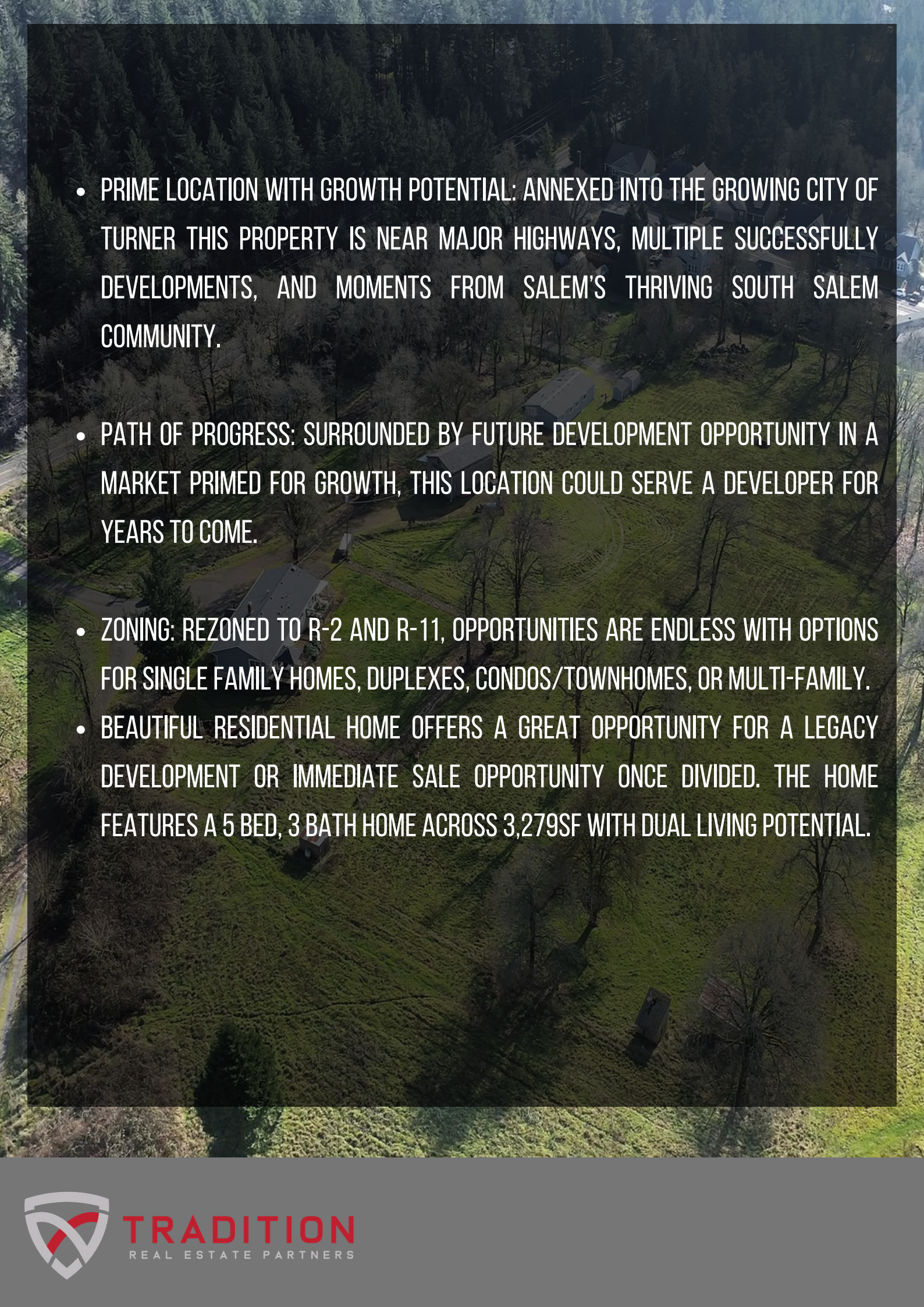


RESIDENTIAL DEVELOPMENT OPPORTUNITY

6.74 ACRES IN TURNER



TRADITION
REAL ESTATE PARTNERS

- 
- An aerial photograph of a rural property. In the center, there is a large, dark-roofed barn and a smaller outbuilding. To the left, a two-story house with a dark roof is visible. The property is surrounded by a mix of bare trees and evergreens. In the background, a residential neighborhood with houses and a road can be seen. The foreground shows a grassy field with some trees.
- **PRIME LOCATION WITH GROWTH POTENTIAL:** ANNEXED INTO THE GROWING CITY OF TURNER THIS PROPERTY IS NEAR MAJOR HIGHWAYS, MULTIPLE SUCCESSFULLY DEVELOPMENTS, AND MOMENTS FROM SALEM'S THRIVING SOUTH SALEM COMMUNITY.
 - **PATH OF PROGRESS:** SURROUNDED BY FUTURE DEVELOPMENT OPPORTUNITY IN A MARKET PRIMED FOR GROWTH, THIS LOCATION COULD SERVE A DEVELOPER FOR YEARS TO COME.
