

# Lot 4-Corvallis Station

1815 NE Four Acre Lane

For Sale



## Property Overview

The last remaining lot in Corvallis Station, next to the Home Depot, Applebee's and Wilco, suitable for retail/office development. The Safeway anchored shopping center contains other national tenants such as Kmart, Carmike Cinemas, Jack In The Box, as well as McGrath's Fish House, and the US Forest Service. A five story, 102 room Hampton Inn & Suites is being proposed, across from the property.

## Property Details

- Total Size: 135,907 SF (3.12 Acres)
- Buildable Area: 106,869 SF
- Storm water detention pond in place
- Pond may be used in open space/landscape calculation
- All utilities at property
- Zone: MUCS
- Build to Suit will be considered
- Sales Price: \$2,458,000

## Contact Information:

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VALLEY BROKERS

Coldwell Banker Commercial Valley Brokers

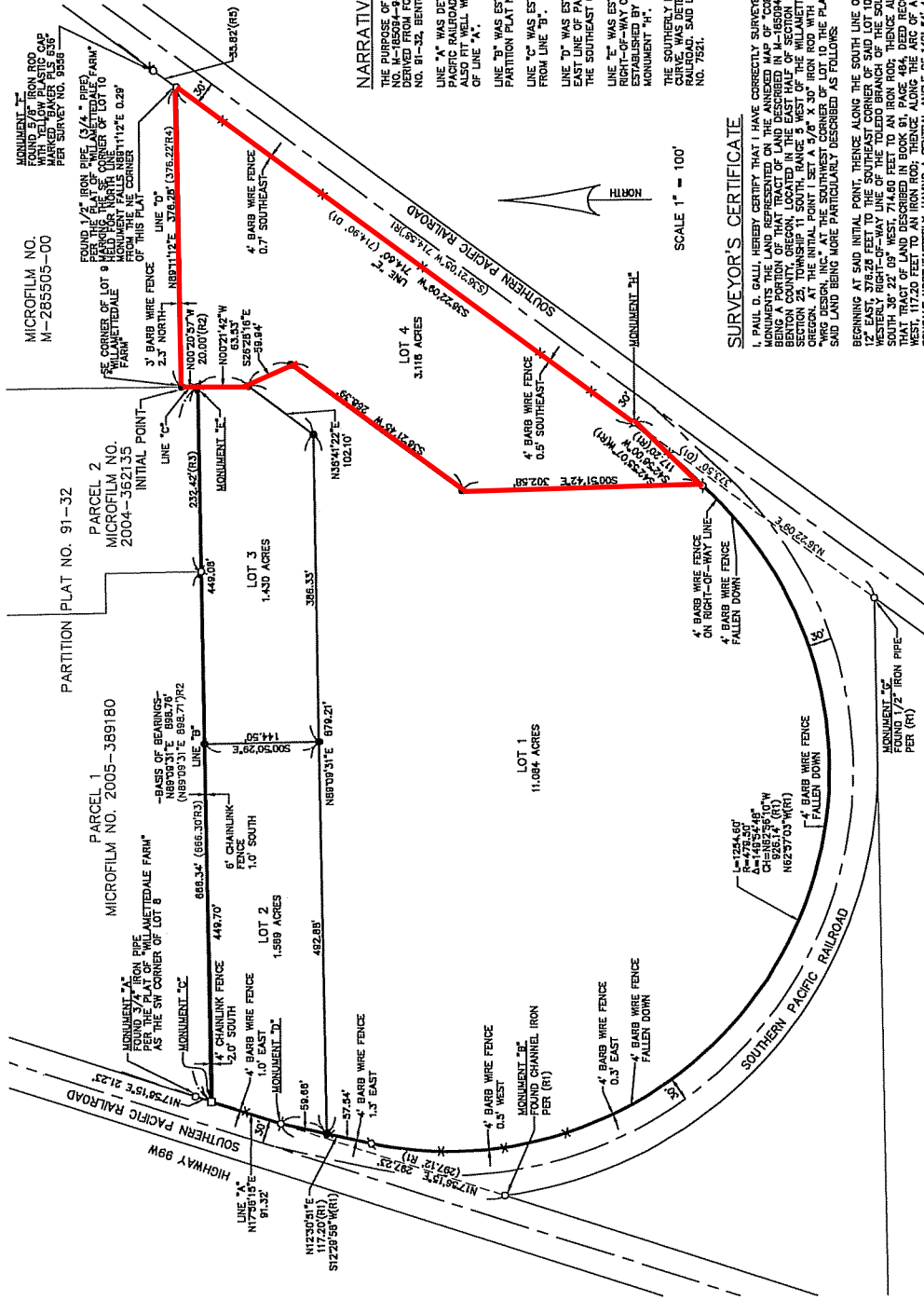
1109 N.W. 9th Street, Corvallis, OR 97330

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(541) 757-0222

# CORVALLIS STATION SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 26,  
AND THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 25,  
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
CITY CORVALLIS, BENTON COUNTY, OREGON  
JANUARY 27, 2006



- LEGEND:**
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC."
  - DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
  - ⊘ DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "E. E. WILSON OR 1824" PER SURVEY NO. 7521 - HELD.
  - ⊚ DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COLE SURV. LS 51923" PER SURVEY NO. 8813 - HELD.
  - DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "D.W. HARNIS, P.L.S. 1079" PER SURVEY NO. 834 - HELD.
  - (01) DENOTES RECORD DEED MICROFILM NO. 4-183084-84
  - (02) DENOTES RECORD DATA PER SURVEY NO. 7521
  - (03) DENOTES RECORD DATA PER PARTITION PLAT NO. 91-32
  - (04) DENOTES RECORD DATA PER DEED BOOK 81, PAGES 481-485
  - (05) DENOTES RECORD DATA PER SURVEY NO. 8556
  - X - FENCE LINE, TYPE AS NOTED
  - PIPE DIAMETERS ARE MEASURED INSIDE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN MICROFILM NO. M-185084-84 AND AS SHOWN HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE AS SHOWN ON PLAT NO. 91-32, BENTON COUNTY PLAT RECORDS, AS SOUTH 88°00' 31" WEST, AS SHOWN HEREON.

LINE "A" WAS DETERMINED TO BE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND WAS ESTABLISHED BY HOLDING MONUMENTS "A" AND "B" WITH MONUMENTS "C" AND "D" MONUMENT "B" WAS HELD AS THE SOUTHERLY END OF LINE "A".

LINE "B" WAS ESTABLISHED BY HOLDING PLAT MONUMENTS MARKING THE SOUTHERLY LINE OF PARTITION PLAT NO. 91-32, AS SHOWN HEREON.

LINE "C" WAS ESTABLISHED BY HOLDING MONUMENT "E" AND TURNING PLAT ANGLE OF 80°30'32" FROM LINE "B".

LINE "D" WAS ESTABLISHED BY HOLDING A RECORD DISTANCE OF 20 FEET NORTHERLY ALONG THE EAST LINE OF PARTITION PLAT NO. 91-32 AND THE FOUND 1/2" IRON PIPE HELD FOR LINE NEAR THE SOUTHEAST CORNER OF THE PLAT OF "WILLAMETTEDALE FARM".

LINE "E" WAS ESTABLISHED BY HOLDING MONUMENTS "F" AND "G" FOR THE NORTHEAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD. THE SOUTHWEST END OF LINE "E" WAS ESTABLISHED BY HOLDING RECORD DEED DISTANCE FROM MONUMENT "G", WHICH FIT WELL WITH MONUMENT "H".

THE SOUTHERLY LINE, WHICH INCLUDES THE CURVE AND THE LINES GOING INTO AND OUT OF THE CURVE, WAS DETERMINED TO BE THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD. SAID LINE WAS ESTABLISHED BY HOLDING MONUMENTS AND RECORD DATA PER SURVEY NO. 7521.

**SURVEYOR'S CERTIFICATE**

I, PAUL D. GALL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEKED MAP OF "CORVALLIS STATION SUBDIVISION" BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN M-185084-84, MICROFILM RECORDS OF BENTON COUNTY, OREGON, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. AT THE INITIAL POINT I SET A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC." AT THE SOUTHWEST CORNER OF LOT 10 TO THE PLAT OF "WILLAMETTEDALE FARM" SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INITIAL POINT, THENCE ALONG THE SOUTH LINE OF SAID LOT 10 NORTH 89° 11' 12" EAST, 378.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE TOLSED BRANCH OF THE SOUTHERN PACIFIC RAILROAD THAT TRACT OF LAND DESCRIBED IN BOOK 81, PAGE 484, DEED RECORDS, SOUTH 42° 56' 00" WEST, 117.20 FEET TO AN IRON ROD; THENCE, ALONG THE ARC OF A 479.50 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 148° 54' 48" (THE LONG CHORD OF WHICH CONCAVE NORTH 62° 56' 10" WEST, 926.13 FEET) AN ARC DISTANCE OF 124.46 FEET TO AN IRON ROD; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S WEST SIDE BRANCH; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 17° 56' 15" EAST, 91.32 FEET TO AN IRON ROD ON THE SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG SAID SOUTH LINE OF THOSE PARCELS DESCRIBED IN M-117228-89 AND M-117228-88, MICROFILM RECORDS OF BENTON COUNTY, OREGON, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, NORTH 89° 03' 31" EAST, 988.20 FEET TO AN IRON ROD; THENCE NORTH 00° 20' 57" WEST, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

CONTAINS 17.202 ACRES, MORE OR LESS.

I HEREBY CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

REVIEW COPY



SHEET 1 OF 2

JOB NO. 1004683

W  
R  
C

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PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS



# Executive Summary

1815 NE Four Acre St, Corvallis, Oregon, 97330  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 44.58777  
Longitude: -123.25138

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,575	44,259	57,310
2010 Population	9,420	45,892	62,623
2016 Population	9,878	47,185	64,687
2021 Population	10,284	48,759	66,945
2000-2010 Annual Rate	-0.16%	0.36%	0.89%
2010-2016 Annual Rate	0.76%	0.45%	0.52%
2016-2021 Annual Rate	0.81%	0.66%	0.69%
2016 Male Population	49.0%	50.8%	50.3%
2016 Female Population	51.0%	49.2%	49.7%
2016 Median Age	34.4	27.7	30.0

In the identified area, the current year population is 64,687. In 2010, the Census count in the area was 62,623. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 66,945 representing a change of 0.69% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	79.8%	81.5%	82.6%
2016 Black Alone	1.5%	1.4%	1.3%
2016 American Indian/Alaska Native Alone	1.0%	0.7%	0.7%
2016 Asian Alone	6.0%	8.7%	7.8%
2016 Pacific Islander Alone	0.4%	0.4%	0.3%
2016 Other Race	6.8%	3.0%	2.9%
2016 Two or More Races	4.5%	4.4%	4.3%
2016 Hispanic Origin (Any Race)	15.2%	8.1%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.2 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	4,089	17,567	22,798
2010 Households	4,203	18,722	25,640
2016 Total Households	4,389	19,415	26,584
2021 Total Households	4,553	20,051	27,460
2000-2010 Annual Rate	0.28%	0.64%	1.18%
2010-2016 Annual Rate	0.70%	0.58%	0.58%
2016-2021 Annual Rate	0.74%	0.65%	0.65%
2016 Average Household Size	2.22	2.21	2.27

The household count in this area has changed from 25,640 in 2010 to 26,584 in the current year, a change of 0.58% annually. The five-year projection of households is 27,460, a change of 0.65% annually from the current year total. Average household size is currently 2.27, compared to 2.25 in the year 2010. The number of families in the current year is 12,954 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.





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<b>Median Household Income</b>			
2016 Median Household Income	\$34,828	\$36,733	\$43,413
2021 Median Household Income	\$35,018	\$37,781	\$50,538
2016-2021 Annual Rate	0.11%	0.56%	3.09%
<b>Average Household Income</b>			
2016 Average Household Income	\$57,534	\$61,180	\$68,168
2021 Average Household Income	\$63,403	\$66,706	\$74,871
2016-2021 Annual Rate	1.96%	1.74%	1.89%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$25,827	\$26,065	\$28,547
2021 Per Capita Income	\$28,306	\$28,294	\$31,201
2016-2021 Annual Rate	1.85%	1.65%	1.79%

Current median household income is \$43,413 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$50,538 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$68,168 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$74,871 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,547 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,201 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,325	18,606	24,248
2000 Owner Occupied Housing Units	1,881	7,916	11,505
2000 Renter Occupied Housing Units	2,208	9,651	11,293
2000 Vacant Housing Units	236	1,039	1,450
2010 Total Housing Units	4,483	19,664	26,967
2010 Owner Occupied Housing Units	1,820	7,887	12,346
2010 Renter Occupied Housing Units	2,383	10,835	13,294
2010 Vacant Housing Units	280	942	1,327
2016 Total Housing Units	4,722	20,584	28,154
2016 Owner Occupied Housing Units	1,717	7,472	11,830
2016 Renter Occupied Housing Units	2,672	11,943	14,753
2016 Vacant Housing Units	333	1,169	1,570
2021 Total Housing Units	4,914	21,314	29,132
2021 Owner Occupied Housing Units	1,756	7,626	12,129
2021 Renter Occupied Housing Units	2,797	12,425	15,331
2021 Vacant Housing Units	361	1,263	1,672

Currently, 42.0% of the 28,154 housing units in the area are owner occupied; 52.4%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 26,967 housing units in the area - 45.8% owner occupied, 49.3% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 1.93%. Median home value in the area is \$285,714, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.23% annually to \$318,986.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.