

# MEADOWS LN 36.38 ACRES

JEFFERSON, OR

**AR**

7.25 ACRES

**ID**

6.23 ACRES

**EFU**

22.8 ACRES

**JAMES HAUGE** PRINCIPAL BROKER

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# OFFER SUMMARY

**\$1,200,000**

PRICE

**36.38**

ESTIMATED ACRES

**ID, AR, EFU**

ZONING

**\$32,985**

PER ACRE



**36.38 acres of diverse zoning for plenty of commercial and residential potential.**

Don't miss your chance to own this versatile land in a highly visible location, directly off I-5 between Salem and Albany.

From single-family homes, traveler accommodations, and commercial ventures like RV parks and gas stations, this expansive 2-parcel land offers a wide range of possibilities.

## PROPERTY INFORMATION

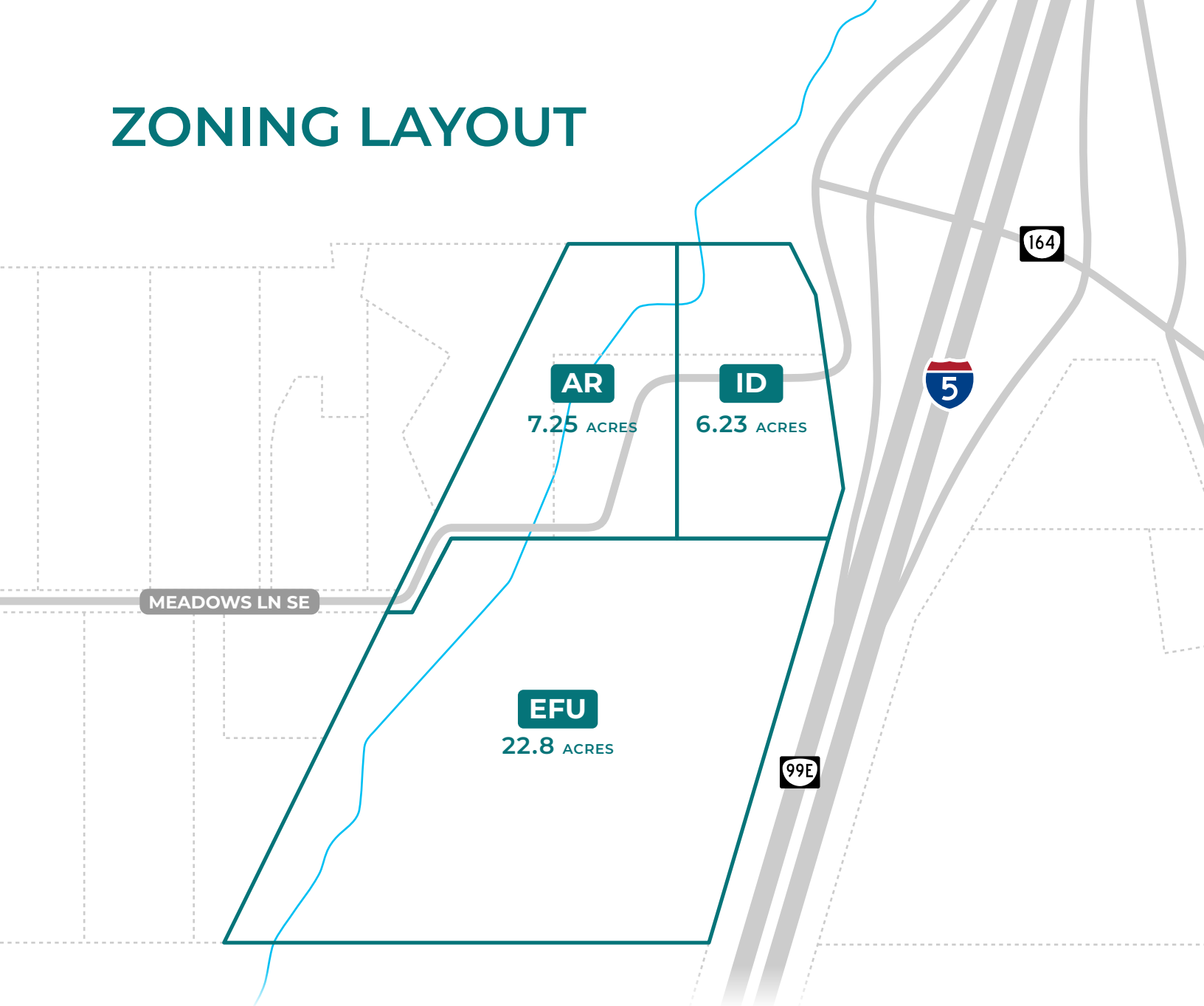
Land	Meadows Ln SE Acreage
Location	Jefferson, OR 97352 (I-5 S Exit 244)
County	Marion
Acres	36.38 (Estimated)
Sq Ft	1,584,712 (Estimated)
Zoning	ID, AR, EFU
Parcels	536334 (30.1 Acres) 536337 (6.18 Acres)
WVMLS	786479
Traffic Count	50,001 – 75,000 per day (2020)