 - **ZONING:** REZONED TO R-2 AND R-11, OPPORTUNITIES ARE ENDLESS WITH OPTIONS FOR SINGLE FAMILY HOMES, DUPLEXES, CONDOS/TOWNHOMES, OR MULTI-FAMILY.
 - **BEAUTIFUL RESIDENTIAL HOME OFFERS A GREAT OPPORTUNITY FOR A LEGACY DEVELOPMENT OR IMMEDIATE SALE OPPORTUNITY ONCE DIVIDED.** THE HOME FEATURES A 5 BED, 3 BATH HOME ACROSS 3,279SF WITH DUAL LIVING POTENTIAL.



TRADITION
REAL ESTATE PARTNERS

TABLE OF CONTENTS

1. PROPERTY DESCRIPTION

2. LOCATION

3. SITE CONCEPT

4. KEY UTILITIES AND SERVICES

5. SOIL REPORT

6. PROPERTY HIGHLIGHTS

7. IMAGES

8. BROKERS



PROPERTY DESCRIPTION



ANNEXED DEVELOPMENT OPPORTUNITY IN TURNER!

6.74 ACRES ZONED FOR R-2; SINGLE FAMILY AND R-11; MULTI-FAMILY (7-20 UNITS PER ACRE). THIS PROJECT OFFERS OPPORTUNITIES FOR HOMES, DUPLEXES, CONDOS, AND APARTMENTS.

