

FOR SALE - Highway Commercial Land

3200 S Santiam Hwy, Lebanon, Oregon 97335



PROPERTY DESCRIPTION

This 30,492 SF parcel at 3200 S Santiam Hwy in Lebanon, Oregon offers excellent visibility and access along Highway 20, one of the primary commercial corridors serving the Lebanon market. This site is ideal for retail, restaurant, or QSR development, with HCM zoning also supporting hotel, medical, financial, and other highway-commercial uses.

Zoned HCM (Highway Commercial), the site supports a wide range of commercial uses. The property sits adjacent to Walmart and Dutch Bros, benefiting from established traffic patterns and consumer draw generated by these neighboring retailers.

PROPERTY HIGHLIGHTS

- 30,492 SF parcel
- HCM zoned land
- 2025 AADT - 23,448
- Frontage footage on S. Santiam Hwy
- Utilities on site (water, sewer, power, gas)
- Level/pad-ready topography
- Near signalized intersection
- Adjacent to Walmart and Dutch Bros

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	30,492 SF (0.70 ac)
Price per SF:	\$24.60 SF
Zoning:	HCM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	3,966	10,241	11,399
Total Population:	10,076	26,483	29,698
Average HH Income:	\$86,197	\$81,958	\$82,390

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Additional Photos

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Zoning

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Zoning: HCM - Highway Commercial

The property is zoned HCM (Highway Commercial) under the City of Lebanon Development Code. HCM is a flexible commercial district built for highway-frontage sites and supports a wide range of retail, restaurant, service, and commercial development.

Representative permitted and reviewable uses:

- Restaurants, cafes, and drive-thru / QSR
- Retail stores and shopping centers
- Convenience and personal-service retail
- Hotels
- Medical and optical offices and labs
- Banks and financial institutions (including drive-up)
- Professional offices
- Entertainment and indoor recreation (theaters, gyms, health clubs)
- Auto sales and service.
- Breweries, distilleries, and wineries

Buyer to verify all uses, approvals, and development standards with the City of Lebanon Planning Department.

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Zoning

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16.08.060 COMMERCIAL USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-3: Commercial Land Uses Allowed in Commercial Zones			
Land Uses	Z-NCM	Z-CCM	Z-HCM
(See pages 10-12 of Chapter 16.03 for further details and listings regarding Commercial Uses)			
Commercial Uses with <u>Class I</u> Impacts:			
Offices	AR	OP	OP
Commercial Uses such as Stores (15,000 square feet or less) Selling Groceries, Printed Material, Books & Videos, Pharmaceuticals, Stationery, and Arts & Crafts; and Laundromats Tanning; Hair and Personal Care Services	AR	MR	MR
Other Commercial Uses with a floor area less than 2,000 sqft, such as Parcel Service Stores, Photocopy and Blueprint Services, Photographic Studios, Convenient Stores; Restaurants, Cafes, Delicatessens (Food & Beverage Sales without drive up facilities), Tailors and Seamstresses	AR	MR	MR
Commercial Uses with <u>Class II</u> Impacts:			
Other Commercial Uses such as Educational, Arts and Training Facilities, Entertainment, Indoor Continuous Activities like Theaters, Health Clubs, Gyms, Membership Clubs, Bowling Alleys, Skate Rinks, and Game Arcades; Pool Halls, Indoor Firing Ranges; Exhibition and Meeting Areas, Food & Beverage Sales with drive up facilities, Financial Institutions (with Drive Up Operations), Hotels, Laundry Drop Off Facilities, Liquor Stores (OLCC License), Food Pods, Lodges; Medical, Optical and Dental Labs, Stores Selling, Leasing, or Renting Furniture, Appliances, Garden Supplies, Home Improvements, Household Products, Plants Commercial Uses such as Stores (greater than 15,000 square feet) Selling Groceries, Pharmaceuticals, Printed Material, Stationery, Books, & Videos, Hair, Tanning, and Personal Care Services, Laundromats, and Self-Serve Storage Facilities.	N	AR	AR
Drive-Up/Drive-In/Drive-Through (Drive-Up Windows, Kiosks, ATM's, similar uses/facilities)	CU (Assure pedestrian oriented access with vehicular access subordinated)		AR
Commercial Uses with <u>Class III</u> Impacts:			
Parking Lot (when not an accessory use)	N	AR	AR
Breweries without food service (5,000 square feet or less)	N	AR	AR
Other Commercial Uses such as Auto Sales and Services, Commercial Centers; Breweries, Distilleries, and Wineries; Outdoor Amphitheaters Sales or Leasing of Consumer Vehicles Including Passenger Vehicles, Motorcycles, Light and Medium Trucks, and Other Recreational Vehicles, and Shopping Mall.	N	N	AR
Recreational Vehicle (RV) Parks	N	N	N
Other Class III Commercial Uses	N	N	CU
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

