frontage on two residential streets with room for some residential development. Recently completed Level One, Soils Report, Survey and Title Report are now available.

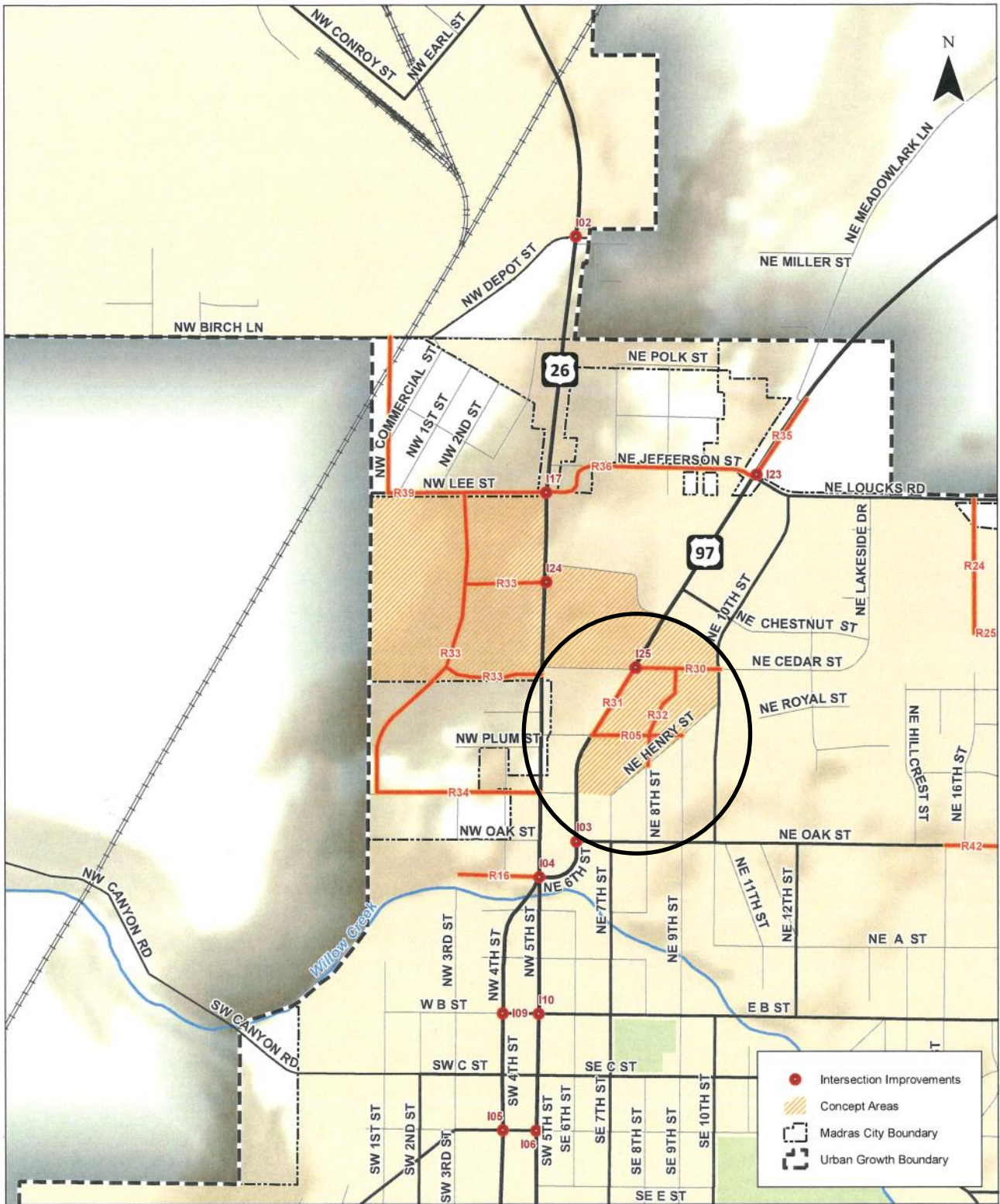
\$899,000...9.59 Acres...\$2.15 sq ft

The information contained in this brochure are deemed reliable from good sources, but is not guaranteed by the Brokers. Buyers will need to perform their own due diligence.