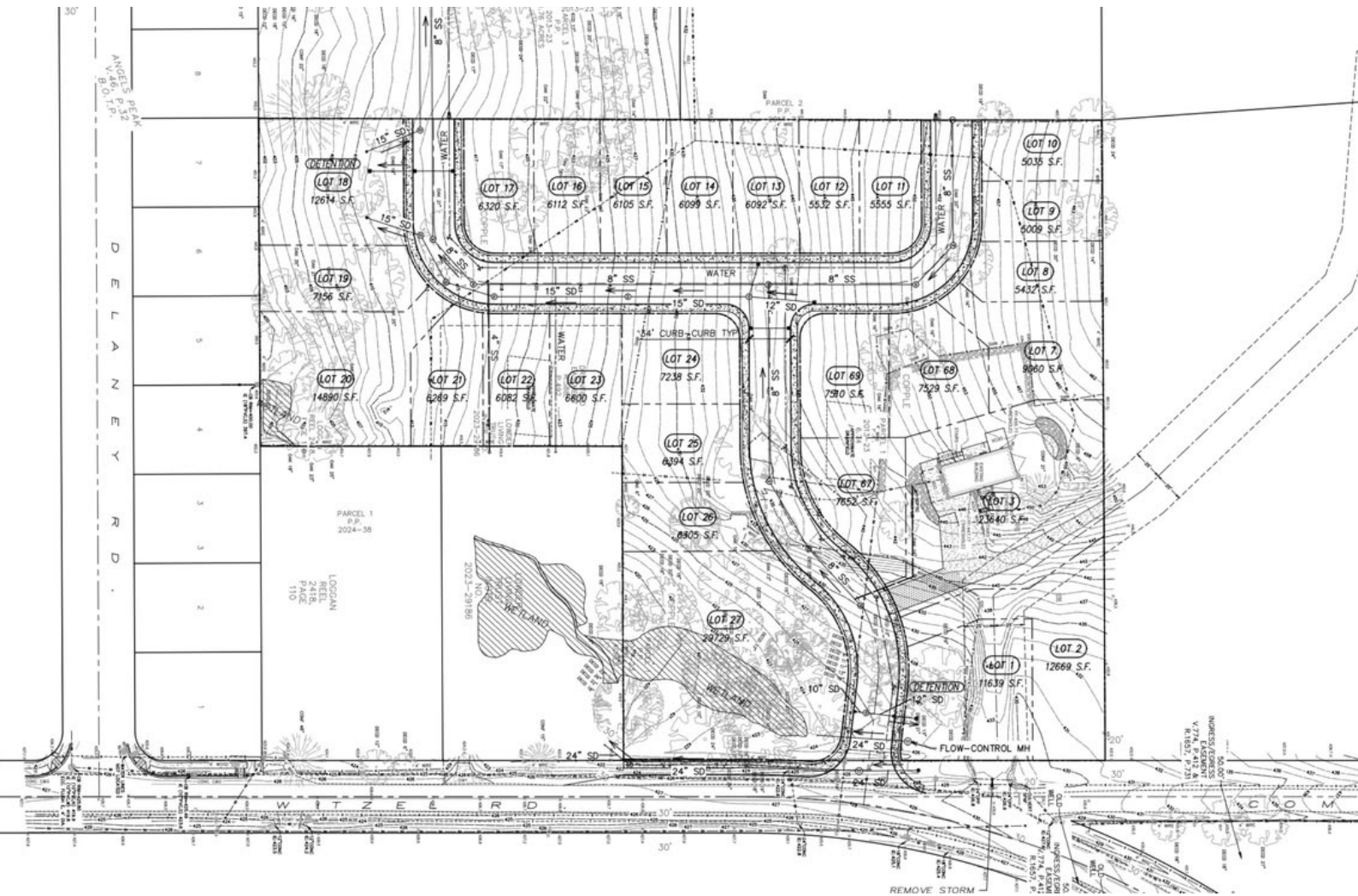
ANCHORING THE PROPERTY IS A LARGE 5-BED, 3-BATH HOME ON SITE WITH THE POSSIBILITY FOR DUAL LIVING. DON'T MISS OUT ON CREATING A THRIVING RESIDENTIAL COMMUNITY IN THIS SOUGHT-AFTER LOCATION! BUYER TO PERFORM DUE DILIGENCE.



