

INDUSTRIAL DEVELOPMENT OPPORTUNITY

165 ACRES IN CITY LIMITS



TRADITION
REAL ESTATE PARTNERS

- **VERSATILE MIXED-USE DEVELOPMENT** — ENJOY A BROAD RANGE OF PERMITTED USES INCLUDING RETAIL, RESTAURANTS, BUSINESS/PROFESSIONAL SERVICES, OFFICES, RESIDENTIAL (MULTIFAMILY/APARTMENTS), AND MORE — PERFECT FOR CREATING A VIBRANT, LIVE-WORK-PLAY COMMUNITY ON A GRAND SCALE.
- **HIGH-DENSITY RESIDENTIAL POTENTIAL** — SUPPORTS SUBSTANTIAL MULTIFAMILY HOUSING AND MIXED RESIDENTIAL-COMMERCIAL PROJECTS, ALLOWING FOR EFFICIENT USE OF SPACE AND HIGHER UNIT YIELDS IDEAL FOR ADDRESSING HOUSING DEMAND ON LARGE PARCELS LIKE 48 ACRES.
- **FLEXIBLE COMMERCIAL & EMPLOYMENT OPPORTUNITIES** — ALLOWS DIVERSE COMMERCIAL ACTIVITIES (WITH SOME SITE-SPECIFIC APPROVALS FOR USES LIKE VEHICLE-RELATED IN CERTAIN CASES), MAKING IT EXCELLENT FOR RETAIL CENTERS, SERVICES, AND JOB-CREATING DEVELOPMENTS IN A GROWING MARKET.
- **MODERN DESIGN STANDARDS WITH PEDESTRIAN FOCUS** — ENCOURAGES ATTRACTIVE, PEDESTRIAN-FRIENDLY SITE PLANNING (INCLUDING BUILDING FAÇADES, TRANSPARENCY, AND ORIENTATION REQUIREMENTS IN MANY CASES), HELPING CREATE APPEALING, WALKABLE ENVIRONMENTS THAT ATTRACT RESIDENTS, BUSINESSES, AND VISITORS.
- **PRIME OPPORTUNITY FOR LARGE-SCALE MASTER-PLANNED COMMUNITIES** — WITH GENEROUS STANDARDS FOR HEIGHT, SETBACKS, AND SITE DESIGN IN THIS MIXED-USE ZONE, A 48-ACRE SITE OFFERS EXCEPTIONAL POTENTIAL FOR A COMPREHENSIVE DEVELOPMENT — COMBINING HOUSING, COMMERCIAL SPACES, AMENITIES, AND OPEN AREAS IN SALEM'S EVOLVING URBAN LANDSCAPE.



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PROPERTY DESCRIPTION



NESTLED BETWEEN TURNER AND SALEM, THE 165-ACRE PARCEL OFFERS A UNIQUE OPPORTUNITY FOR DEVELOPERS AND LEGACY BUILDERS TO CRAFT A INVESTMENT WITHIN SALEM'S CITY LIMITS. PART OF A LARGER 390-ACRE SITE, THIS MOSTLY LEVEL SECTION OFFERS INDUSTRIAL GENERAL ZONING, COMPLETED SURVEYS, REZONING, FLOODPLAIN ANALYSIS, AND FILL PLAN POSITION THIS PARCEL FOR IMMEDIATE DEVELOPMENT.

