



FOR SALE



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# SALEM WATERFRONT DEVELOPMENT LAND

## Land

± 53.1 Acres Total (10 tax lots) | \$8,000,000

1750 Edgewater St NW, Salem, OR 97304

- Zoning: CG – Commercial General (with multifamily allowed over retail)
- Estimated 33 acres developable (to be verified with new cut / fill requirements)
- Irreplaceable location with ~2,400 linear feet along Willamette River
- 2021 Appraisal for \$13,240,000

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PROPERTY SUMMARY

**FOR SALE**



Facing Northeast



Facing Southwest

PROPERTY DETAILS	
Address	1750 Edgewater St NW, Salem, OR 97304
Developable Area	± 33.0 Acres (estimated) (Tax Lots 500, 1100, portion of TL 1600)
Undevelopable Area	± 20.1 Acres (narrow highway strip + EFU parcels)
Primary Zoning	CG – Commercial General (with multifamily as conditional use)
Sale Price	\$8,000,000

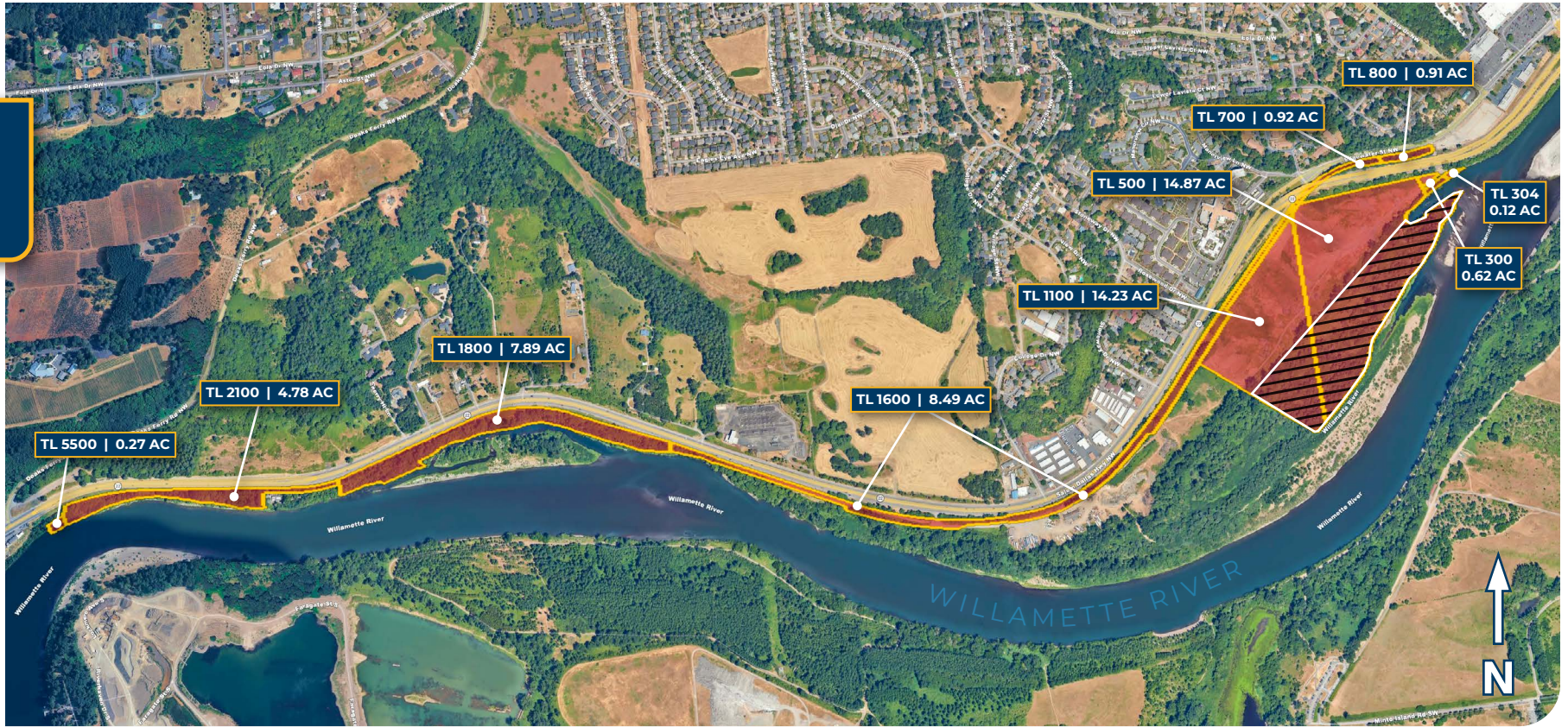
TAX LOT	POLK CO. ACCT	ACRES	ZONE	NOTES
TL 300	275725	0.62	PA	Highway buffer strip
TL 304	275738	0.12	PA	Highway buffer strip
TL 500	275741	14.87	CG, PA	Primary developable parcel (east)
TL 1100	275808	14.23	CG, PA	Primary developable parcel (center)
TL 1600	393980	8.49	CG, RM2, CR, IC	Partial — western corner contributes to dev. area

