

# SWEET HOME INDUSTRIAL LAND

12.31 ACRES



—FOR SALE—

## LOCATION

Hwy 20 (Santiam Hwy) and 24th Ave

## FOR SALE

12.31 Acres (9.31 acres useable)

## PRICE

\$1,900,000

## ZONING

M (Industrial)

## TRAFFIC COUNTS

Santiam Hwy (Hwy 20) – 11,749 ADT ('22)

- This property is nearly 100% entitled and permit ready for a proposed storage facility. Please see the attachment with the Site Plan and the proposed Final Layout for the storage facility (9.31 acres is useable at this time due to some wetlands on the property). The seller's idea for a new storage facility would be to capitalize on the canopy spaces for boats and RVs with Foster Reservoir and Green Peter Lake next door.
- The site is elevated and is very visible to Santiam Hwy!
- Significant growth coming soon to Sweet Home with the City's 7-year master plan to develop the old quarry and old Willamette Mill sites adjacent to this 12.31 acre site.

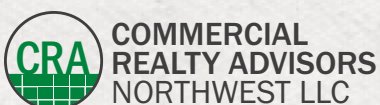
FOR MORE INFORMATION CONTACT

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**SWEET HOME INDUSTRIAL**  
**HWY 20 & 24TH AVE**  
SWEET HOME, OR

**Hwy 20 | Santiam Hwy**

**24th Ave**



# PROPOSED STORAGE FACILITY

# SWEET HOME INDUSTRIAL HWY 20 & 24TH AVE SWEET HOME, OR

### SEWER MANHOLE DATA

- ① **MANHOLE 1:**  
RIM= 544.20  
IE 10' (NW) 547.56  
IE 24' (NE) 537.54  
IE 24' (S) 537.49
- ② **MANHOLE 2:**  
RIM= 547.37  
IE 24' (N) 536.51  
IE 8' (S) 543.87  
IE 24' (W) 536.46

### SEWER MANHOLE DATA

- ◇ **CURB INLET 1:**  
TCB= 544.76  
IE 10' PVC (W) 541.56
- ◇ **CURB INLET 2:**  
TCB= 544.84  
IE 10' PVC (N) 540.89  
IE 10' PVC (E) 540.99  
IE 10' PVC (S) 540.83

### LEGEND:

- FOUND MONUMENT
- ▲ SURVEY CONTROL POINT
- EXISTING MANHOLE, GIS/SURVEYED
- ⊕ EXISTING FIRE HYDRANT, GIS/SURVEYED
- ⊕ EXISTING WATER VALVE, GIS/SURVEYED
- ⊕ EXISTING STORM DRAIN CURB INLET AS SURVEYED
- ⊕ EXISTING TREE, CONIFER/DECIDUOUS (SPECIES + SIZE AS NOTED)
- IE INVERT ELEVATION
- CONIF CONIFER TREE
- DEC DECIDUOUS TREE
- WP CURB WEEP HOLE
- W — EXISTING WATER LINE PER GIS DATA
- SD — EXISTING STORM DRAIN LINE AS SURVEYED
- SS — EXISTING SANITARY SEWER LINE PER GIS DATA + SURVEYED
- GAS — EXISTING NATURAL GAS LINE PER NW NATURAL DATA + SURVEYED
- EXISTING WETLAND BOUNDARIES
- EXISTING WETLAND STREAM BOUNDARIES
- TOP OF SLOPE
- EXISTING SURFACE SPOT ELEVATION
- ◇ STORM DRAIN REFERENCE NOTE
- ① SANITARY SEWER REFERENCE NOTE

### SURVEY CONTROL NOTE:

SURVEY CONTROL POINTS WERE SET THROUGHOUT THE PROJECT AREA AS SHOWN ON THE MAP.

### EXISTING UTILITIES NOTE:

EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED ON FIELD LOCATES COMPLETED THROUGH THE "OREGON ONE CALL" SERVICE AND CITY OF SWEET HOME GIS DATA.