TOTAL ACREAGE

165 ACRES

LOCATION

- DISTANCE TO INTERSTATE 5: 1.5 MILES
- DISTANCE TO SALEM AIRPORT: 4 MILES
- DISTANCE TO PDX: 58 MILES

POPULATION GROWTH

2X THE NATIONAL AVERAGE

USEABLE ACREAGE

13.46 ACRES
PER BBG APPRAISAL

ZONING

ZONED IG

USEABLE ACREAGE

49.08 ACRES
PER FILL PLAN

TURNER DEVELOPMENT PORTFOLIO SALE INCENTIVES

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 4 - RS	34.33	\$3,400,000	\$99,039
LOT 5 - RS	55.91	\$3,600,000	\$64,389
TOTAL	90.24	\$7,000,000	\$81,714

\$4,500,000

PROPERTY	APPROX ACRES	PRICE	PRICE PER ACRE
LOT 1 - IC	165	\$4,350,000	\$26,364
LOT 1A - IG	12	\$1,850,000	\$154,167
LOT 2 - MU-II	72.61	\$6,800,000	\$94,445
LOT 3 - MU-III	48.24	\$2,000,000	\$41,459
LOT 4 - RS	34.33	\$2,350,000	\$68,453
LOT 5 - RS	55.91	\$2,550,000	\$45,609
TOTAL	388.09	\$14,900,000	\$71,750