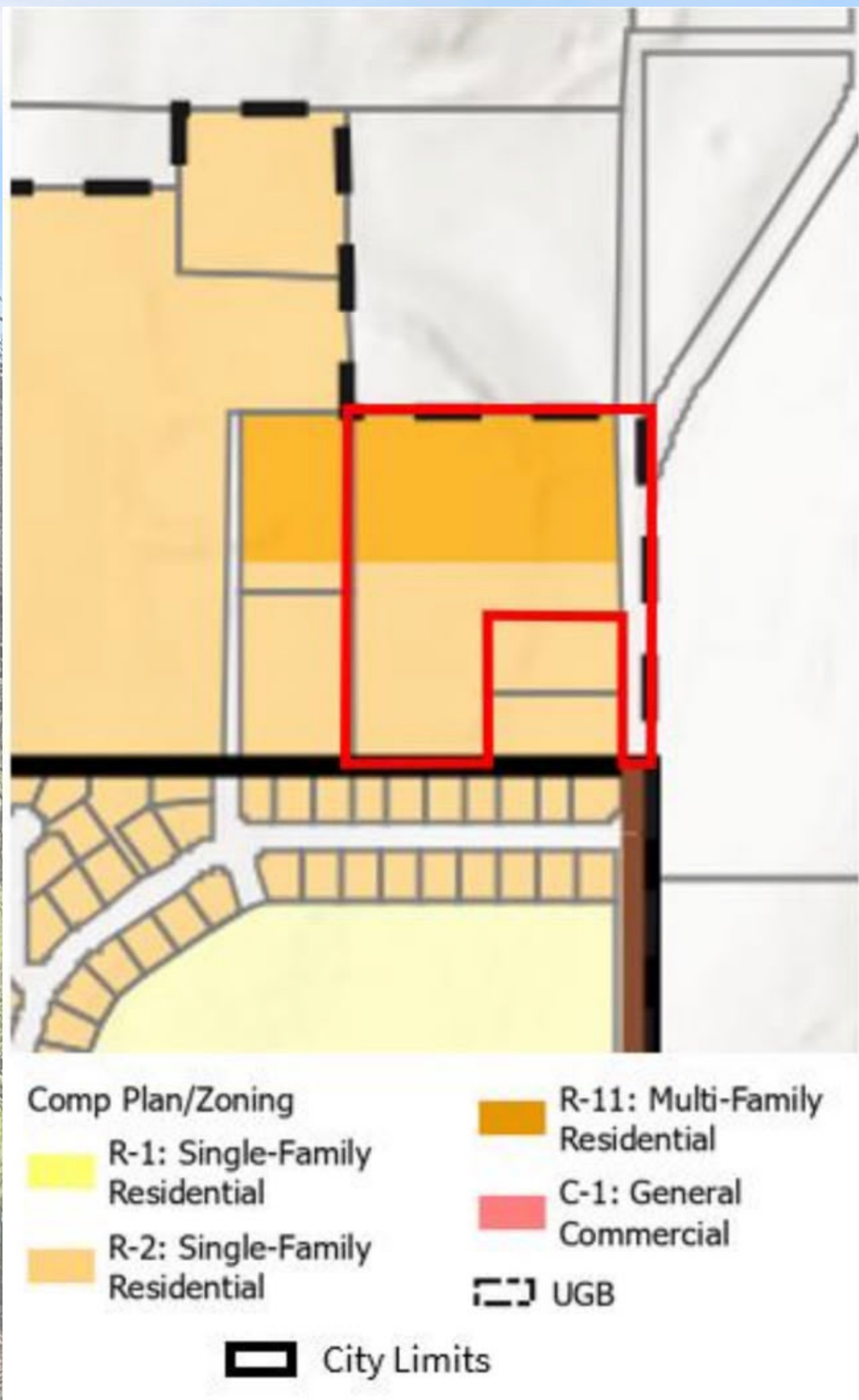


7029 COMBEST LN SE





ZONING MAP

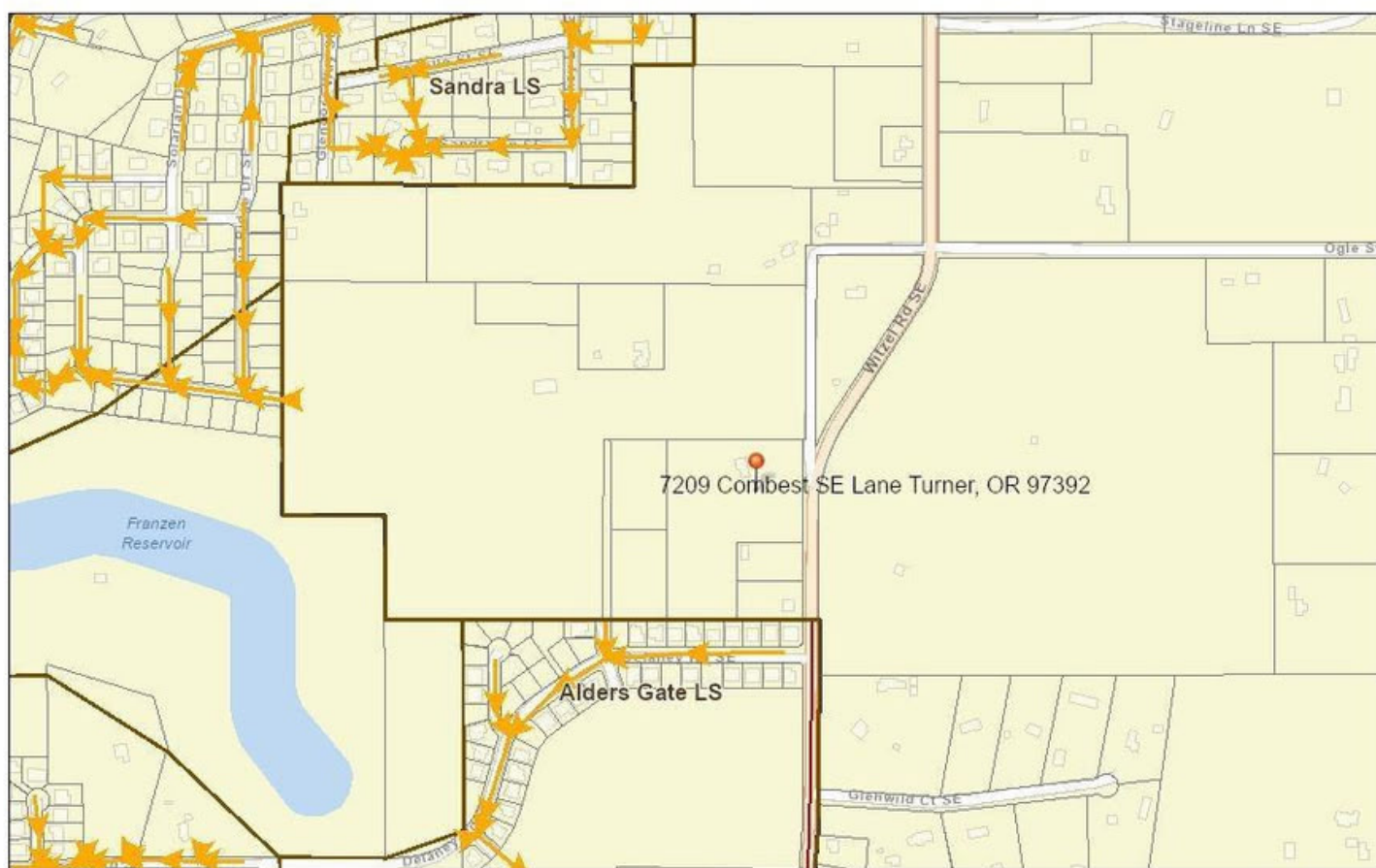


PRESENTED BY TRADITION REAL ESTATE PARTNERS

SEWER SERVICE



Sewer Main



1/3/2024, 3:45:59 PM

Sewer Main Sewer Flow Basins Taxlots
CS ACT County Roads Turner City Limits

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Esri Community Maps Contributors, City of Salem, Oregon, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, HERE,



