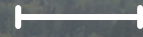




DEVELOPMENT LAND



5.56 ACRES

38TH AVE

SWEET HOME
OREGON

JAMES HAUGE
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Legacy Real Estate
1130 Liberty St SE, Suite 100
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OFFERING
MEMORANDUM

LEGACY
REAL ESTATE

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Legacy Real Estate and it should not be made available to any other person or entity without the written consent of Legacy Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Legacy Real Estate.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Legacy Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Legacy Real Estate has not verified, and will not verify, any of the information contained herein, nor has Legacy Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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.

5.56 ACRES

OFFERING SUMMARY

SWEET HOME, OR 97386**Sales Price:** \$1,100,000**Lot Size:** 5.56 Acres**Zoning:** C2

SITE DESCRIPTION

5.56 acres of multifamily development land available in Sweet Home, OR. Just off the Santiam Hwy and located near Foster Lake. Preliminary plans available for a 10 building, 80 unit, multi-family apartment complex. Adjacent to newly built 40 unit complex.

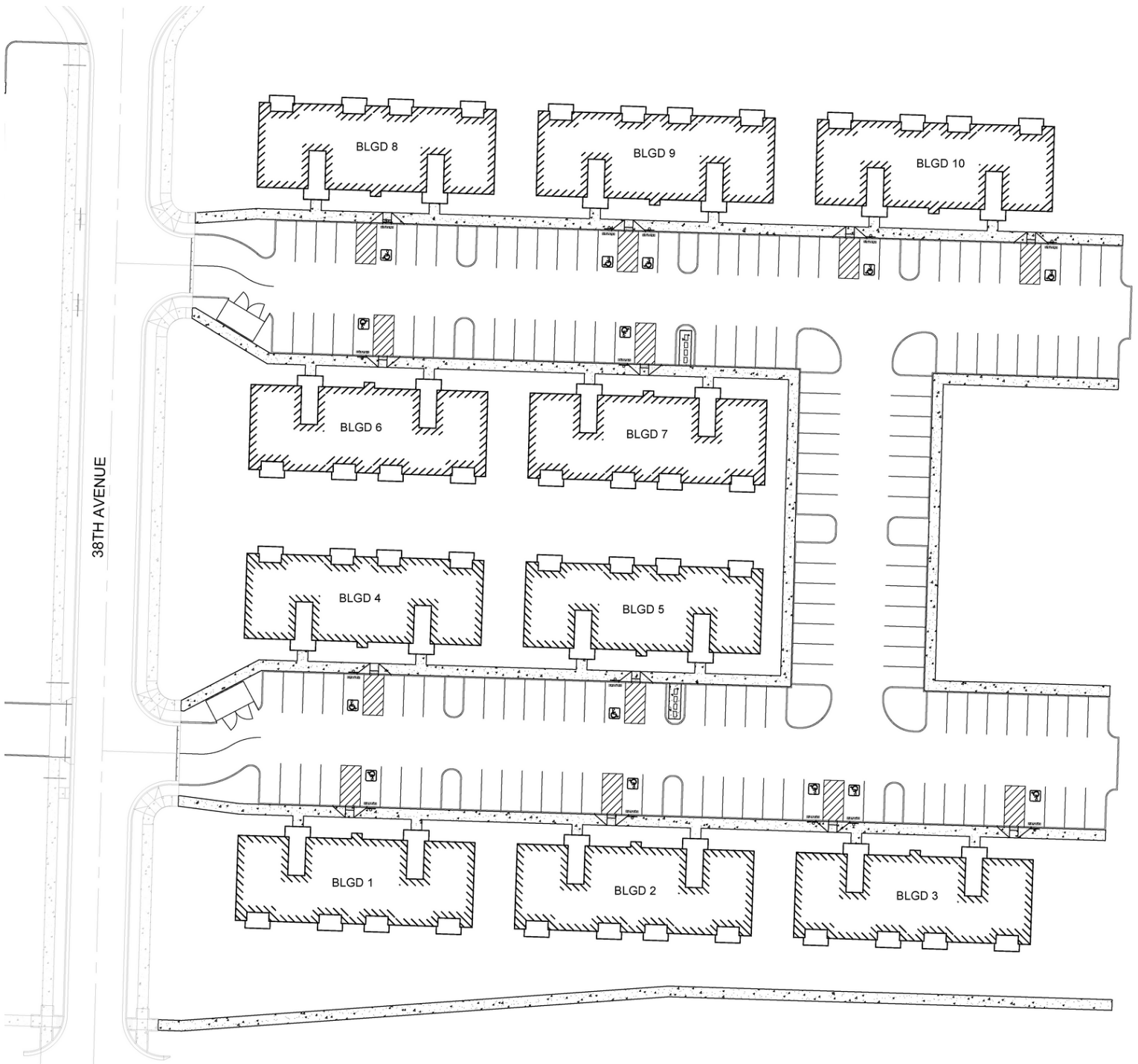
Zoning is [Commercial Highway \(C2\)](#), which allows for a variety of permitted uses. Seller will consider constructing the apartments depending on terms and conditions.



