

FOR
sale



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MULTI-FAMILY | MIXED USE
DEVELOPMENT LAND

2010 AUDUBON AV SE
SALEM OR, 97302
LOT 137

LEGACY
REAL ESTATE

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

OFFERING SUMMARY

| | |
|-----------------|-----------|
| Sale Price | \$385,000 |
| Price per SF | \$6.78/SF |
| Lot Size | 1.3 acres |
| Zoning | FMU |
| County | Marion |
| Tax Account No. | 340965 |

PROPERTY DESCRIPTION

Commercial lot available in the desirable and sustainable Pringle Creek Community. Located in an Opportunity Zone allowing for the possibility of certain tax benefits. Zoned FMU which allows for a variety of permitted uses, including mixed-use, office space, health & education services, group living, retail sales & service, laboratory testing, recreation, entertainment, construction, maintenance, health services, and more. Multi-family residential is also allowed which includes townhomes, apartments, cottage clusters, duplexes, etc.



Design concepts in this document are for either thirteen 1,000 SF residential cottages or 14,400 SF of office space over four 3,600 SF office suites. Concepts are for marketing purposes only and the buyer will need to do their own due diligence.

LOCATION INFORMATION

Street Address 2010 Audubon Av SE (Lot 137)

City, State, Zip Salem, Oregon 97302

Subdivision Pringle Creek Community

Cross Streets Goodall Ln SE

Signal Intersection No

Distance to Portland 50 miles

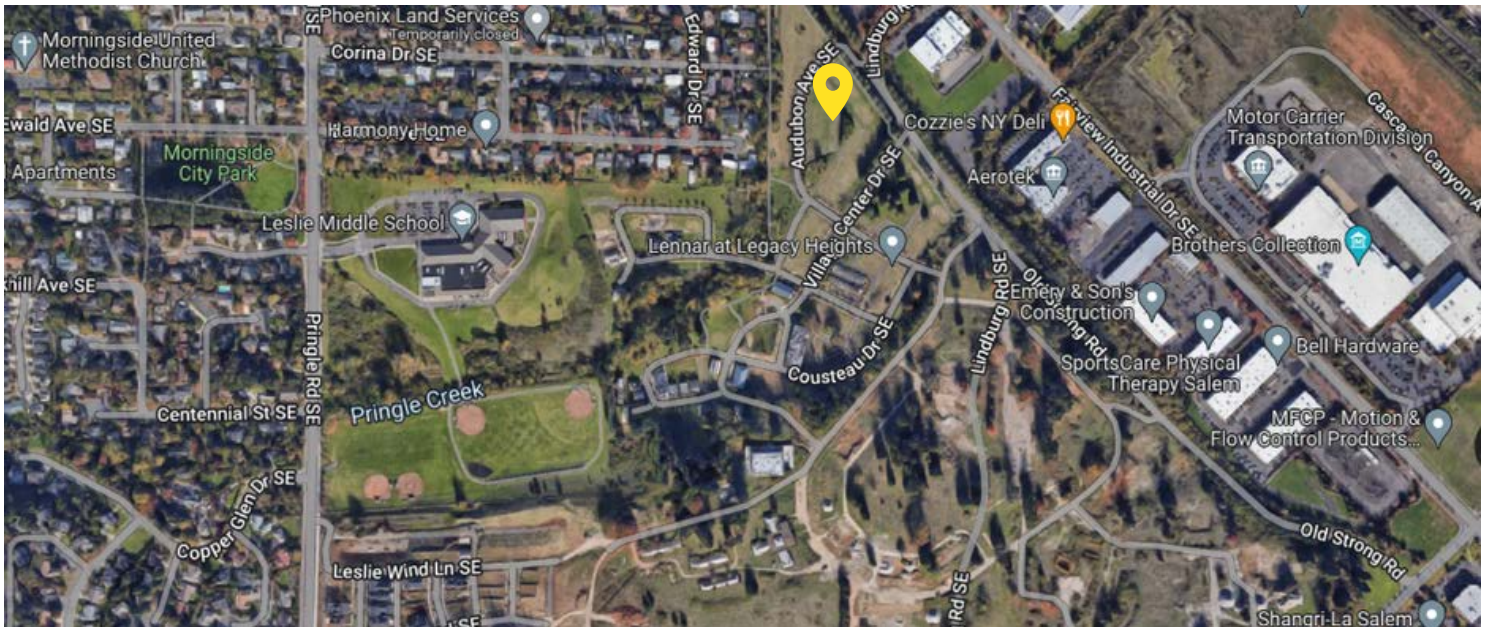
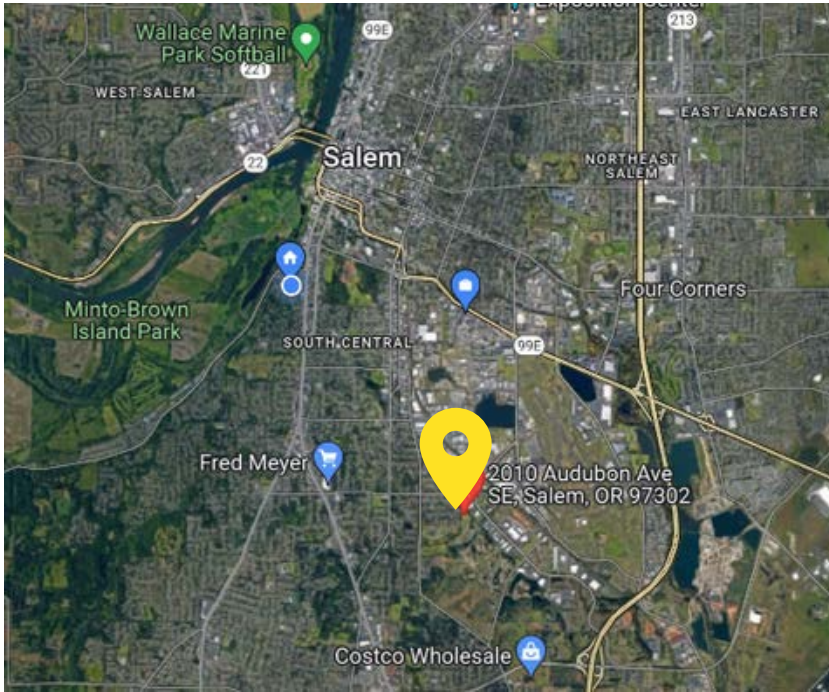
READ MORE