### STORAGE UNIT COUNT:

5' x 10' UNITS	= 78
10' x 10' UNITS	= 31
10' x 20' UNITS	= 158
10' x 30' UNITS	= 31
15' x 20' UNITS	= 32
20' x 20' UNITS	= 40
<b>TOTAL =</b>	<b>370</b>

### COVERED RV PARKING:

12' x 42' STALLS	= 44
12' x 40' STALLS	= 14
12' x 38' STALLS	= 13
<b>TOTAL COVERED PARKING =</b>	<b>71</b>

### UNCOVERED RV PARKING:

10' x 40' STALLS	= 45
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### OFFICE PARKING:

10' x 19' STALLS	= 5
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CONCEPTUAL PLAN No. 3

FOR

**ERIC + MARK LUND**

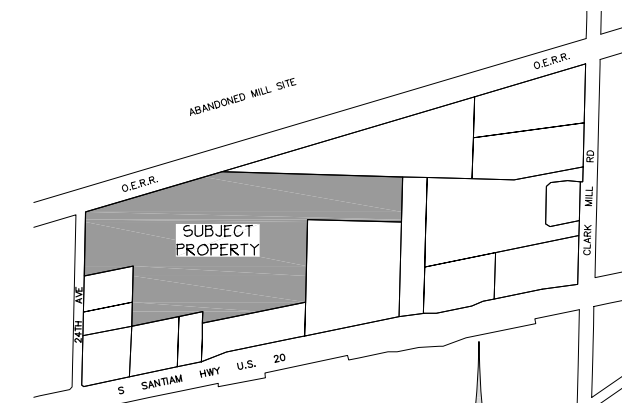
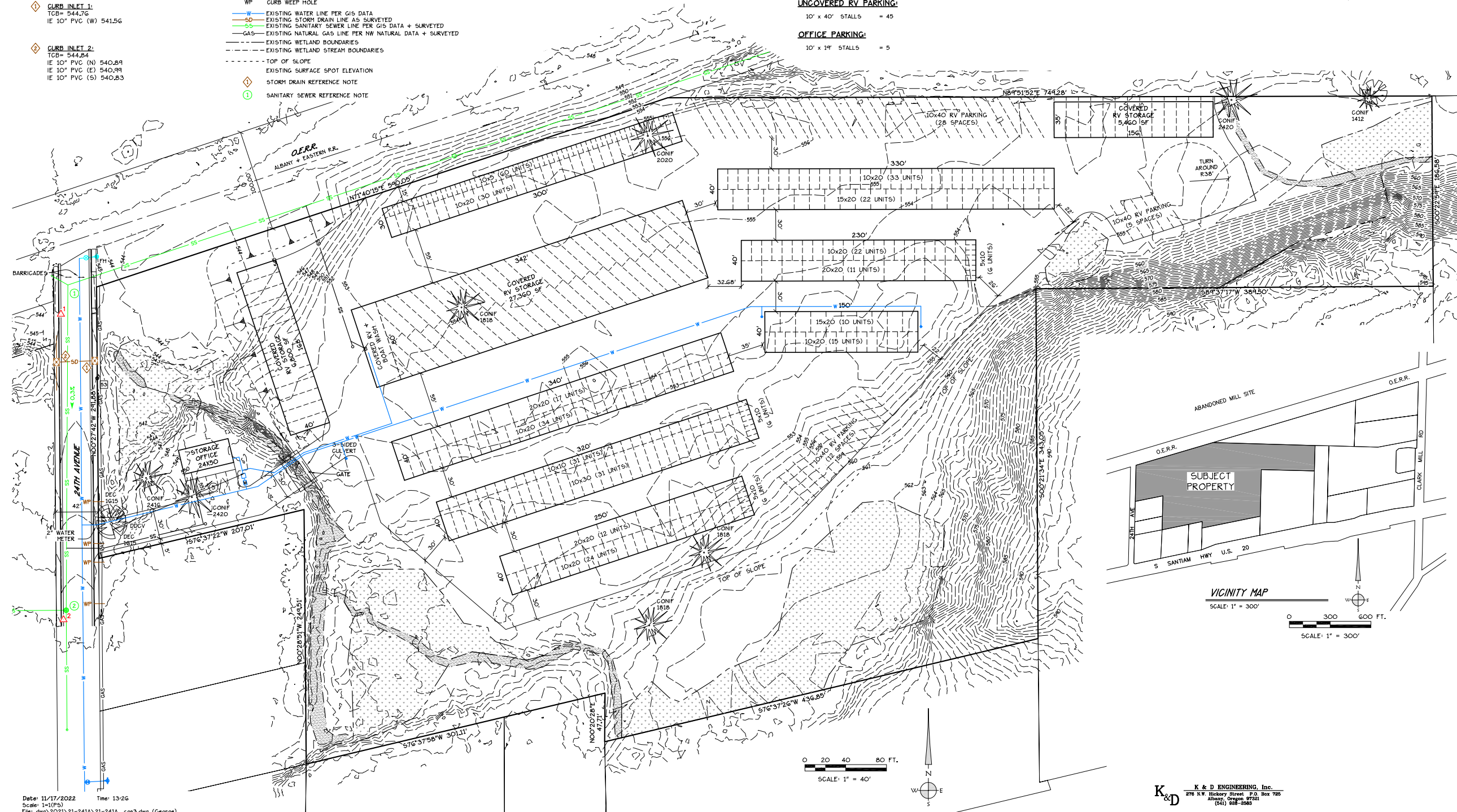
LOCATED IN