PRESENTED BY TRADITION REAL ESTATE PARTNERS

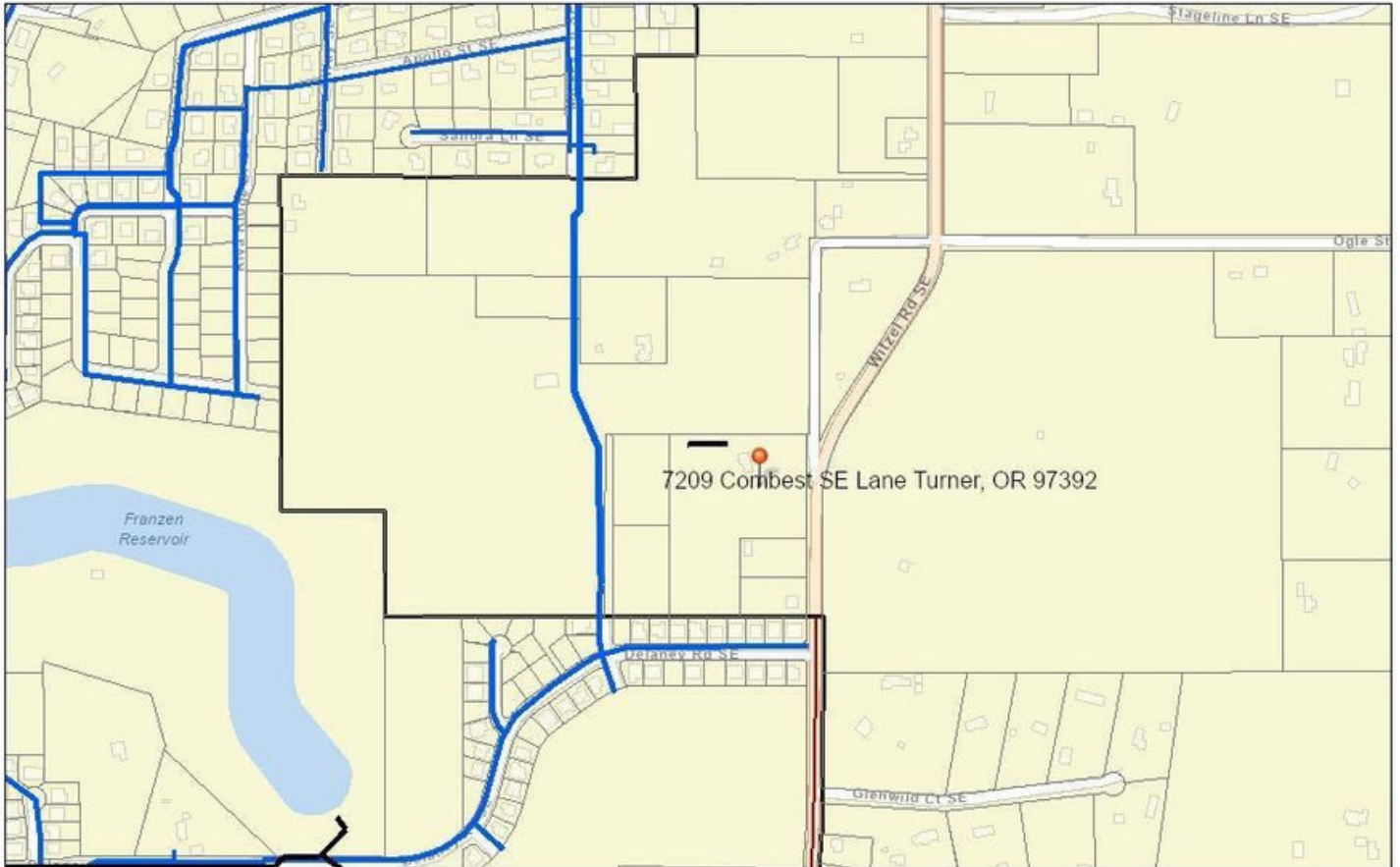


Storm Water





Water Main



1/3/2024, 3:43:35 PM

Water Main Arterials 2 10
Water Main 6 NA
Water Main (Pipe Size) 8 County Roads

Taxlots
Turner City Limits

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Esri Community Maps Contributors, City of Salem, Oregon, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, HERE

SOIL REPORT



|  Boundary 6.7 ac

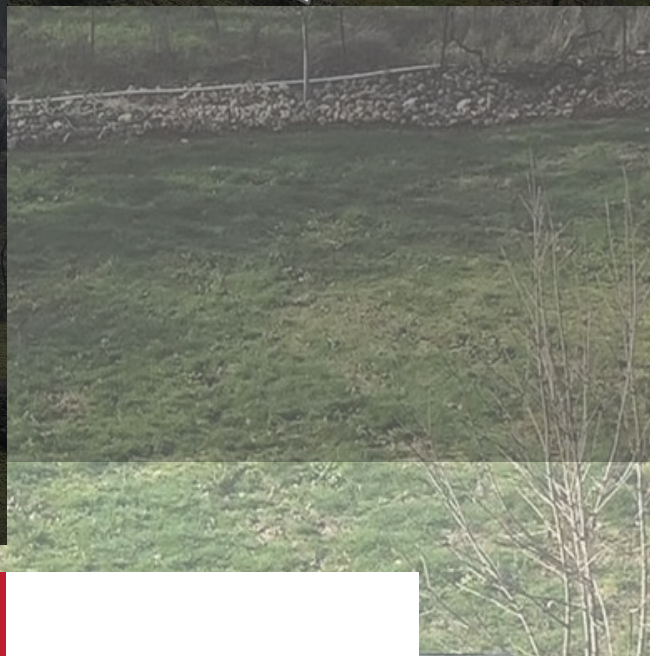
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NeC	Nekia silty clay loam, 7 to 12 percent slopes	6.1	91.04	0	65	3e
NeB	Nekia silty clay loam, 2 to 7 percent slopes	0.6	8.96	0	66	3e
TOTALS		6.7(*)	100%	-	65.09	3.0

