

LAND | FOR SALE

# VACANT LAND

Jasper St. Parcel #3, Dallas, OR 97338



## OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.49 Acres
Price / Acre:	\$969,388
Zoning:	CG
2022/2023 Taxes:	\$4,253
Market:	Dallas

## PROPERTY OVERVIEW

Vacant Land Available in Dallas, Oregon, approximately 15 miles west of Salem. This 0.49 acre parcel of CG zoned commercial property is located in the middle of newer development in the City of Dallas. This land is located out of the floor plain, and allows for a variety of uses ranging from retail, office, repair facilities, motor vehicle sales and services, general wholesaling, and mixed use developments.

## PROPERTY HIGHLIGHTS

- Available .49 Acre Parcel
- Near New Development
- Outside of Flood Plain
- CG Zoned for a Variety of Uses
- 15 Miles West of Salem



**TRADITION**  
REAL ESTATE PARTNERS

**RICH KARLSON**  
PRINCIPAL BROKER  
503.804.4653  
[RICH@TRADITIONREP.COM](mailto:RICH@TRADITIONREP.COM)  
Principal Broker in OR & WA

**PAULA MOSELEY**  
CRE BROKER  
503.910.3055  
[PAULA@TRADITIONREP.COM](mailto:PAULA@TRADITIONREP.COM)  
Commercial Broker

**AJ NASH**  
PRINCIPAL BROKER  
503.559.9279  
[AJ@TRADITIONREP.COM](mailto:AJ@TRADITIONREP.COM)  
Licensed Principal Broker in Oregon

LAND | FOR SALE

# VACANT LAND

Jasper St. Parcel #3, Dallas, OR 97338



**TRADITION**  
REAL ESTATE PARTNERS

[HTTPS://TRADITIONREP.COM](https://traditionrep.com)



LAND | FOR SALE

# VACANT LAND

Jasper St. Parcel #3, Dallas, OR 97338



**TRADITION**  
REAL ESTATE PARTNERS

[HTTPS:TRADITIONREP.COM](https://traditionrep.com)