PCC DOCS

- Zoned FMU which allows for a variety of permitted uses.
- Located in an Opportunity Zone
- Proposed Concept Plans Available
- Mixed-Use
- Multi-Family Opportunity: Townhomes, Apartments, Cottage Clusters
- LEED Certified
- Close to I-5
- Expanding Residential Development
- Sustainable Community
- Shared Community Features
 - Garden
 - Community Center
 - Trails & Access to Pringle Creek

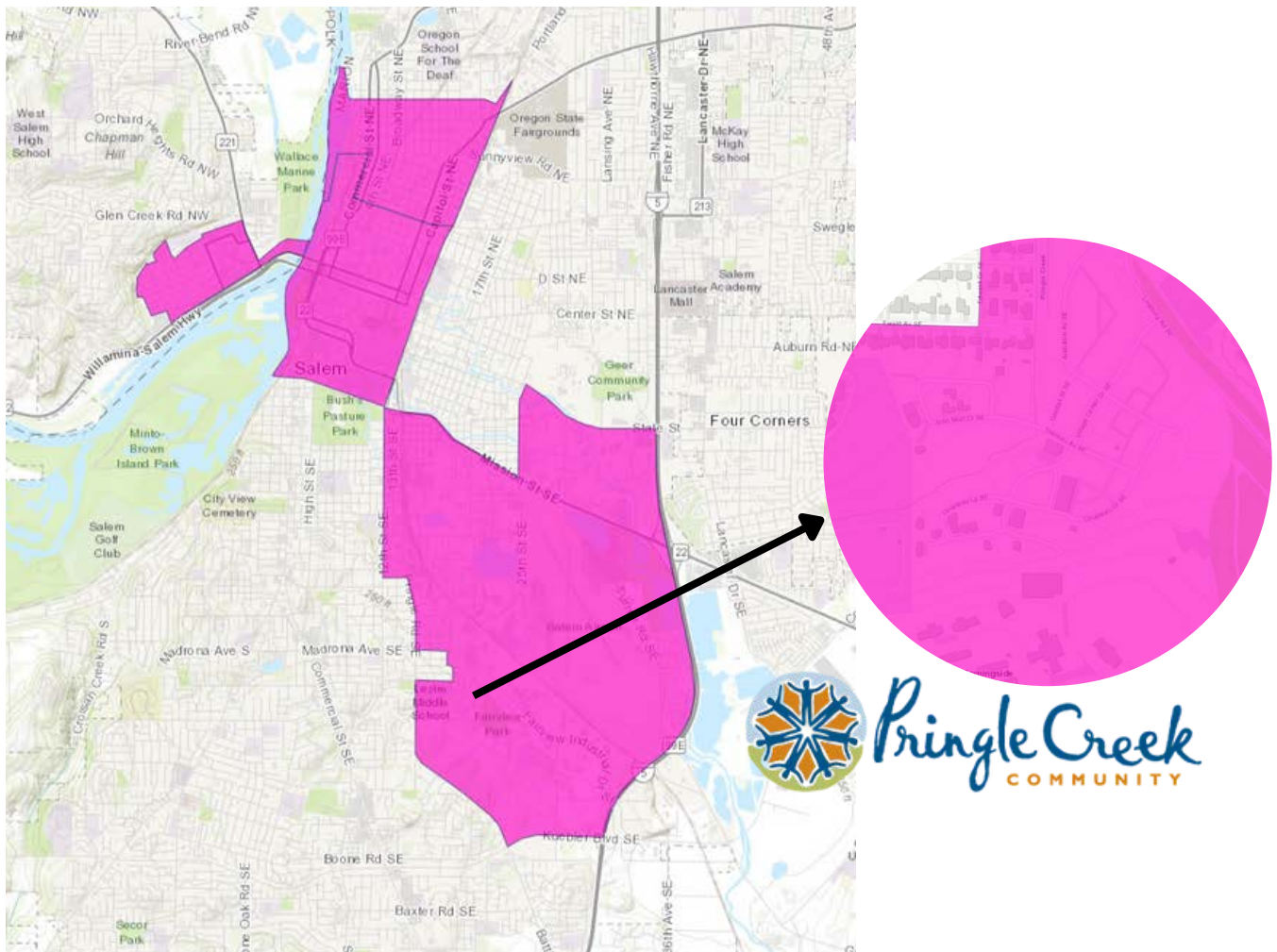






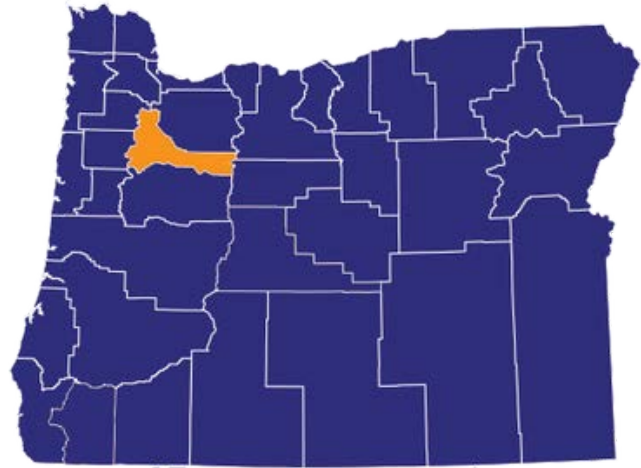
What is an Opportunity Zone?

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017 (Public Law No. 115-97). Thousands of low-income communities in all 50 states, the District of Columbia and five U.S. territories are designated as Qualified Opportunity Zones. Taxpayers can invest in these zones through Qualified Opportunity Funds.



MARION COUNTY

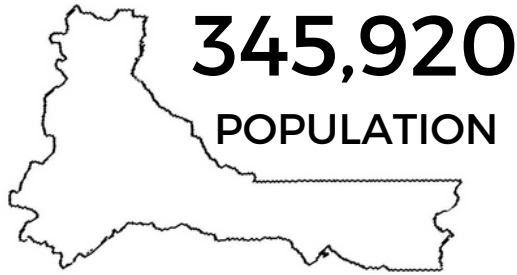
Located south of the Portland metropolitan area, Marion County stretches from the Willamette River to the Cascade Mountains encompassing nearly 1,200 square miles. Most of its population of 346,000 can reach the Pacific beaches in under two hours.



