



FOR SALE



ALBANY DEVELOPMENT LAND

Land Opportunity

± 26.32 Acres (± 1,146,500 SF) | \$2,866,000 (\$2.50/SF)

Lots: 0770318, 0777524, R320157 at Texas St, Albany, OR 97321

- Three Tax Lots
- Asphalt Road Stubbed Through Site with Turnaround
- Zoning: [County-UD-II - Urban Development - Highway 34 Exception Sites](#)
 - Warehousing & Distribution
 - Auto Repair
 - Commercial Sales
 - Construction & Contractor Uses
 - Self Storage
 - Other Uses as Allowed under the [UD-II Zone](#)

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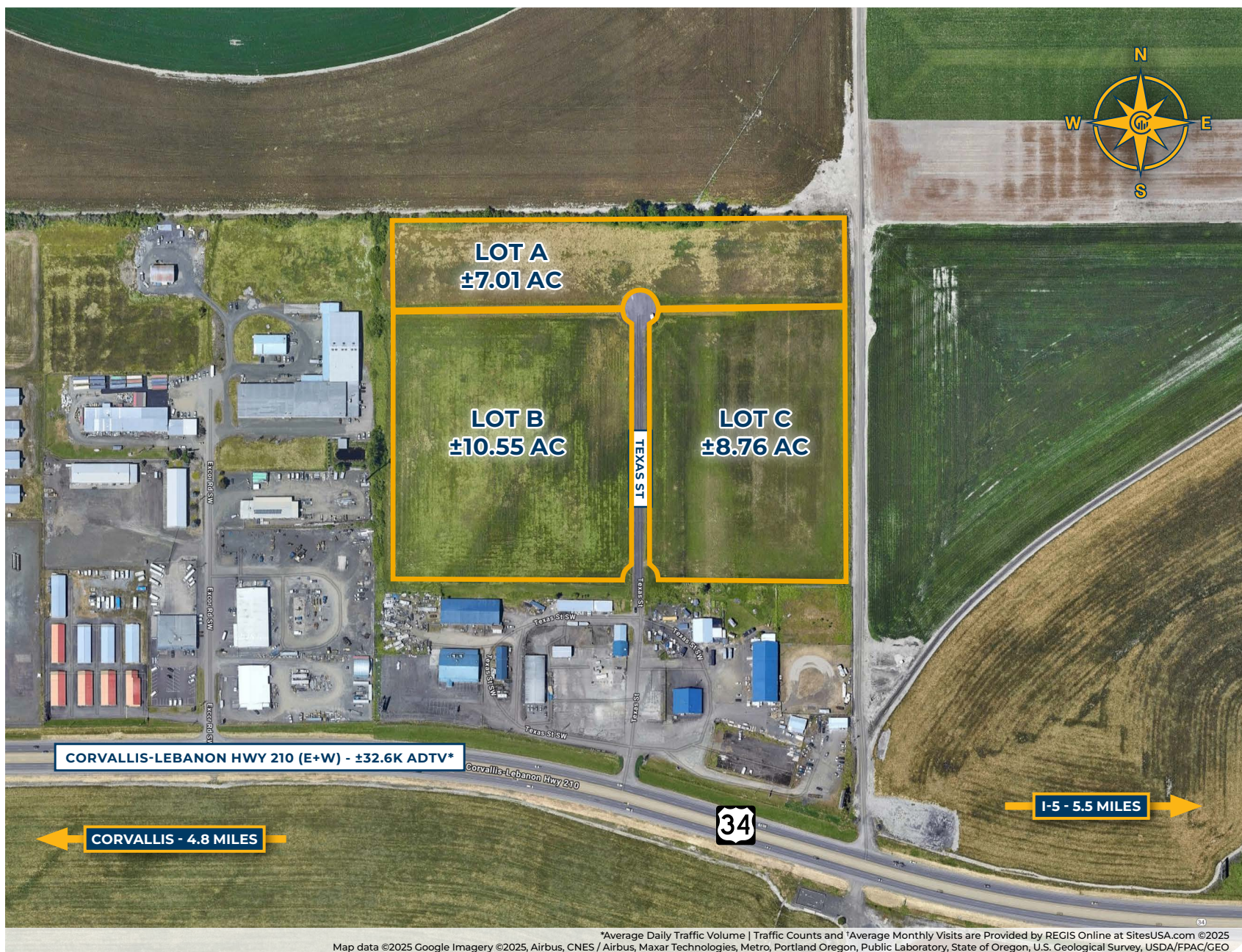
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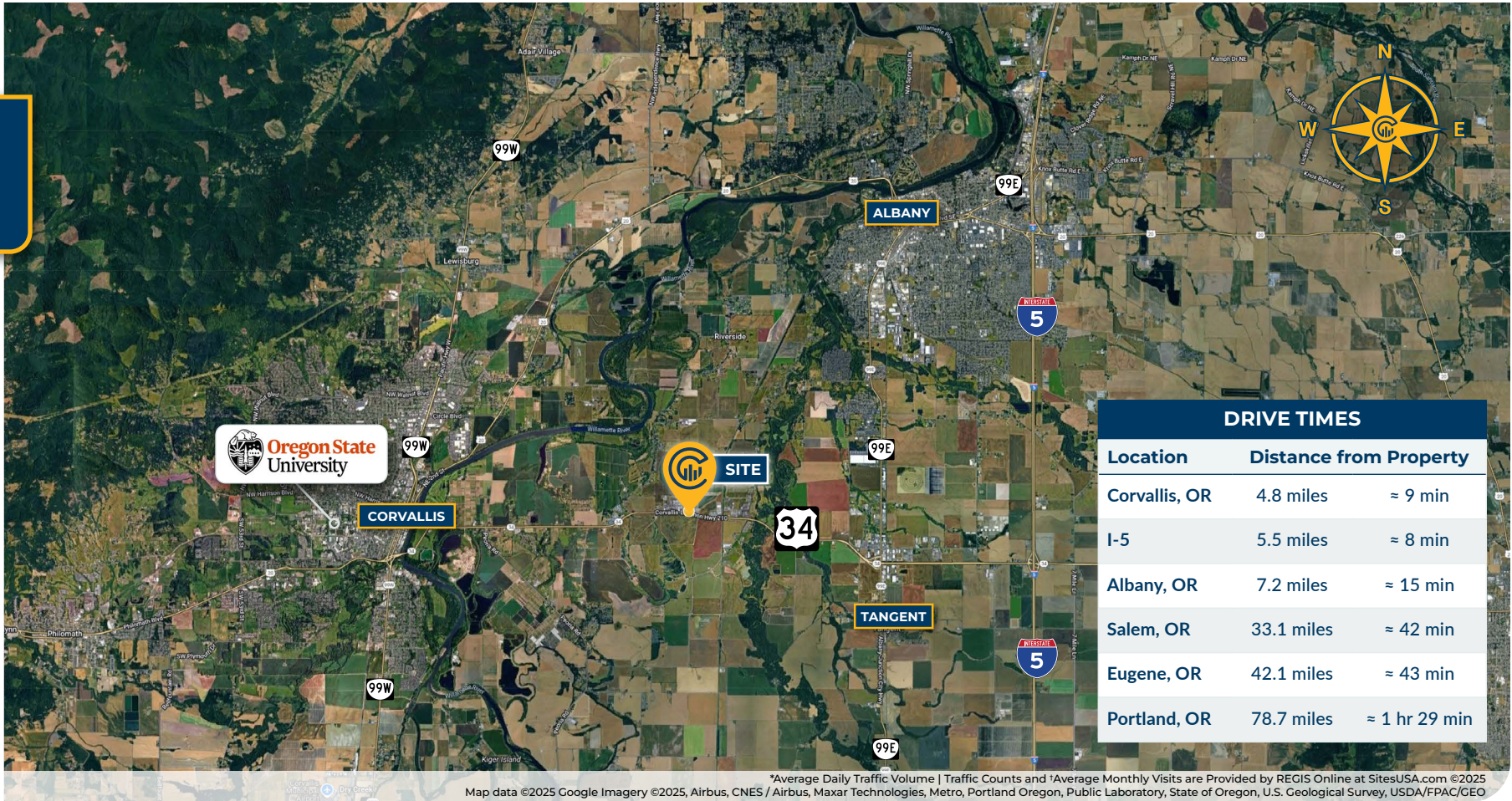
SITE PLAN

