

# Rivergate Center

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FOR SALE



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# FOR SALE

## Rivergate Center, McMinnville Oregon



### PROPERTY DESCRIPTION

Industrial land opportunity for speculative or user-driven development. The property is inside city limits, zoned industrial, with utilities available. The site is currently being farmed and maintained.

Financial incentives are available to buyers from local and regional economic development groups including the City of McMinnville and SEDCOR.

### PROPERTY HIGHLIGHTS

- Rectangular geometry
- Frontage on multiple streets
- Utilities available including ample power
- Local and regional economic development incentives available
- Flat topography

### OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	28.34 Acres
Zoning:	M-2 (Industrial) - City of McMinnville

*\*Seller is a licensed real estate broker in the State of Oregon*



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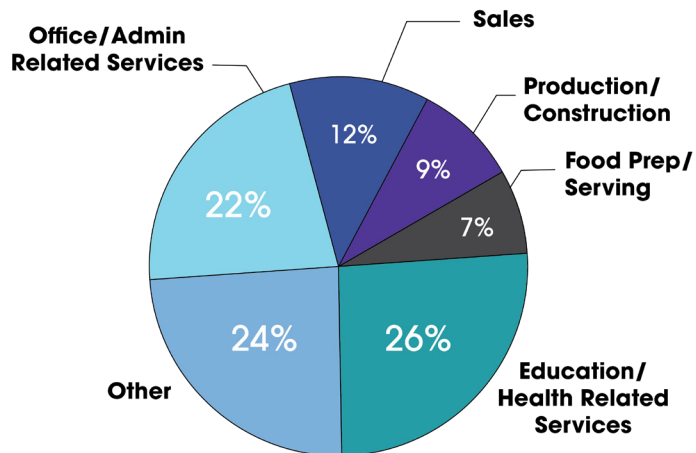
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McMinnville, Oregon is located in the heart of Oregon wine country and has great proximity to Oregon's largest cities, Portland and Salem. There are over 220 wineries and a large amount of farm-to-table and artisan dining experiences which make McMinnville an ideal place to live.

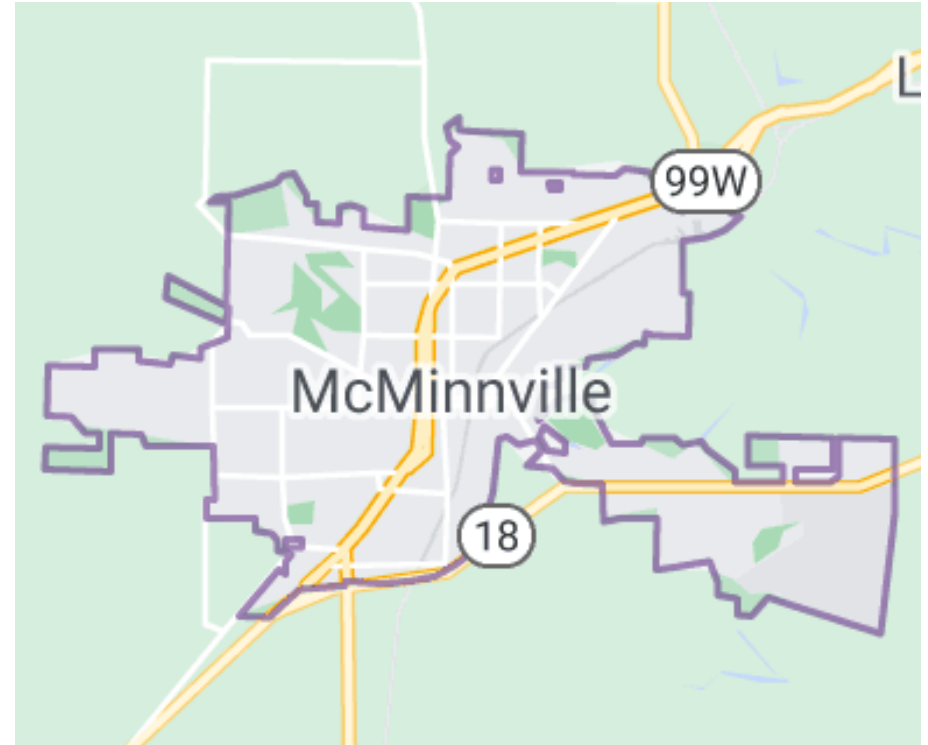
### City of McMinnville Industries



### City of McMinnville Education



High School Graduate or Higher	87.97%
Bachelor's Degree or Higher	27.11%



### Population



City of McMinnville	35,427
Portland MSA	2,445,761
Oregon	4,129,803

Source: Oregon Employment Department & City of Hillsboro



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### LOCATION OVERVIEW

McMinnville is home to over 20 walkable craft beverage tasting rooms, and you can explore 250 Willamette Valley wineries and vineyards within 20 miles of town. Find your new favorite Pinot noir, craft beer, cider, locally roasted coffee or spirit and discover the bounty of Oregon wine country.

The Willamette Valley, Oregon's leading wine region, has two-thirds of the state's wineries and vineyards and is home to more than 700 wineries. It is recognized as one of the premier Pinot noir-producing areas in the world.



**WILLAMETTE  
VALLEY WINE**



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