TL 700	393977	0.92	CG	Highway strip
TL 800	437895	0.91	CG	Highway strip
TL 1800	394127	7.89	EFU	Undevelopable – Exclusive Farm Use
TL 2100	394130	4.78	EFU	Undevelopable – Exclusive Farm Use
TL 5500	393852	0.27	PA	Highway buffer
<b>TOTALS</b>	—	<b>53.10</b>	—	<b>Polk County RMV (all parcels)</b>

Note: Green rows indicate developable parcels. Orange rows indicate undevelopable parcels.



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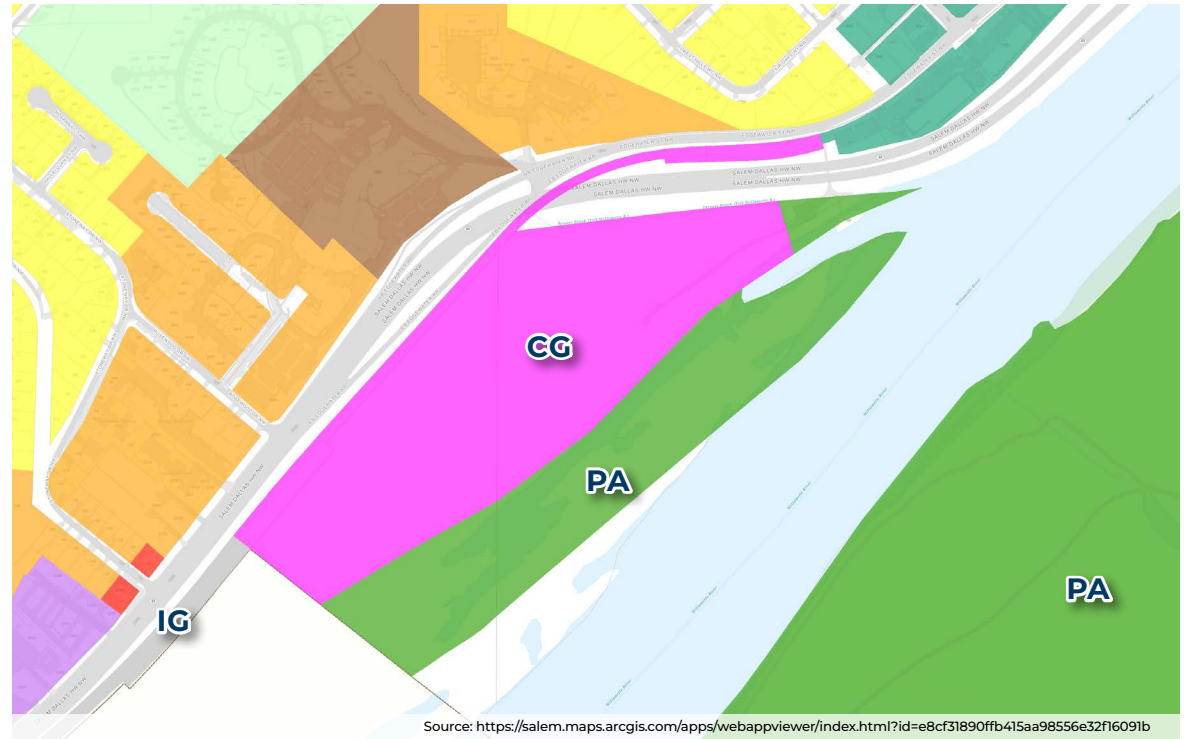
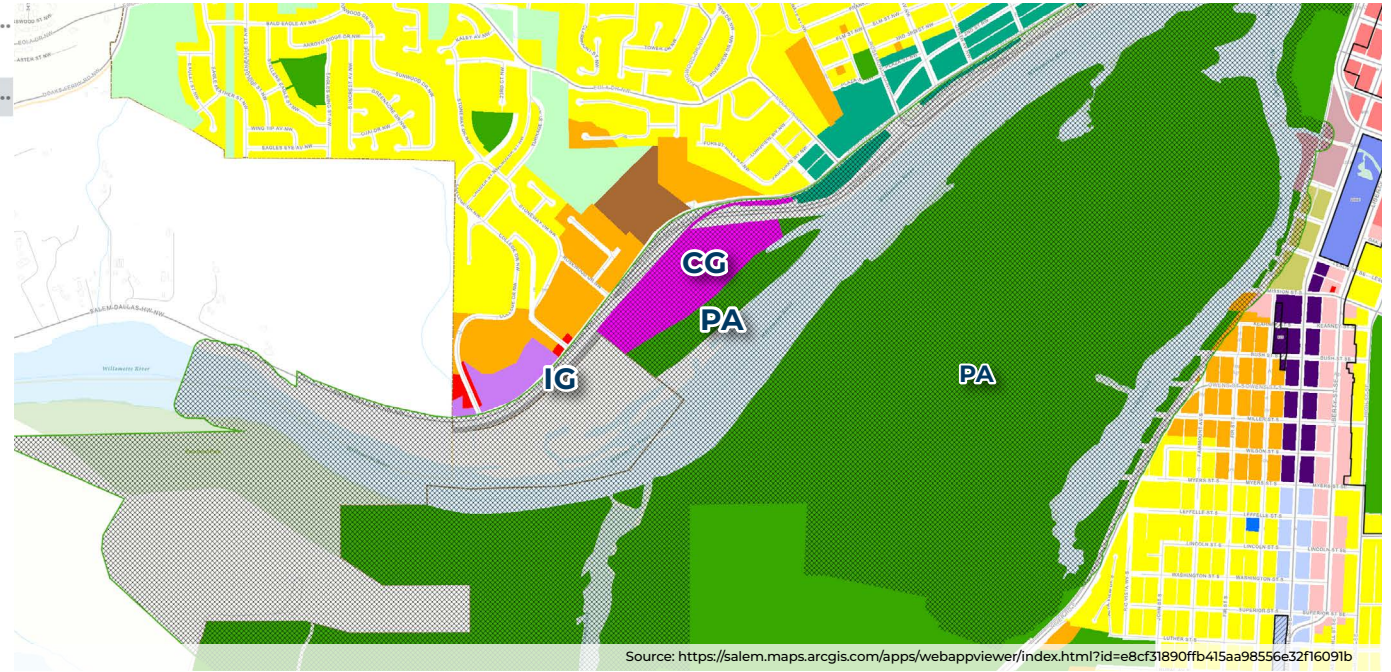
# SITE PLAN