SITE PLAN



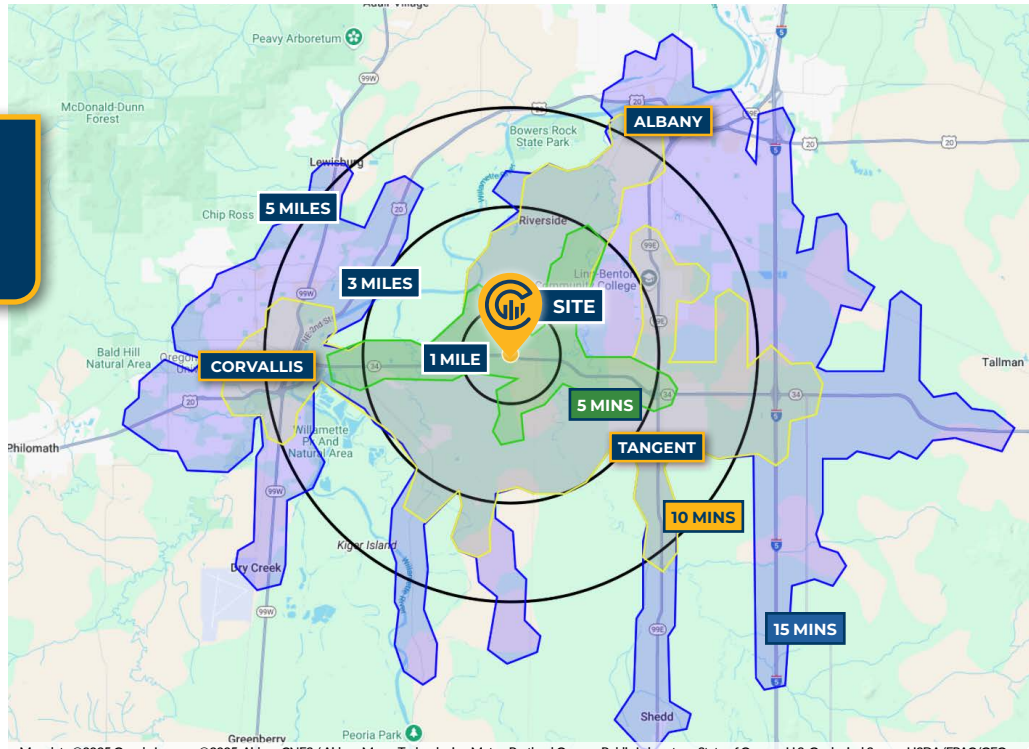


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS

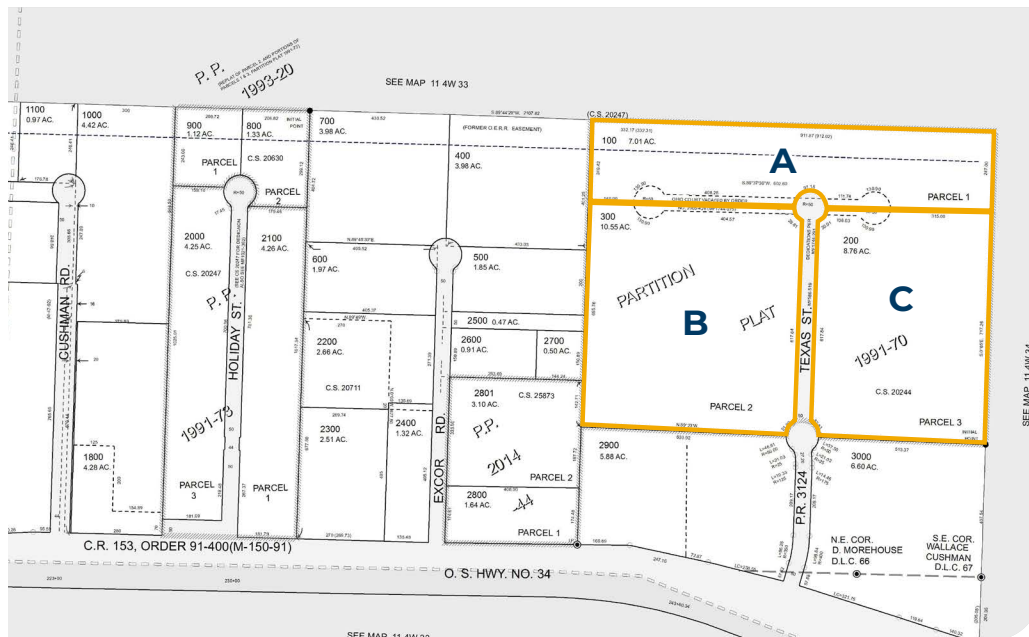


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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	198	2,221	39,863
2030 Projected Population	187	2,117	37,933
2020 Census Population	228	2,495	39,822
2010 Census Population	208	2,304	37,376
Projected Annual Growth 2025 to 2030	-1.1%	-0.9%	-1.0%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	0.4%
Households & Income			
2025 Estimated Households	92	989	17,009
2025 Est. Average HH Income	\$110,057	\$113,817	\$89,006
2025 Est. Median HH Income	\$85,897	\$97,119	\$68,085
2025 Est. Per Capita Income	\$51,196	\$50,665	\$38,222
Businesses			
2025 Est. Total Businesses	39	197	2,436
2025 Est. Total Employees	280	1,836	23,251

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1



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