■ NOV 2021

# Aerial Photos



# ZONING LAYOUT



## AR

### ACREAGE RESIDENTIAL

- Single-Family Dwelling
- Farm Use
- Planned Developments
- Limited Home Occupations
- Religious Organizations
- 2-3 Acreage SFR Lots
- Public/Private Utility Buildings
- Public Buildings

## ID

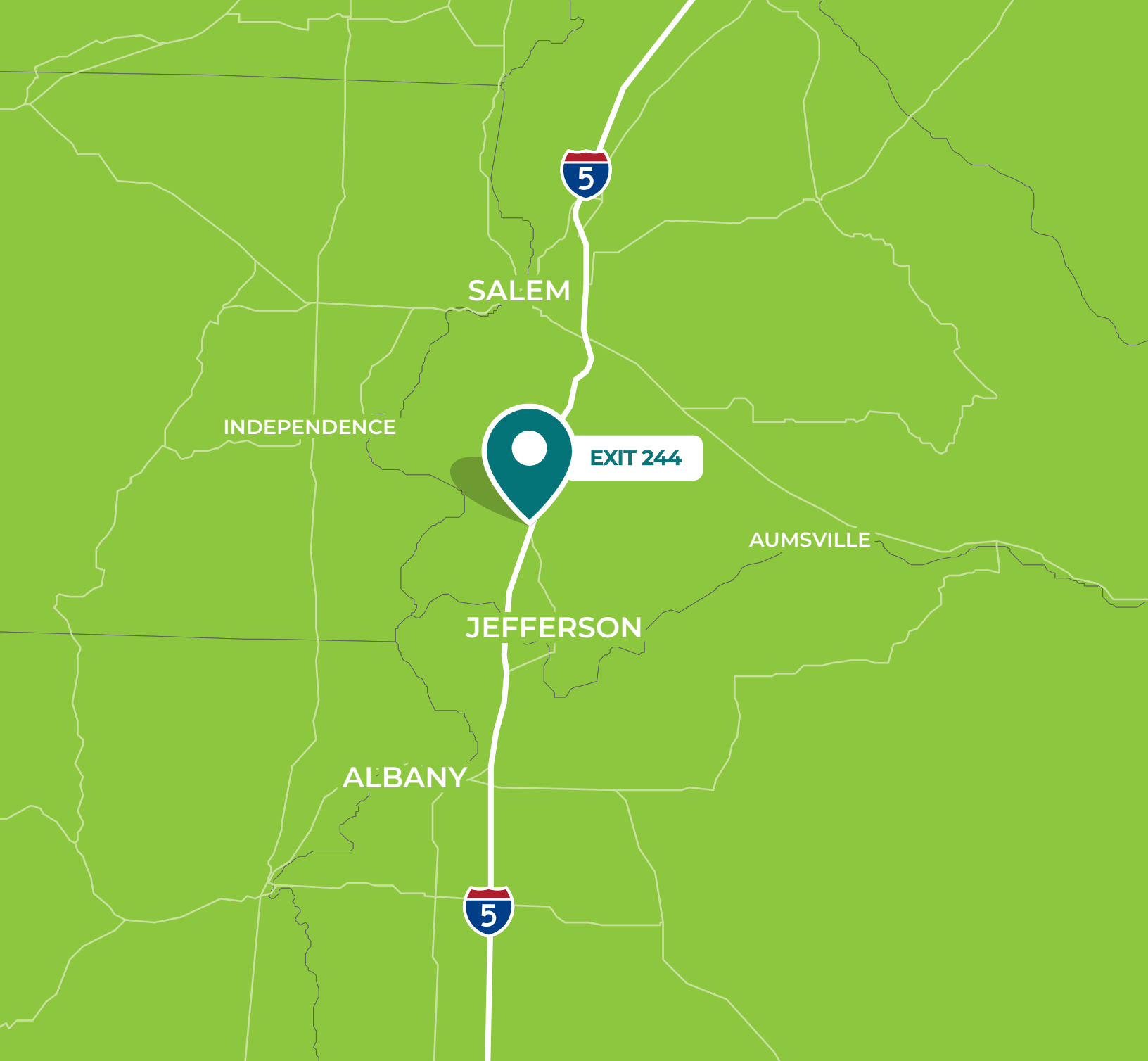
### INTERCHANGE DISTRICT

- Service Station
- Towing Service
- Traveler Accommodations
- Eating Place
- Recreation Vehicle Park
- Automotive Repair Shop
- Wireless Communications Facility

## EFU

### EXCLUSIVE FARM USE

- Farm Use
- Propagation / Harvesting of forest product
- Buildings, other dwellings in conjunction with farm use



# MEADOWS LN SE

Jefferson, OR 97352

**This is a highly visible location directly off I-5 Interchange Exit 244, just 13 miles South of Salem and 16 miles North of Albany.**

**Traffic Count (2020)  
50,001 – 75,000 per day**

I-5 Exit 244 serves as a gateway to convenience and amenities in the heart of Southern Oregon. With its cultural attractions, dining choices, and lodging options, Exit 244 serves as a strategic and enjoyable rest point for those passing through or exploring the scenic wonders of Southern Oregon.

# DEVELOPMENT CONCEPTS



**Residential Lots**

**Gas Station**

**RV Park**

**Farm Land**

DEVELOPMENT CONCEPTS



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# CONTACT



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