LAND | FOR SALE

# VACANT LAND

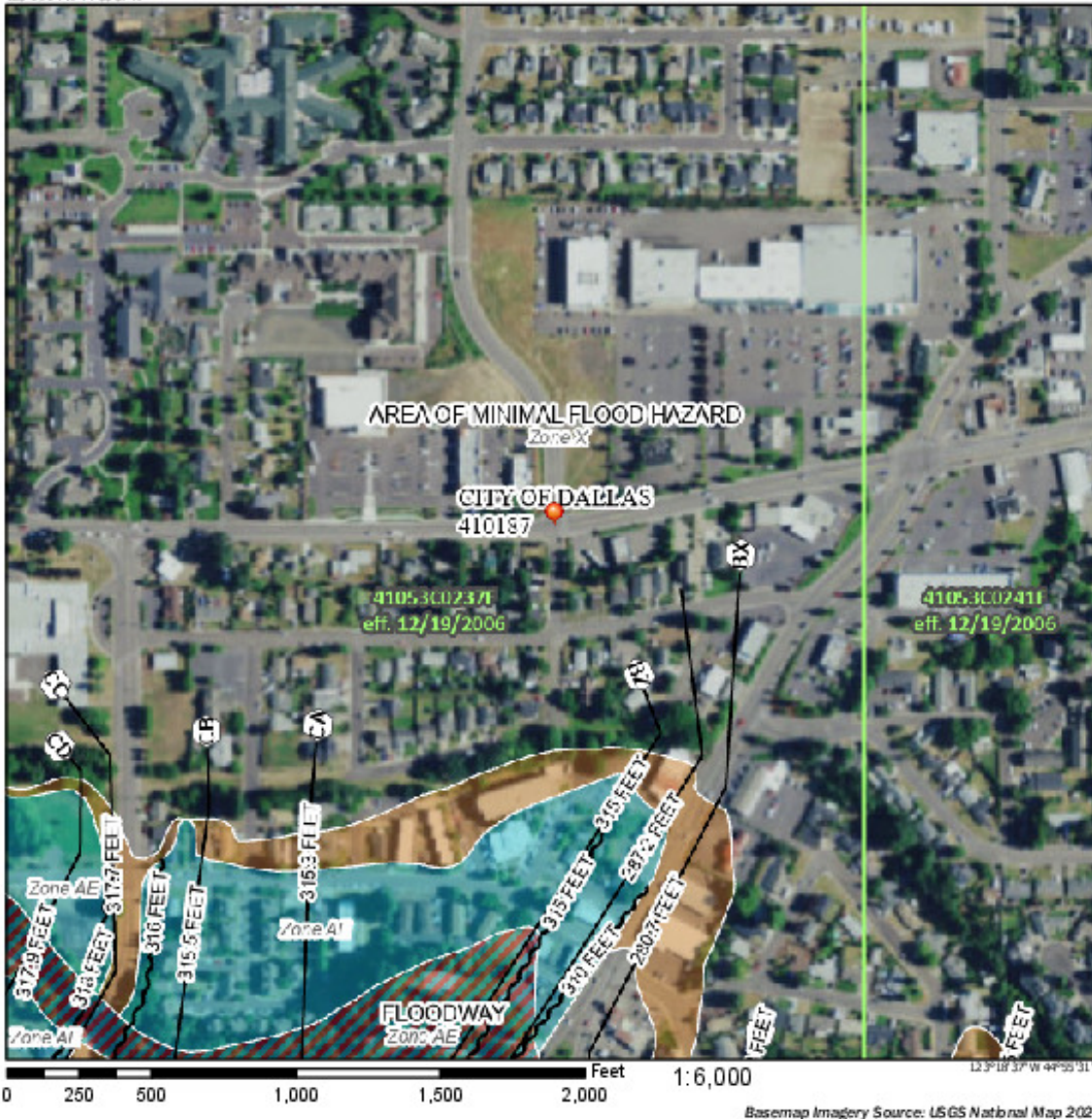
Jasper St. Parcel #3, Dallas, OR 97338



## National Flood Hazard Layer FIRMette



123°18'14"W 44°55'51"N



### Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, 600
	With BFE or Depth Zone AE, A0, AH, VE, AP
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Roadwall
OTHER FEATURES	28.2 Cross Sections With 1% Annual Chance
	17.4 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NRHL web services provided by FEMA. This map was exported on 4/1/2024 at 3:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