PROPERTY HIGHLIGHTS



- **SCHOOL DISTRICT:** TURNER AND CASCADE CASCADE SCHOOL DISTRICT
 - **PROXIMITY:** CLOSE TO TWO RECENT SUBDIVISIONS, TURNER LAKE, COSTCO, AND I-5
 - **INFRASTRUCTURE:** ZONE CHANGE COMPLETED
 - **ENVIRONMENTAL:** FLOODPLAIN FILL ANALYSIS AND WETLAND DELINEATION IN PROGRESS
 - **VISION:** IDEAL FOR A MASTER-PLANNED COMMUNITY WITH DIVERSE HOUSING OPTIONS
 - **MARKET APPEAL:** TARGETS LOCAL FAMILIES, PROFESSIONALS, AND EXPERIENCE-DRIVEN RESIDENTS
-



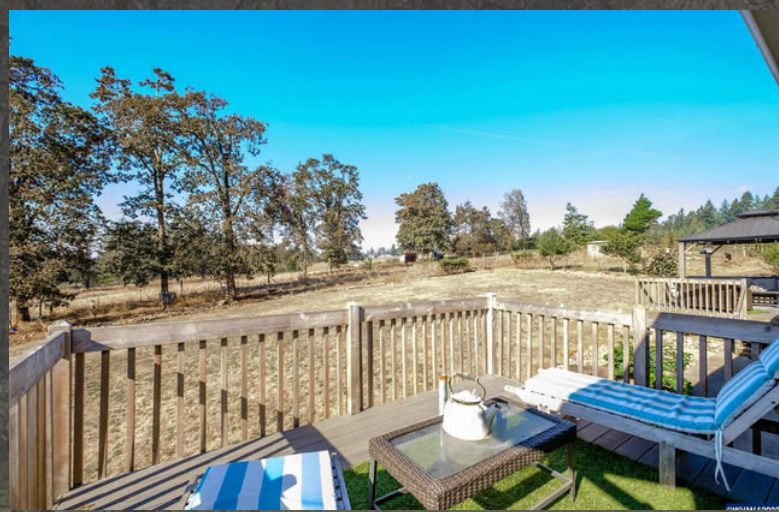














PRICING

\$1,585,000

CALL LISTING BROKERS FOR INQUIRIES AND INFORMATION.



DAVE SMITH
503-939-7099



AJ NASH
503-559-9279



THIS OFFERING MEMORANDUM (THE "MEMORANDUM") HAS BEEN PREPARED BY TRADITION REAL ESTATE PARTNERS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE RELIABLE, BUT NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ITS ACCURACY, COMPLETENESS, OR CORRECTNESS. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND CONSULT WITH THEIR ADVISORS BEFORE MAKING ANY INVESTMENT DECISION.

THIS MEMORANDUM IS NOT AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY SECURITIES OR INTERESTS IN THE PROPERTY. ANY OFFERING OR SOLICITATION WILL BE MADE ONLY TO QUALIFIED PROSPECTIVE PURCHASERS PURSUANT TO APPLICABLE LAWS AND REGULATIONS. THE INFORMATION CONTAINED IN THIS MEMORANDUM IS CONFIDENTIAL AND IS INTENDED SOLELY FOR THE USE OF THE RECIPIENT. IT MAY NOT BE REPRODUCED OR DISTRIBUTED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF TRADITION REAL ESTATE PARTNERS.

PROSPECTIVE PURCHASERS SHOULD RELY SOLELY ON THEIR OWN INVESTIGATION AND EVALUATION OF THE PROPERTY AND ANY INVESTMENT DECISION SHOULD BE MADE BASED ON THE PURCHASER'S OWN ANALYSIS. TRADITION REAL ESTATE PARTNERS AND ITS REPRESENTATIVES MAKE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

BY ACCEPTING THIS MEMORANDUM, YOU AGREE TO THE ABOVE TERMS AND CONDITIONS.

