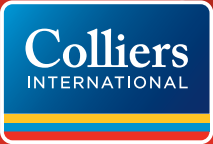
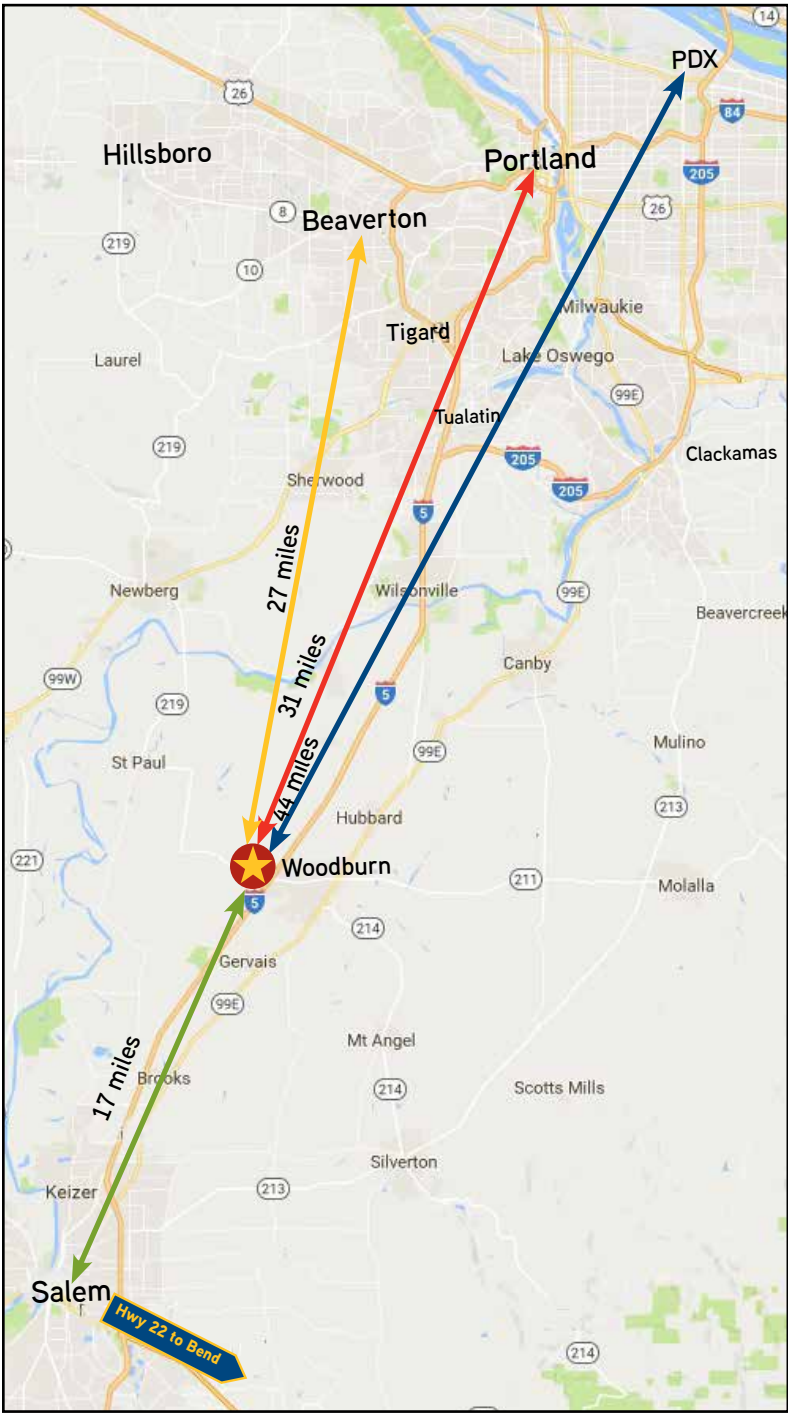