TAX LOTS 100, 101 + 500, MAP 135-1E-32AB  
NE 1/4 SEC. 32, T. 13 S., R. 01 E., W.M.

IN THE

CITY OF SWEET HOME, LINN COUNTY, OREGON

OCTOBER 21, 2022



Date: 11/17/2022 Time: 13:26  
Scale: 1"=100'  
File: dwg\2021\21-241A\21-241A\_con3.dwg (George)

0 20 40 80 FT.  
SCALE: 1" = 40'

VICINITY MAP  
SCALE: 1" = 300'  
0 300 600 FT.  
SCALE: 1" = 300'

**K&D** K & D ENGINEERING, Inc.  
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Albany, Oregon 97321  
(503) 882-5888



# SWEET HOME INDUSTRIAL HWY 20 & 24TH AVE

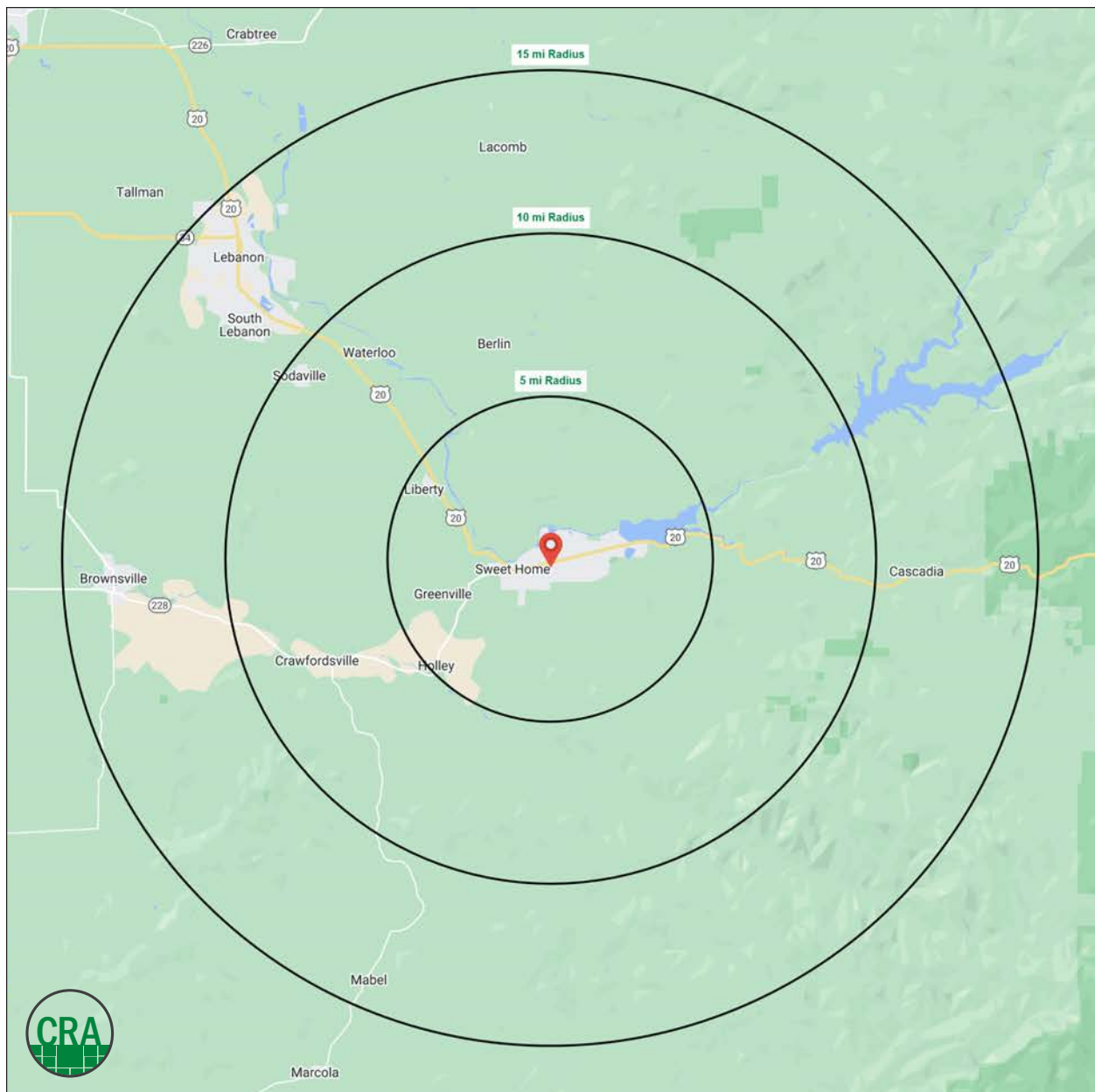
SWEET HOME, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	5 MILE	10 MILE	15 MILE
Estimated Population 2022	14,307	19,479	51,027
Projected Population 2027	14,939	20,464	53,919
Average HH Income	\$71,383	\$77,795	\$71,987
Median Home Value	\$329,550	\$342,976	\$336,949
Daytime Demographics 16+	8,503	11,228	31,916