Mixed Use Development Potential

Large commercial parcel located in North Madras where Highway #26 and Highway #97 converge at the “Gateway to Central Oregon” from Portland. This parcel will be a great opportunity for a mixed use development project with excellent highway exposure with ODOT Highway access in a key commercial area in Madras. A new City Transportation Master Plan has been approved by ODOT with plans for two highway access points. There are plans to widen Highway 97, install curbs, side walks and upgrade some utilities. This may result in substantial savings for a developer. The City of Madras also has Urban Renewal Funds to assist with development. It is zoned C1 with flexibility for many commercial & residential uses with a new Master Plan. Call Gary Everett for more information and development ideas. There are potential buyers for building sites created from this project.



Roadway and Intersection Improvement Projects
Madras, Oregon

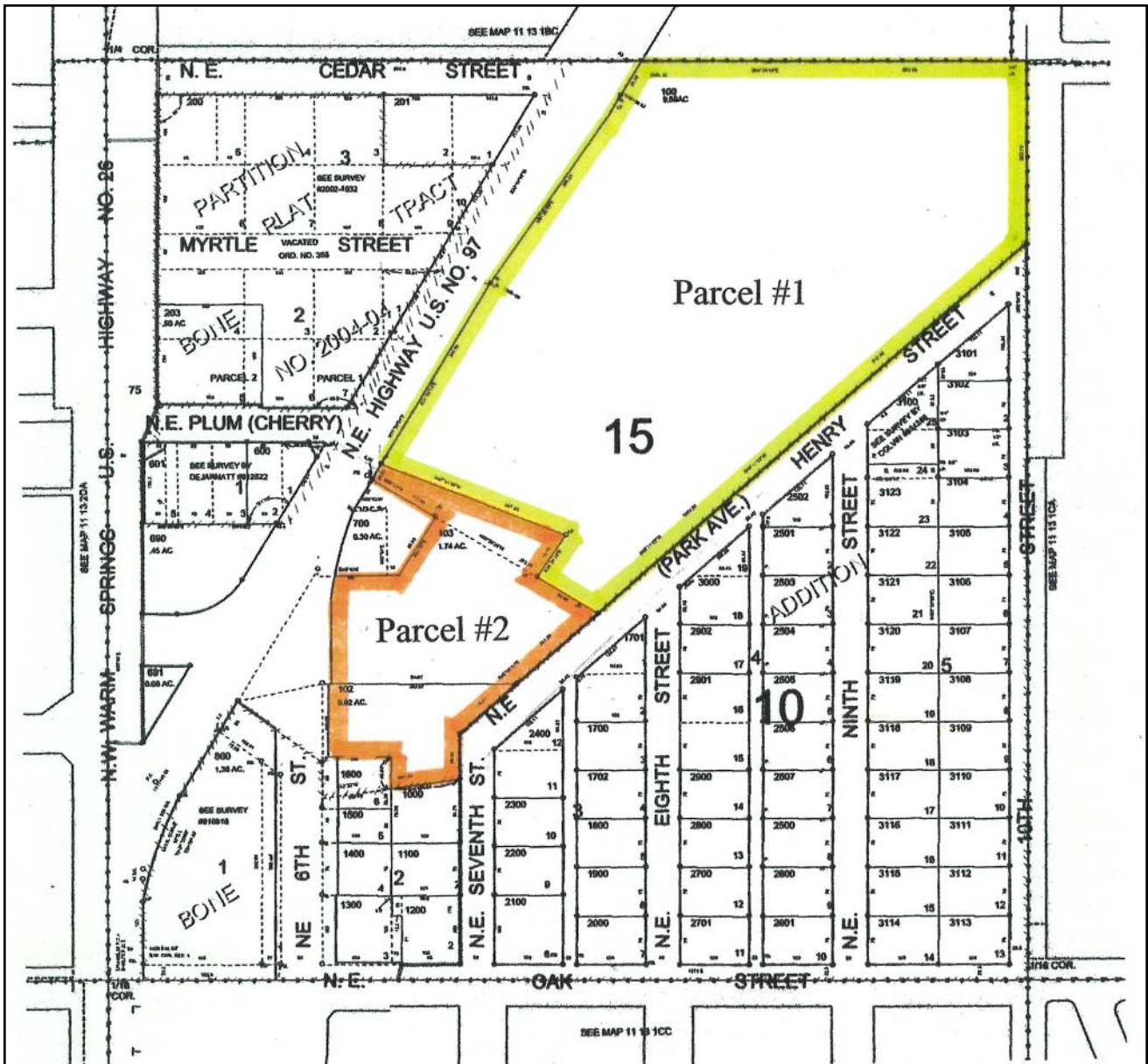
Figure
2

H:\1818351 - Madras TSP Update\GIS\Preferred Alternative\02_Roadway and Intersection Improvement Projects\02.mxd - 2:59 PM 6/28/2018



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl
Data Source: Oregon Department of Transportation

New Highway #97 Access Intersections



Subject Parcel #1

Highway #97 Frontage and frontage on 3 local streets

9.59 acres TM# 111301CB...00100

Zoned C1...many commercial uses...needs to be Master Planned

Potential Urban Renewal Funds Available for development

Low property taxes \$7,580...2022/23

Sewer and water mains to the property

Legal description on request

Now Available...Level One, Soils Report, Survey & Title Report

Call Gary for development details and more details on additional parcel.



North Highway #97 Frontage

SECTION 3.5.1 CORRIDOR COMMERCIAL (C-1), DOWNTOWN COMMERCIAL (C-2), AND COMMUNITY COMMERCIAL (C-3).

A. USES.

1. Types of uses. For the purposes of this chapter, there are three types of uses:
 - a. A permitted use (P) is a use which is permitted outright subject to site plan approval and to all of the applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Section 9.28.
 - b. A conditional use (C) is a use the approval of which is at the discretion of the Planning Commission and subject to site plan approval. The approval process and criteria are set forth in Article 6. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Section 9.28.