\$14,900,000



165 ACRES INSIDE CITY LIMITS

**SALEM
AIRPORT**

AMAZON

HOME DEPOT

LINEAGE

**DOLLAR
GENERAL**

CORBAN UNIVERSITY

**CRAWFORD
CROSSING**

MU-III

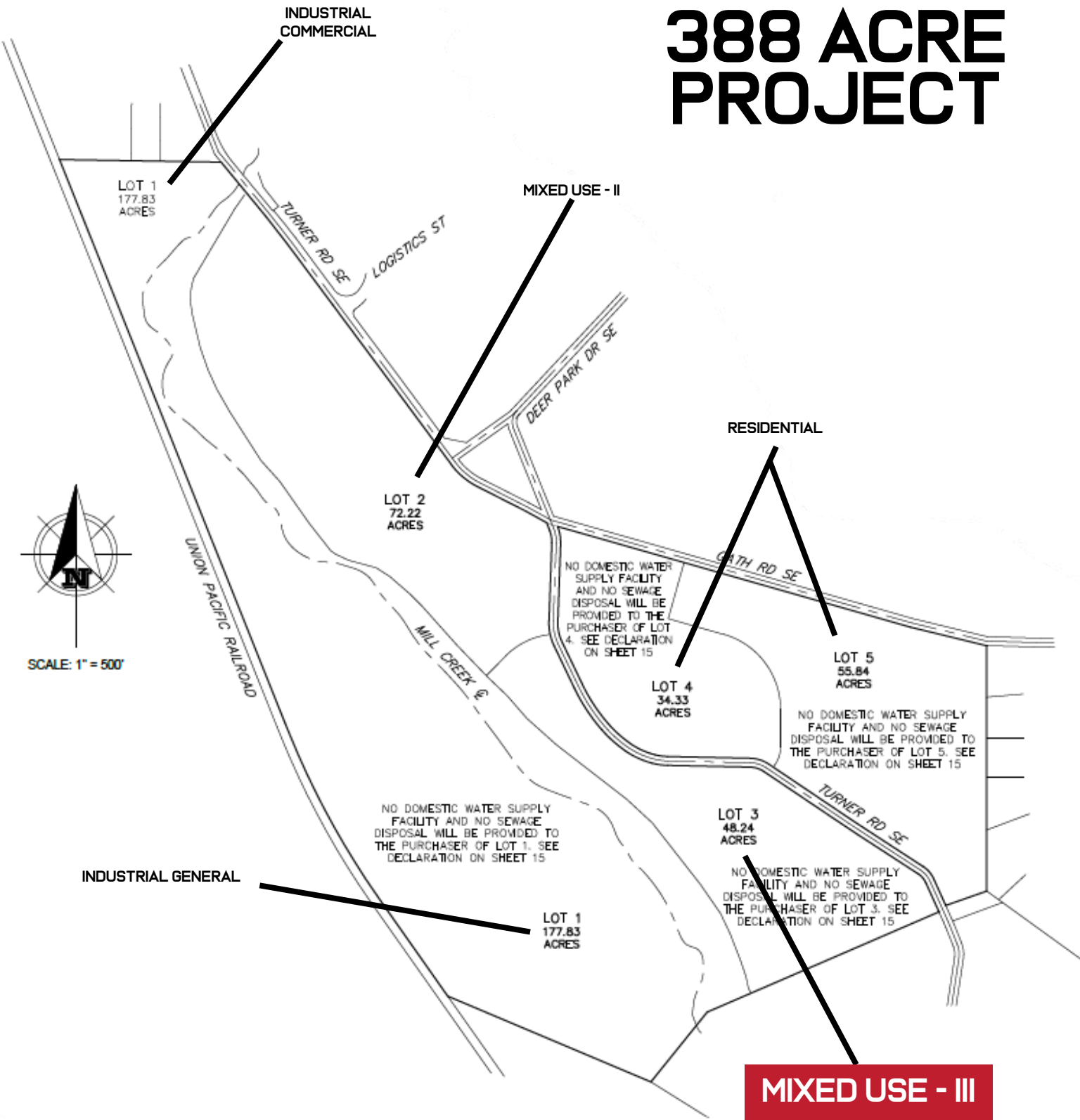
**TURNER
LAKE**

TURNER RD

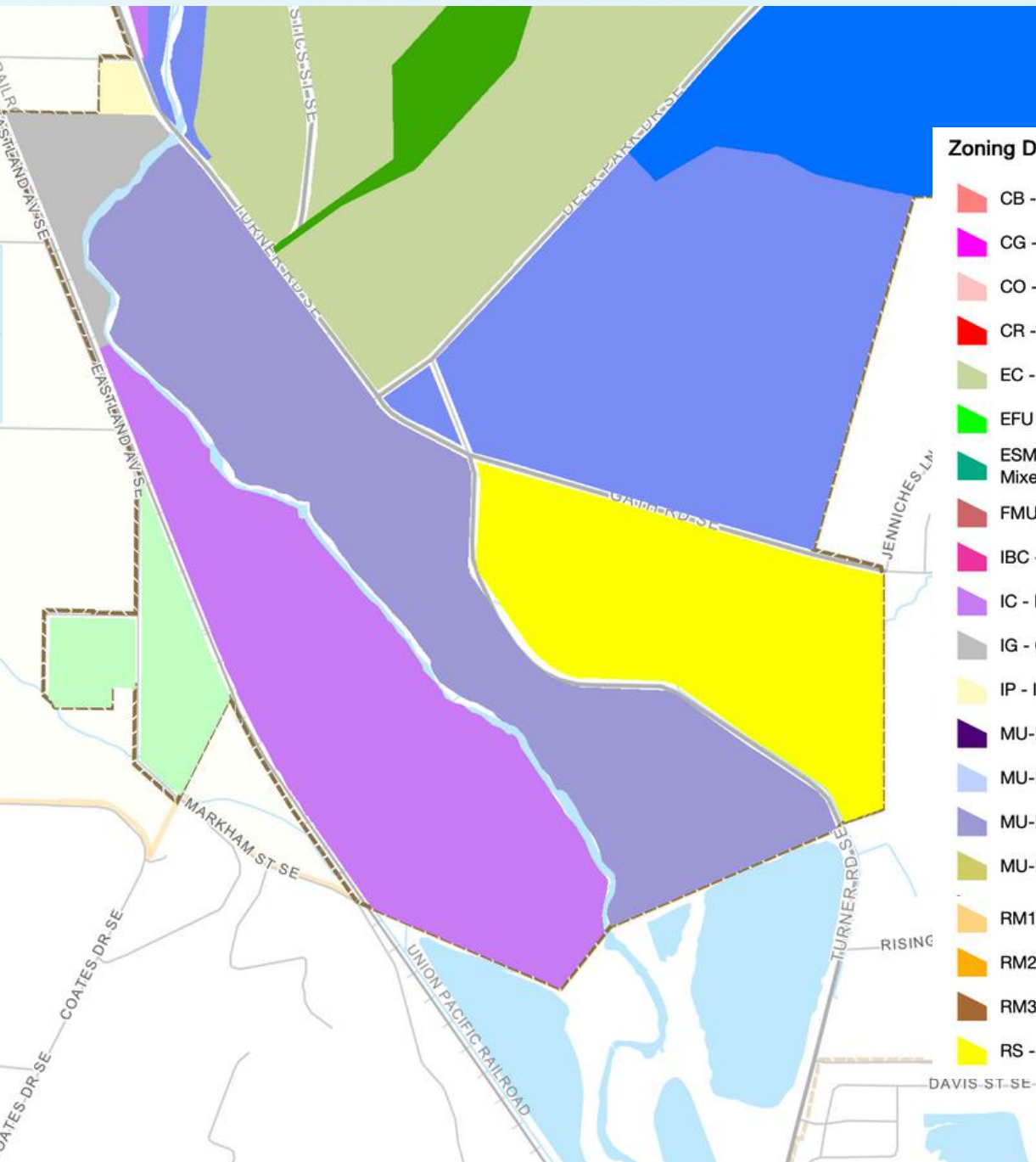




388 ACRE PROJECT



ZONING MAP



Zoning Designation

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential



PRESENTED BY TRADITION REAL ESTATE PARTNERS

SEWER SERVICE



Sewer_Manhole

Custom

- Cleanout/Lamphole - Active
- Catch Basin - Active
- Manhole - Active
- V Vault - Active
- VB Valve Box - Active
- W Wet Well - Active
- Oil/Water Separator - Active
- Cleanout/Lamphole - Proposed
- Catch Basin - Proposed
- Manhole - Proposed
- V Vault - Proposed
- VB Valve Box - Proposed
- W Wet Well - Proposed
- Oil/Water Separator - Proposed
- Cleanout/Lamphole - Abandoned/Removed
- Catch Basin - Abandoned/Removed
- Manhole - Abandoned/Removed
- V Vault - Abandoned/Removed
- VB Valve Box - Abandoned/Removed
- W Wet Well - Abandoned/Removed
- Oil/Water Separator - Abandoned/Removed
- Unknown Status

Sewer Main

Custom

- Active City Main
- Active City Force Main
- Active City Diversion/Split/Relief
- Active City Siphon
- Active City Suspended Main
- Active Private
- - - Active Other
- Proposed City
- - - Proposed Private