## SWEET HOME Gateway to the Santiam Playground

Sweet Home offers easy access to the pristine Willamette National Forest, the South Santiam River and a system of crystalline lakes.





# Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.4018/-122.712

<b>Industrial Land</b>	<b>5 mi radius</b>	<b>10 mi radius</b>	<b>15 mi radius</b>
<b>Sweet Home, OR 97386</b>			
<b>Population</b>			
2022 Estimated Population	14,307	19,479	51,027
2027 Projected Population	14,939	20,464	53,919
2020 Census Population	14,051	19,125	50,056
2010 Census Population	12,880	17,683	45,007
Projected Annual Growth 2022 to 2027	0.9%	1.0%	1.1%
Historical Annual Growth 2010 to 2022	0.9%	0.8%	1.1%
2022 Median Age	42.7	43.5	41.8
<b>Households</b>			
2022 Estimated Households	5,502	7,402	19,650
2027 Projected Households	5,847	7,911	21,143
2020 Census Households	5,352	7,200	19,116
2010 Census Households	4,943	6,752	17,447
Projected Annual Growth 2022 to 2027	1.3%	1.4%	1.5%
Historical Annual Growth 2010 to 2022	0.9%	0.8%	1.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	89.6%	89.7%	89.0%
2022 Estimated Black or African American	0.4%	0.4%	0.6%
2022 Estimated Asian or Pacific Islander	0.8%	0.9%	1.3%
2022 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
2022 Estimated Other Races	8.1%	7.9%	8.2%
2022 Estimated Hispanic	7.4%	7.2%	7.8%
<b>Income</b>			
2022 Estimated Average Household Income	\$71,383	\$77,795	\$71,987
2022 Estimated Median Household Income	\$57,344	\$62,456	\$61,012
2022 Estimated Per Capita Income	\$27,529	\$29,637	\$27,820
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.3%	2.4%
2022 Estimated Some High School (Grade Level 9 to 11)	11.4%	10.3%	7.9%
2022 Estimated High School Graduate	38.0%	36.9%	33.7%
2022 Estimated Some College	26.9%	27.8%	29.5%
2022 Estimated Associates Degree Only	10.1%	9.9%	9.8%
2022 Estimated Bachelors Degree Only	7.3%	8.0%	11.2%
2022 Estimated Graduate Degree	4.0%	4.8%	5.6%
<b>Business</b>			
2022 Estimated Total Businesses	396	557	1,591
2022 Estimated Total Employees	2,353	3,058	12,547
2022 Estimated Employee Population per Business	5.9	5.5	7.9
2022 Estimated Residential Population per Business	36.2	35.0	32.1

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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