LAND FOR SALE >

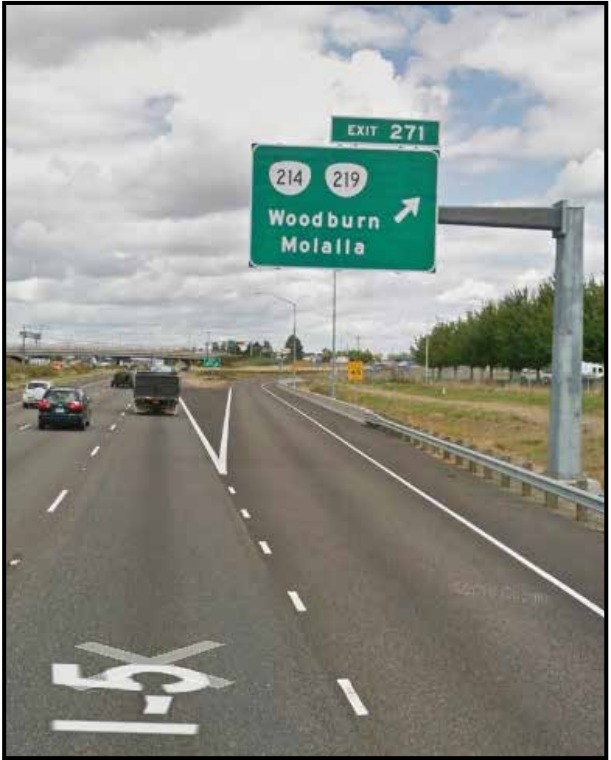


UP TO 73 ACRES TO BE ZONED INDUSTRIAL
IN WOODBURN, OREGON

Property Location Information



| Woodburn Proximity to Key Markets: | | | |
|------------------------------------|-------------|-------------------|-------------|
| PDX Airport: | 44 miles | Port of Portland: | 32 miles |
| Seattle: | 204 Miles | Las Vegas: | 940 miles |
| Boise: | 460 miles | Denver: | 1,273 miles |
| Phoenix: | 1,306 miles | Salt Lake City: | 796 miles |



I-5 Exit 271 to property

LAND FOR SALE >



UP TO 73 ACRES TO BE ZONED INDUSTRIAL
IN WOODBURN, OREGON



Property Highlights

- > Frontage on I-5 Freeway
- > Annexation/rezone in process for industrial uses
- > Flat topography
- > To be served by all requisite utilities
- > Minutes to freeway interchange
- > Adjacent streets to be improved
- > Public financing available to support new development
- > 30 +/- miles to Portland, PDX, and dock facilities on Columbia River

Contact us to review your land site needs

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UP TO 73 ACRES TO BE ZONED INDUSTRIAL
IN WOODBURN, OREGON

Property Photos



Property Frontage on I-5 Freeway



Residential Areas Close to Property

Property Overview

Description: 73 gross acres. 50 acres on east side of I-5 along Parr Road. 23 acres on west side of I-5 along Butteville Road. Property is adjacent to I-5 and fully visible.

Zoning: Current zoning of the land is EFU (Exclusive Farm Use). Woodburn has initiated a land use process to annex this land into the City’s Urban Growth Boundary (UGB) and rezone all 73 acres for a range of industrial uses.

Public Support: City of Woodburn and Marion County are strongly supportive of new industrial development here. Urban renewal financing is available and a public – private partnership is possible, with a focus on the installation of all requisite utilities (i.e., electric power, gas, sewer, fiber, etc) and improvements to adjacent roads.

Expedited Approvals: Required permits (building, etc) will be expedited for new construction. Impact statements for environmental, traffic, etc., will be completed via a close working relationship with the City of Woodburn.

Access: Main access route from the I-5/Hwy 214 interchange to the property is via Butteville Road/Parr Road. The secondary route is Evergreen Road. Travel time to Portland International Airport is 50 minutes, to ocean shipping docks at North Rivergate is 40 minutes, and to Salem (south via I-5) is 17 minutes.

Topography: Flat, ideal for new construction, transportation, utilities, landscaping, access, etc.

Range of Land Sizes: Property owner will sell different parcel sizes that are acceptable to the City of Woodburn and complement (in size and use) the long-term sale/use objectives of owner and Woodburn. At this time, there is no minimum parcel size; that is subject to negotiation and planning between owner, Woodburn and land buyer.

Land Sale Pricing: Pricing of land sites within the 73 acres depends on size, location, configuration, and access. The sale price for the east 50 acres is \$85,000 per acre; the sale price for the west 23 acres is \$90,000 per acre. Cash at closing. Present all reasonable offers.



Retail Stores Near Property



Manufacturing/Distribution Operations Near Property