City of Lebanon Development Code
Adopted by City Council on December 10, 2008

Chapter 16.08: Commercial Land Use Zones
Page 6

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16.08.070 INDUSTRIAL USES ALLOWED IN THE COMMERCIAL ZONES

Table 16.08-4: Industrial Land Uses Allowed in Commercial Zones			
(See pages 14-16 of Chapter 16.03 for further details and listings Industrial Uses)			
Land Uses	Z-NCM	Z-CCM	Z-HCM
Industrial Uses with Class I Impacts:			
Industrial Uses such as Assembly of Light Machinery, Equipment, Appliances, and Other Electrical Items, Building, Heating, Plumbing or Electrical Contractor Shops; Electric Motor Repair, Manufacture (Light) or Assembly (Light) of Instruments, including Musical Instruments, Precision Items, Photofinishing Laboratories; Repair of Scientific or Professional Instruments, Research and Development Laboratories; Sign Manufacturing	N	CU	AR
Other Industrial Uses such as Household Moving and General Freight Storage & Warehouse, Janitorial and Building Maintenance Services; Off-site (Separate) Warehouses used by Retail Stores like Furniture and Appliance Stores.	N	N	CU
Industrial Uses with Class II Impacts:			
Industrial Uses such as Exterminators; Laundry, Dry-Cleaning, and Carpet Cleaning Plants; Movie Production Facilities; Parcel Receiving and Distribution Services & Warehouse; Printing, Publishing and Lithography Production of Artwork and Toys; Weaving or Production of Textiles or Apparel; Woodworking, including Cabinet Makers.	N	When Fully Enclosed: CU When Not Fully Enclosed: N	CU
Other Industrial Uses such as Fuel Oil Distributors; Machine Shops, Mail Order Houses; Major Distribution Centers; Major Post Offices; Manufacture or Assembly of Machinery, Equipment, Vehicles, Appliances, and Other Electrical Items [no discharge permits required] Production of Prefabricated Structures, Including Mobile / Manufactured / Modular Homes; Sale and Storage of Landscaping Materials; Sale or Rental of Machinery, Equipment, Heavy Trucks, Special Trade Tools, Welding Supplies, Machine Parts, Electrical Supplies, Janitorial Supplies, Caretaker Facilities, Restaurant Equipment, and Store Fixtures; Tool Repair, Towing and Vehicle Storage; Truck Freight Terminal and Warehouse; Wholesalers of Food, Clothing, Auto Parts, Building Hardware, and Office Supplies.	N	N	CU
Industrial Uses with Class III Impacts:			
Industrial Uses such as Auto and Truck Salvage and Wrecking; Breweries, Distilleries, and Wineries (greater than 5,000 sq ft); Concrete Batching and Asphalt Mixing; Energy Production; Fuel yards; Hazardous-Waste Collection Sites; Heavy Truck Servicing and Repair; Truck Stop; Lumber Mills, Pulp and Paper Mills, and Other Wood Products Manufacturing; Manufacture or Assembly of Heavy Machinery, Equipment, Vehicles, Appliances (discharge permits required); Railroad Yards Tire Retreading or Recapping; Waste Composting or Transfer; wrecking yards	N	N	N
Key: OP = Outright Permitted (Building Permit issued after a site review); MR = Ministerial Review; AR = Permitted with Administrative Review; CU = Conditional Use approval required (Chapter 16.21); N =Not permitted; * = Number of Units following an AR or CU designation. Also see Table 16.08-1: Characteristics of Major Land Use Actions Matrix -- Projects in a Commercial Zone Requiring a Planned Development Review (Chapter 16.23).			

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Chapter 16.08: Commercial Land Use Zones
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Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,076	26,483	29,698
Average Age	38.8	39	39.6
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,966	10,241	11,399
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$86,123	\$81,958	\$82,390
Median Home Value	\$379,256	\$368,628	\$380,945

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