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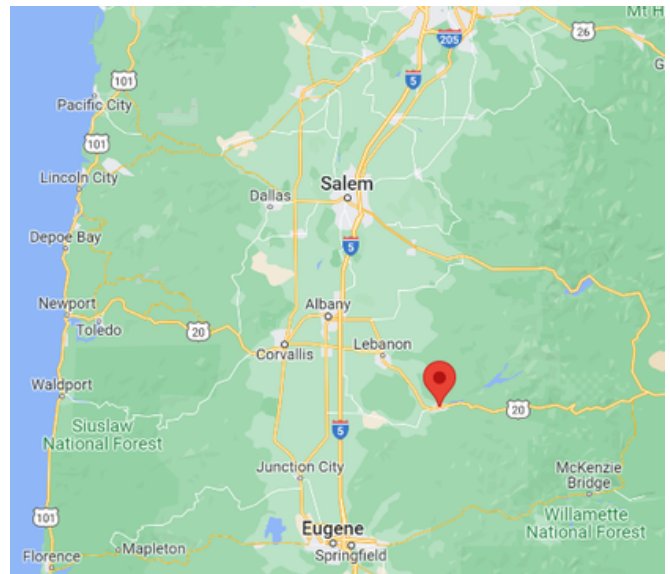
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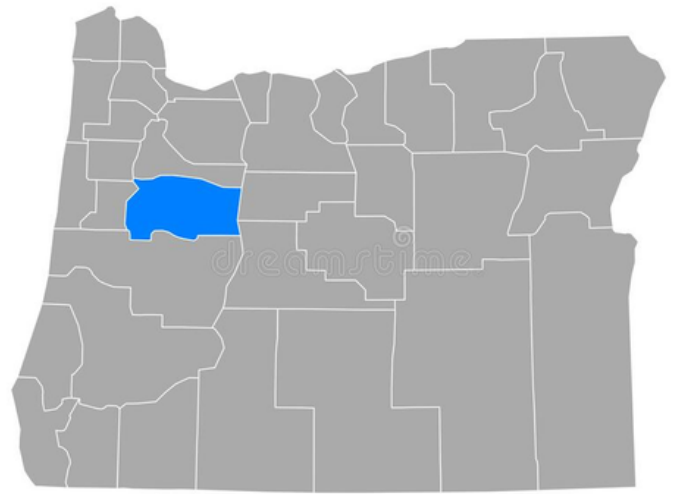
LOCATION DESCRIPTION

Located in **Sweet Home**, a small town in east **Linn County** and home to **Foster Lake**. This property sits in the middle of town, within blocks from the main road through town, **Santiam Highway**, giving residents easy access to schools, parks, retail and more.



LINN COUNTY

Linn County is in the center of the Willamette Valley, with the Willamette River as its Western boundary and the Crest of the Cascades as its Eastern boundary. In Linn County you are surrounded by lush farmland, clear lakes and rivers, and dense forest. The climate and soil conditions provide one of Oregon's most diversified agriculture areas, allowing a wide variety of specialty crops and leading the nation in the production of common and perennial ryegrass.



- Area: 1,182.33 square miles
- Established: December 28, 1847
- Population: 127,320 (*2020)
- Elevation: 210' (Albany)
- Avg Temp: Jan. 39 F | July 66 F
- Annual Precipitation: 42.55"

MAIN INDUSTRIES

- Agriculture
- Forest products
- Rare metals
- Manufacturing
- Recreation

POINTS OF INTEREST

- Willamette & Santiam Rivers
- Foster & Green Peter Lake
- Cascade Range Mountains
- Mount Jefferson
- Pacific Crest Trail
- Covered bridges
- Fair and Expo Center
- Brownsville Museum
- Albany historic districts

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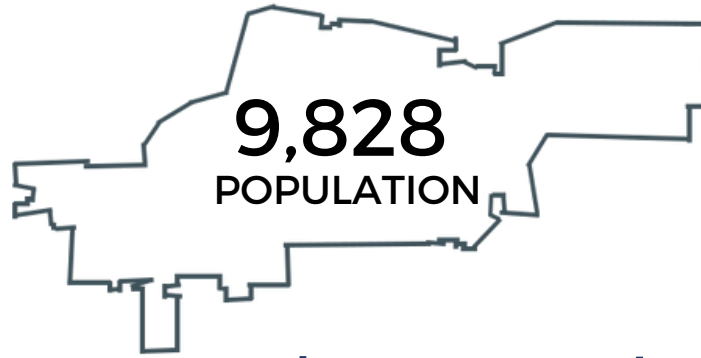
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LOCATION INFORMATION

Street Address	1200 38th Ave
City, State, Zip	Sweet Home, OR 97386
County	Linn
Market	Multi-Family Residential
Cross Streets	Main St.
Signal Intersection	No



\$934

\$334,586



AVG RENTS



AVG 2021
HOME SALES

4,037



HOUSING UNITS

3.0

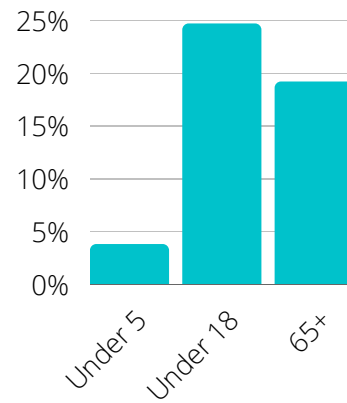


AVG HH SIZE

39



AVG AGE



\$43,589



AVG HH INCOME

62.2%



OWN

37.8%

RENT

Sources: US Census, WVMLS

LEGACY

REAL ESTATE

FOR ADDITIONAL INFORMATION
AND TO SUBMIT AN OFFER, CONTACT:

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