- - - - Proposed Other
- - - Abandoned/Removed
- - - Unknown



PRESENTED BY TRADITION REAL ESTATE PARTNERS



Stormwater Monitor Sites



Storm_Backflow_Preventer

- Active
- Proposed
- Removed/Abandoned

Storm Manhole

Custom

- Cleanout - Active
- Flow Control Cleanout - Active
- Manhole - Active
- Flow Control Manhole - Active
- Water Quality Manhole - Active
- Water Quality Tree - Active
- Vault - Active
- Weir - Active
- Cleanout - Proposed
- Flow Control Cleanout - Proposed
- Manhole - Proposed
- Flow Control Manhole - Proposed
- Water Quality Manhole - Proposed
- Water Quality Tree - Proposed
- Vault - Proposed
- Weir - Proposed
- Cleanout - Abandoned/Removed
- Flow Control Cleanout - Abandoned/Removed
- Manhole - Abandoned/Removed
- Flow Control Manhole - Abandoned/Removed
- Water Quality Manhole - Abandoned/Removed
- Water Quality Tree - Abandoned/Removed
- Vault - Abandoned/Removed
- Weir - Abandoned/Removed
- Unknown Status

Storm_Node

Custom

- Node/Plug/Tee - Active
- Flow Control Infall - Active
- Infall - Active
- Outfall - Active
- Node/Plug/Tee - Proposed
- Flow Control Infall - Proposed
- Infall - Proposed
- Outfall - Proposed
- Node/Plug/Tee - Abandoned/Removed
- Flow Control Infall - Abandoned/Removed
- Infall - Abandoned/Removed
- Outfall - Abandoned/Removed
- Unknown Status