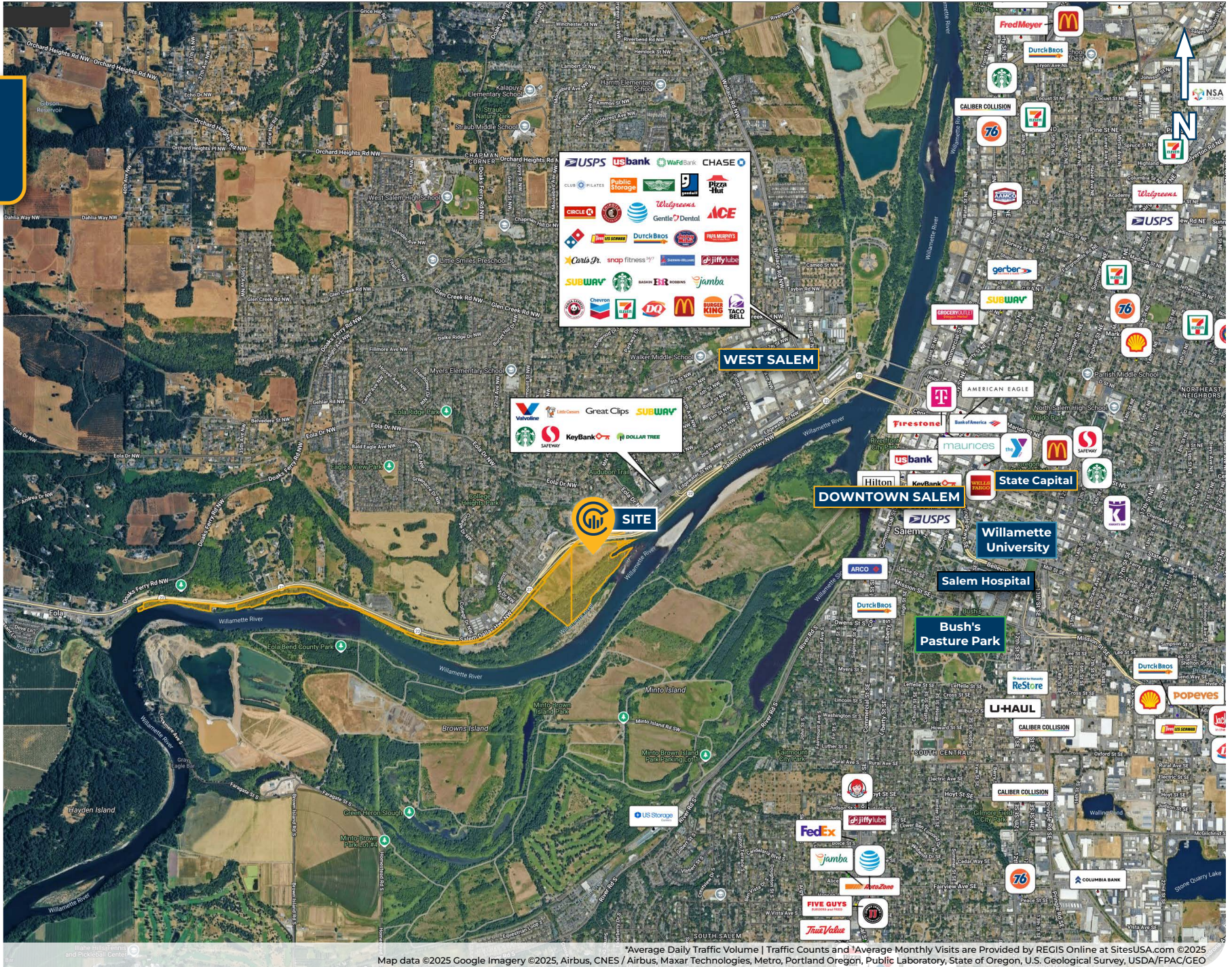
# ZONING

- Willamette Greenway and Compatibility Review Boundary
- 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
- NH - Neighborhood Hub
- PA - Public Amusement**
- PC - Public/Private Cemetery





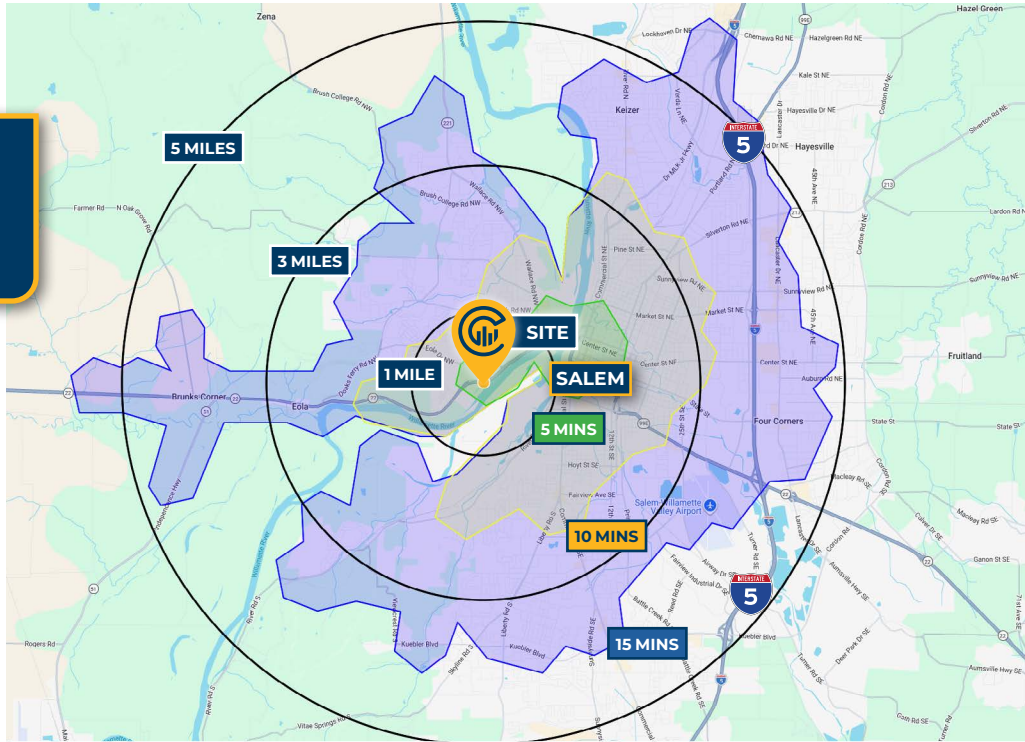
# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



# DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	7,624	82,666	195,149
2030 Projected Population	7,247	82,290	193,008
2020 Census Population	7,671	79,433	191,020
2010 Census Population	7,127	71,233	171,938
Projected Annual Growth 2025 to 2030	-1.0%	-	-0.2%
Historical Annual Growth 2010 to 2025	0.5%	1.1%	0.9%
Households & Income			
2025 Estimated Households	3,092	32,163	73,052
2025 Est. Average HH Income	\$91,449	\$112,144	\$102,106
2025 Est. Median HH Income	\$73,629	\$85,756	\$80,745
2025 Est. Per Capita Income	\$37,126	\$44,048	\$38,519
Businesses			
2025 Est. Total Businesses	274	5,062	9,609
2025 Est. Total Employees	1,865	61,625	105,771

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

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