 - c. A prohibited use (X) is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional in Table 3.5-1 or deemed to be similar uses pursuant to Section 9.28 are also prohibited.
2. Use Table. A list of permitted, conditional and prohibited uses in commercial zones is presented in Table 3.5-1.

Uses	Corridor Commercial (C-1)	Downtown Commercial (C-2)	Community Commercial (C-3)
Commercial			
Clubs and lodges, similar uses	P	P	P
Eating and drinking establishments, including drive-through/drive-ins (1)	P	X	C
Eating and drinking establishments, excluding drive-through/drive-ins	P	P	P
Entertainment uses, including theaters, indoor amusement uses such as bowling alleys, and similar uses	P	P	P
Office uses including medical and dental offices, clinics and laboratories	P	P	P
Retail trade and services, except vehicle-oriented	P/C (5)	P/C (5)	P/C (5)
Retail trade and services, vehicle-oriented (2)	P/C (5)	X	C (5)
Personal and professional services, including laundromats, dry cleaners, barber shops and salons, bank and financial institutions, and similar uses (1)	P	P	P
Motels, hotels	P	P	P
Recreational vehicle parks subject to Section 3.5.1 (D)	C	X	X
Veterinary clinics (3)	C	X	C
Mortuary, crematorium	P	C	P
Commercial storage facilities (4)	C	X	X
Repair Services	P	C (6)	P
Light manufacture (e.g. small-scale crafts, electronic equipment, furniture, similar goods) when in conjunction with retail	C	C	C
Bakeries and similar food processing where goods are to be sold primarily on-site and to the general public	P	C	P
Bulk fuel facilities	X	X	X
Temporary Uses subject to Section 3.5.1 (C)	P	P	P
Medical Marijuana Dispensary [Added by Ord. No. 871, Passed by Council 04-28-2015]	P (7)	P (7)	P (7)
Public and Institutional			
Fire, police, or other government buildings	P	P	P
Libraries, museums, community centers, concert halls and similar uses	P	P	P
Public parking lots and garages	P	P	P
Public parks and recreational facilities	P	P	P
Schools (public and private)	C	C	C
Utilities, public and private (except towers)	P	P	P
Churches and places of worship	P	P	P
Residential			
Mixed use residential subject to Section 3.5.1 (B)	C	C	C
Dwellings (existing as of July 25, 2006)	P	P	P

Conceptual Site Plan of Subject Property With New City Map of Potential Streets Being Included in the Updated City Transportation Plan.