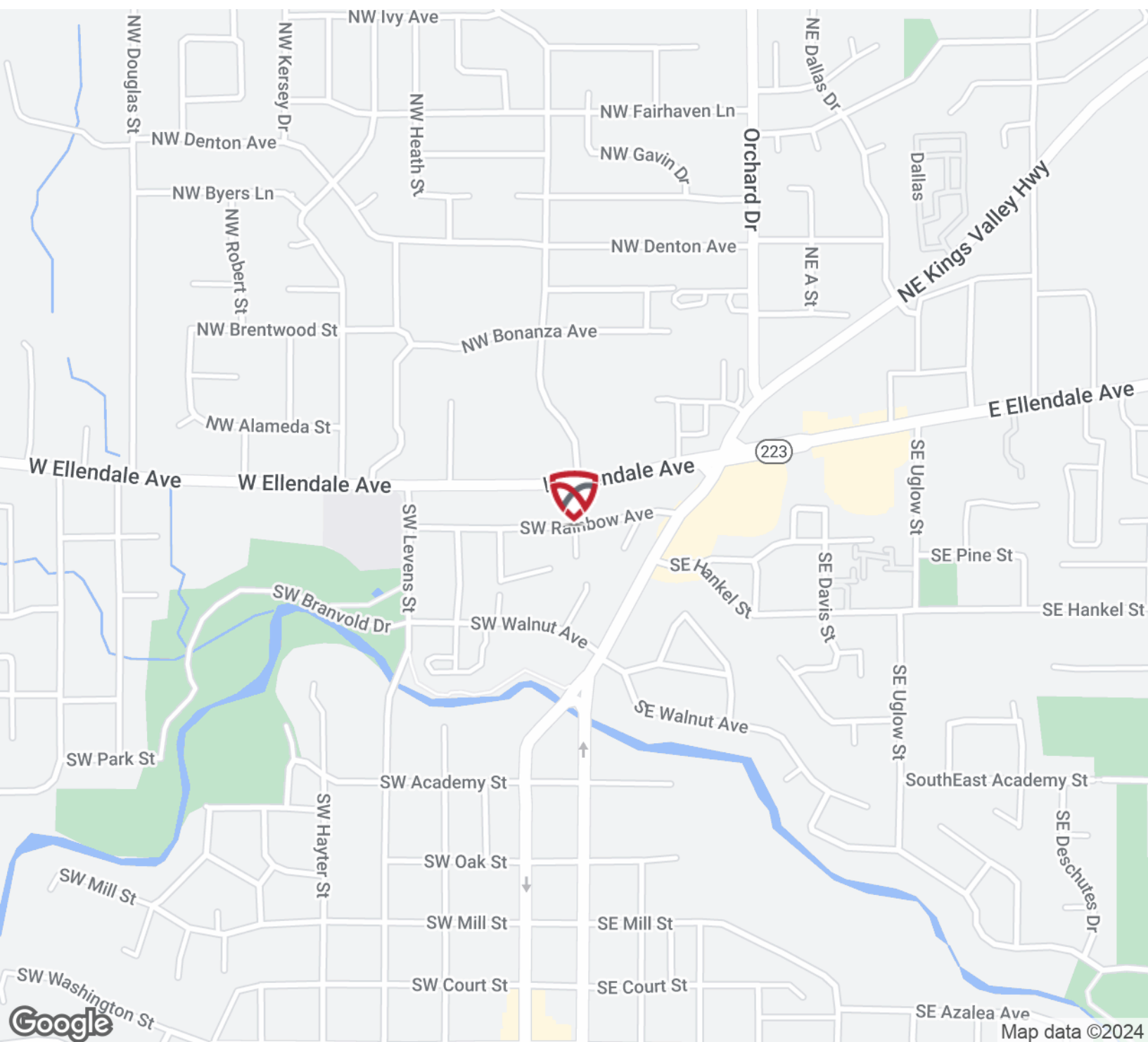
**TRADITION**  
REAL ESTATE PARTNERS



LAND | FOR SALE

# LOCATION MAP

Jasper St. Parcel #3, Dallas, OR 97338



**TRADITION**  
REAL ESTATE PARTNERS

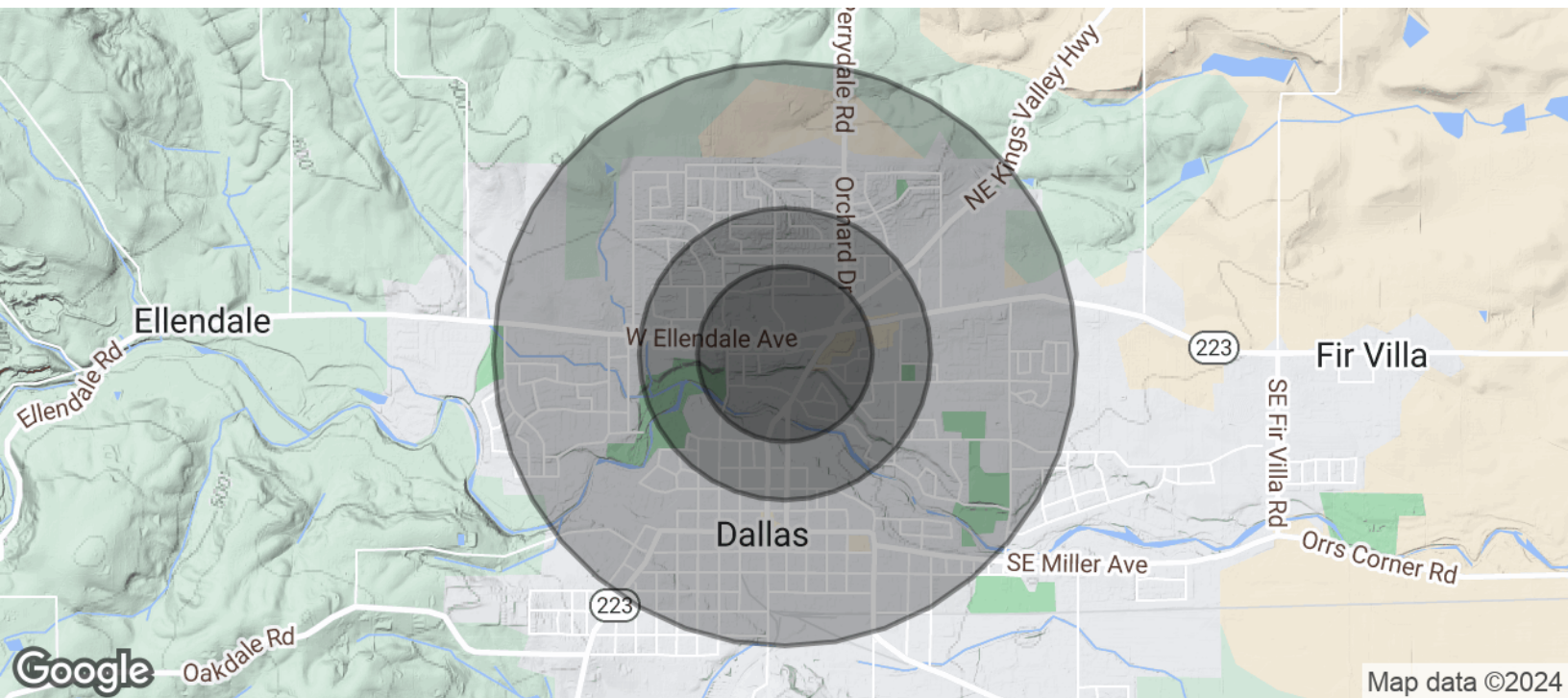
[HTTPS:TRADITIONREP.COM](https://traditionrep.com)



LAND | FOR SALE

# DEMOGRAPHICS

Jasper St. Parcel #3, Dallas, OR 97338



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	901	3,657	10,332
Average Age	44	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	349	1,438	4,003
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$94,180	\$89,398	\$90,762
Average House Value	\$389,689	\$372,900	\$383,399

Demographics data derived from AlphaMap



**TRADITION**  
REAL ESTATE PARTNERS



LAND | FOR SALE

# TRADITION REAL ESTATE PARTNERS

Jasper St. Parcel #3, Dallas, OR 97338



## AJ NASH

PRINCIPAL BROKER | PARTNER

[AJ@TraditionREP.com](mailto:AJ@TraditionREP.com)

503.559.9279

Managing Broker for the Nash Group with a primary focus on investment real estate and development.



## RICH KARLSON

PRINCIPAL BROKER | PARTNER

[Rich@TraditionREP.com](mailto:Rich@TraditionREP.com)

503.804.4653

Supports all Nash Group activities and Tradition's primary Commercial Broker in the Portland area.



## PAULA MOSELEY

COMMERCIAL BROKER

[Paula@TraditionREP.com](mailto:Paula@TraditionREP.com)

503.910.3055

Supports all Nash Group activities and is the primary Leasing Broker for the team.



## SUNNY TUCKER

CRE TRANSACTION MANAGER

[Sunny@TraditionREP.com](mailto:Sunny@TraditionREP.com)

503.508.9773

Transaction Manager of both lease and sale transactions.



## JANEL RODEN

CHIEF OPERATING OFFICER

[Janel@TraditionREP.com](mailto:Janel@TraditionREP.com)

O: 503.877.4653

Supports as an internal marketing expert and the primary contact for all accounting items.

# OUR COMMERCIAL REAL ESTATE TEAM



**TRADITION**  
REAL ESTATE PARTNERS



**TRADITION**  
REAL ESTATE PARTNERS

[HTTPS:TRADITIONREP.COM](https://traditionrep.com)



# OAR DISCLOSURE

Jasper St. Parcel #3, Dallas, OR 97338



*This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.*

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

## Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.





# OAR DISCLOSURE

Jasper St. Parcel #3, Dallas, OR 97338



None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

## Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

***You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.***