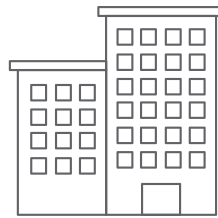
- State Capitol: Salem
- Area: 1,182.33 square miles
- Established: July 5, 1843
- Population: 346,868 (*2018)
- Elevation: 154' (Salem)
- Avg Temp: Jan. 35.6 F | July 80.5 F
- Annual Precipitation: 40.7"
- Principal Industries:
 - Government
 - Health Care and Social Assistance
 - Arts and Entertainment
 - Education
 - Construction, Lumber, and Manufacturing
 - Public Administration
 - Recreation
 - Retail

Source: Marion County

MARION COUNTY MARKET OVERVIEW



\$985



AVG RENTS
*2015-2019

\$432,995



AVG 2021
HOME SALES

128,622



HOUSING UNITS

2.79

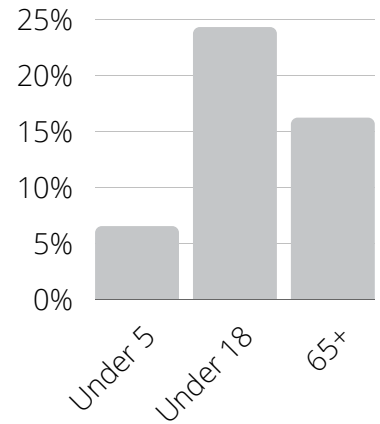


AVG HH SIZE

36.2



AVG AGE



\$59,625



AVG HH INCOME

60.2%



OWN

39.8%

RENT

Sources: US Census, WVMLS

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FOR ADDITIONAL INFORMATION AND
TO SUBMIT A LETTER OF INTENT, CONTACT:

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