

EFU Zoning Development Opportunity Over One Mile of Freeway Frontage AURORA, OR 97002



FOR SALE

Megan McElmurry

503.972.7274

megan@macadamforbes.com

Licensed in OR

Stu Peterson, SIOR

503.972.7288

stu@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4-1W-10 510438 500 / 4-1W-03 510439 1300, Aurora, OR 97002

PROPERTY DESCRIPTION

Excellent opportunity to acquire a large piece of land with excellent visibility in Marion County.

Exclusive Farm Use (EFU) zoning allows for commercial buildings and uses in connection with farm use. Allowable projects/uses include but are not limited to the following, so long as the use is farm-related: equipment sales and storage, auction, equipment repair, parking, and manufacturing.

LOCATION DESCRIPTION

The property has direct I-5 frontage and is located at the northeast corner of the recently improved Donald/Aurora interchange exit 278. It is located only 30 minutes outside of Portland and has great proximity to Woodburn and Hubbard as well.

PROPERTY HIGHLIGHTS

- Large contiguous piece of property
- Easy access off I-5
- Very flat
- Farm lease in place
- Some commercial uses allowed

OFFERING SUMMARY

Sale Price:	\$7,940,250
Lot Size:	176.45 Acres
Zoning:	EFU, Marion County



Megan McElmurry
503.972.7274
megan@macadamforbes.com
Licensed in OR

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

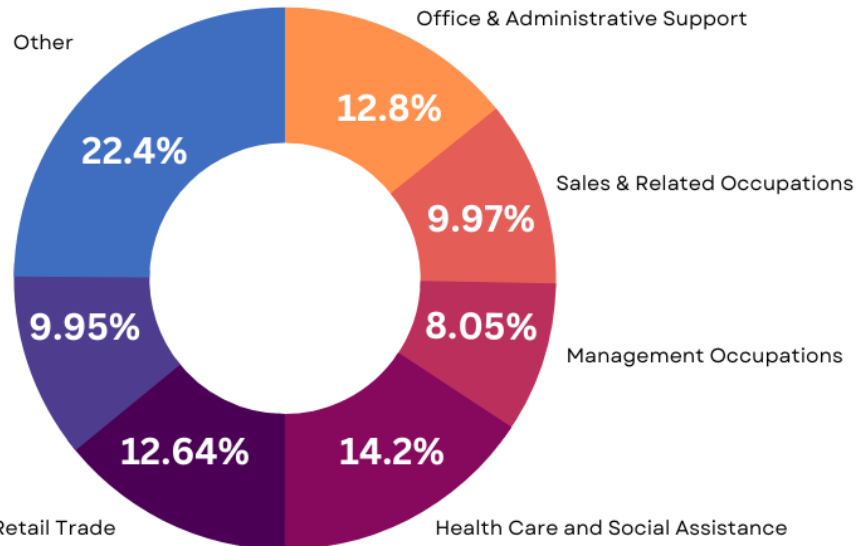
Aurora is a city located in Marion County, Oregon. With a 2020 population of 1,177, it is the 199th largest city in Oregon and the 13,976th largest city in the United States. Aurora is currently growing at a rate of 1.90% annually and its population has increased by 3.88% since the most recent census, which recorded a population of 1,133 in 2020. Spanning over 0 miles, Aurora has a population density of 2,456 people per square mile.

AURORA EDUCATION ATTAINMENT

Less Than 9th Grade	2.79%
9th to 12th Grade	0.74%
High School Graduate	13.82%
Some College	27.94%
Associates Degree	11.32%
Bachelor's Degree	25.00%
Graduate Degree	18.38%

YEAR POPULATION GROWTH RATE

2022	1,177	1.90%
2021	1,155	1.94%
2020	1,133	1.52%
2019	1,116	2.01%



EMPLOYMENT BY OCCUPATION IN MARION COUNTY

From 2019 to 2020, employment in Marion County, Oregon grew at a rate of 2.47%, from 154k employees to 158k employees. Marion County is one of the 36 counties in the U.S. state of Oregon. The population was 345,920 at the 2020 census, making it the fifth-most populous county in Oregon.

The most common job groups, by number of people living in Marion County, Oregon:

- Office & Administrative Support Occupations (19,084 people)
- Sales & Related Occupations (15,750 people)
- Management Occupations (12,733 people)

Largest by number of people living in Marion County, Oregon:

- Health Care & Social Assistance (22,156)
- Retail Trade (19,984)
- Manufacturing (15,722)



Megan McElmurry
503.972.7274
megan@macadamforbes.com
Licensed in OR

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA