

33 Acres of Industrial Land

APN: 0222634, 0674057, 0346417, 0346425, 0346391 TANGENT, OR 97389



FOR SALE

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PROPERTY DESCRIPTION

The subject property is ~33 acres of industrial zoned land within the City of Tangent. It provides a great opportunity for a user to acquire the last large piece of industrial land in the area. The favorable zoning designation allows for uses including, but not limited to manufacturing, warehousing, wholesaling, R&D, Truck Terminals, and many more.

PROPERTY HIGHLIGHTS

- Site is less than 2 miles west of I-5
- Flat topography
- Well on site, city sewer and power nearby
- Development-friendly municipality that has quoted approximately 45 days for entitlements and approvals

LOCATION DESCRIPTION

Tangent, Oregon is conveniently located less than 2-miles from Interstate-5, providing great access to the most traveled freeway on the west coast. It is also centrally located between major cities south of Portland, such as Salem, Eugene, Albany, and Corvallis.

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	33 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	60	6,346	54,058
Total Population	152	15,307	132,418
Average HH Income	\$76,029	\$71,181	\$70,699



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