Storm_Inlet

Custom

- Catchbasin - Active
- Flow Control Catchbasin - Active
- Water Quality Catchbasin - Active
- Weep - Bubbler - Active
- Catchbasin - Proposed
- Flow Control Catchbasin - Proposed
- Water Quality Catchbasin - Proposed
- Weep - Bubbler - Proposed
- Catchbasin - Abandoned/Removed
- Flow Control Catchbasin - Abandoned/Removed
- Water Quality Catchbasin - Abandoned/Removed
- Weep - Bubbler - Abandoned/Removed
- Unknown Status

Storm Main

Custom

- Active City Main
- Active City Diversion
- Active City Piped Detention
- Active City Perforated Pipe
- Active Private
- Active Other
- Proposed City

WATER SERVICE



Water_PumpStation_Location

Water Main

Water Levels



Custom



Water_Reservoir_Location

— City - ACT

— City - PROP

— City - ABND

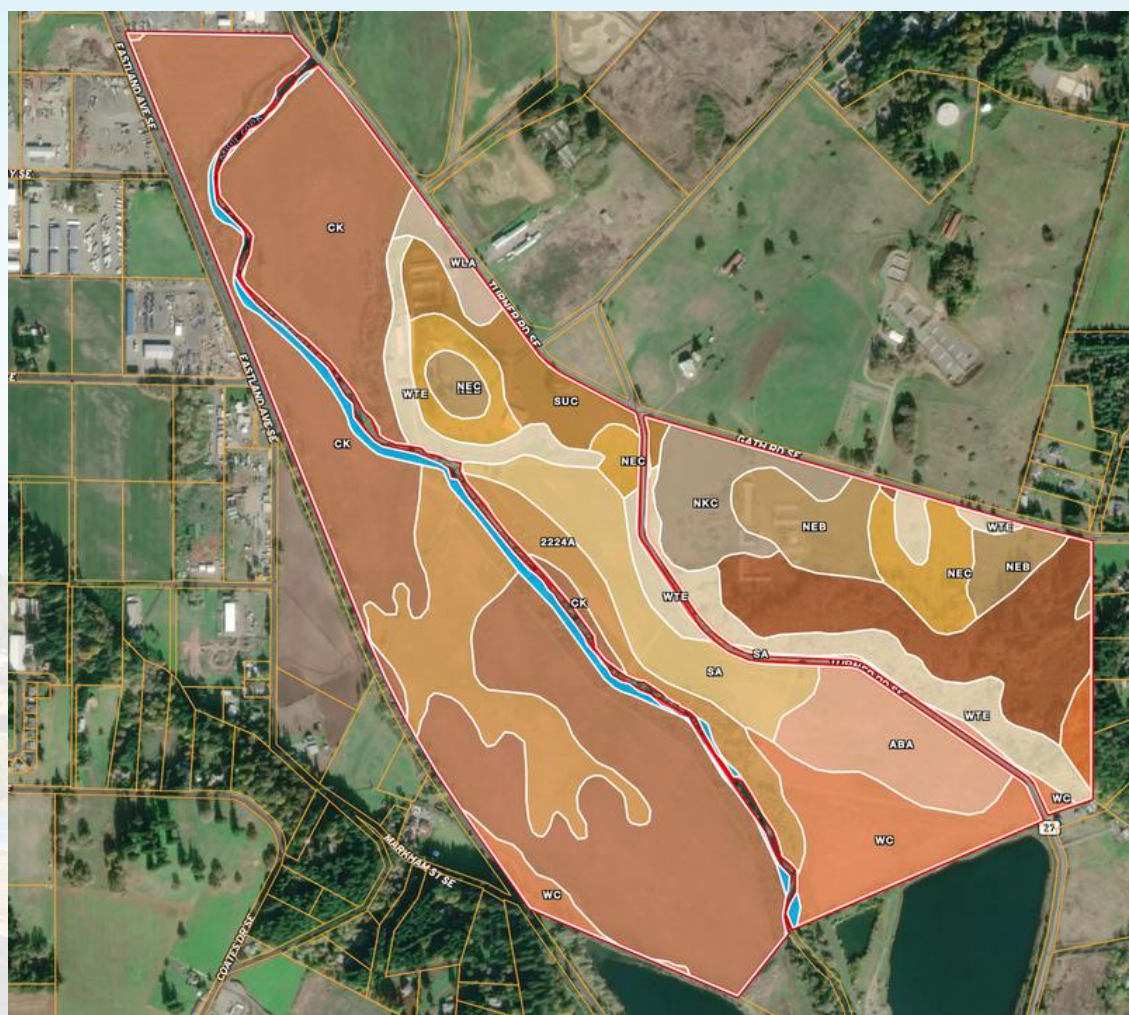
— City - REM



Water_AutoFlush



SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	145.53	37.26	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	40.84	10.46	0	32	4w
NeD	Nekia silty clay loam, 12 to 20 percent slopes	29.53	7.56	0	64	3e
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	29.06	7.44	0	33	6s
Wc	Wapato silty clay loam	24.54	6.28	0	28	3w
Sa	Salem gravelly silt loam	21	5.38	0	62	2s
AbA	Abiqua silty clay loam, 0 to 3 percent slopes	19.36	4.96	0	85	1
NeB	Nekia silty clay loam, 2 to 7 percent slopes	18.83	4.82	0	66	3e
NeC	Nekia silty clay loam, 7 to 12 percent slopes	18.04	4.62	0	65	3e
NkC	Nekia stony silty clay loam, 2 to 12 percent slopes	13.19	3.38	0	65	3e
SuC	Silverton silt loam, 2 to 12 percent slopes	12.79	3.27	0	79	2e
W	Water	11.81	3.02	0	-	-
WIA	Willamette silt loam, 0 to 3 percent slopes	4.07	1.04	0	92	1
NeE	Nekia silty clay loam, 20 to 30 percent slopes	2	0.51	0	59	4e
WIC	Willamette silt loam, 3 to 12 percent slopes	0.03	0.01	0	91	2e
TOTALS		390.62(*)	100%	-	54.9	3.13

PROPERTY HIGHLIGHTS

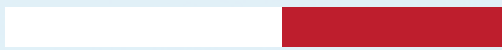


- **SCHOOL DISTRICT:** SOUTHERN END WITHIN THE HIGHLY SOUGHT-AFTER CASCADE SCHOOL DISTRICT
 - **PROXIMITY:** NEIGHBORS TURNER LAKE, CORBAN UNIVERSITY, AND MILL CREEK CORPORATE CENTER
 - **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
 - **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND CONCURRENCE IN PROGRESS
 - **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
 - **FLEXIBILITY:** OPEN TO JOINT VENTURES OR PARTIAL SALES FOR TAILORED DEVELOPMENT
 - **MARKET APPEAL:** TARGETS LOCAL FAMILIES, PROFESSIONALS, AND EXPERIENCE-DRIVEN RESIDENTS
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PRICING

\$4,350,000

- **FLEXIBLE FINANCING:** 100% SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS, ENABLING SEAMLESS ACQUISITION AND DEVELOPMENT WITHOUT TRADITIONAL LENDER HURDLES—STREAMLINE YOUR PATH TO GROUNDBREAKING.
- **LIMITED-TIME CASH INCENTIVE:** SECURE A MEANINGFUL DISCOUNT FOR ALL-CASH CLOSINGS WITHIN 120 DAYS, CAPITALIZING ON THIS EXCLUSIVE WINDOW TO MAXIMIZE RETURNS ON A PRIME, READY-TO-DEVELOP ASSET.



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