

# FOR SALE

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**FIRST  
COMMERCIAL**  
real estate services LLC



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## Albany Residential Development Land 3320 Grand Prairie Rd. SE ~ Albany, OR



### PROPERTY HIGHLIGHTS

#### SALE PRICE

~~\$2,100,000.00~~ \$1,500,000.00

#### ZONE

RS 6.5 - Low Density Residential

#### SIZE

Approximately 41.03 acres

#### MAP & TAX LOT

#11S03W13-01400

#### FEATURES

- Residential development land located in the City of Albany
- Land is served by all public utilities
- 2011-2012 Taxes: \$5,963.00

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

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## Albany Residential Development Land

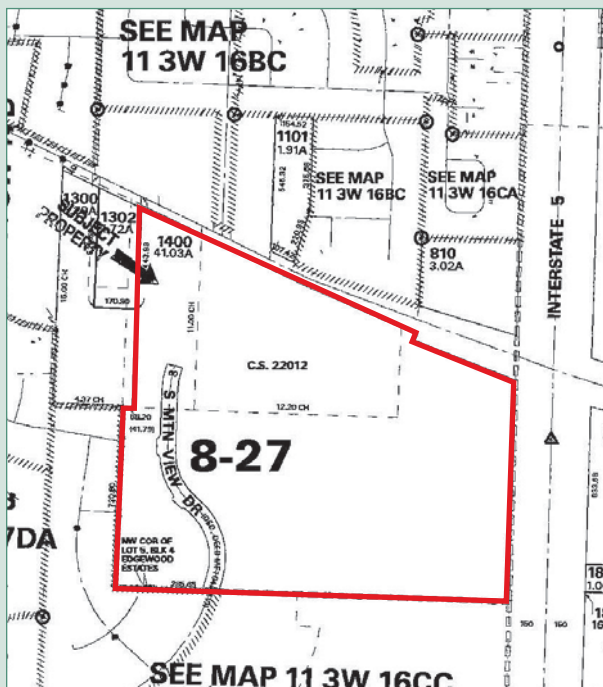
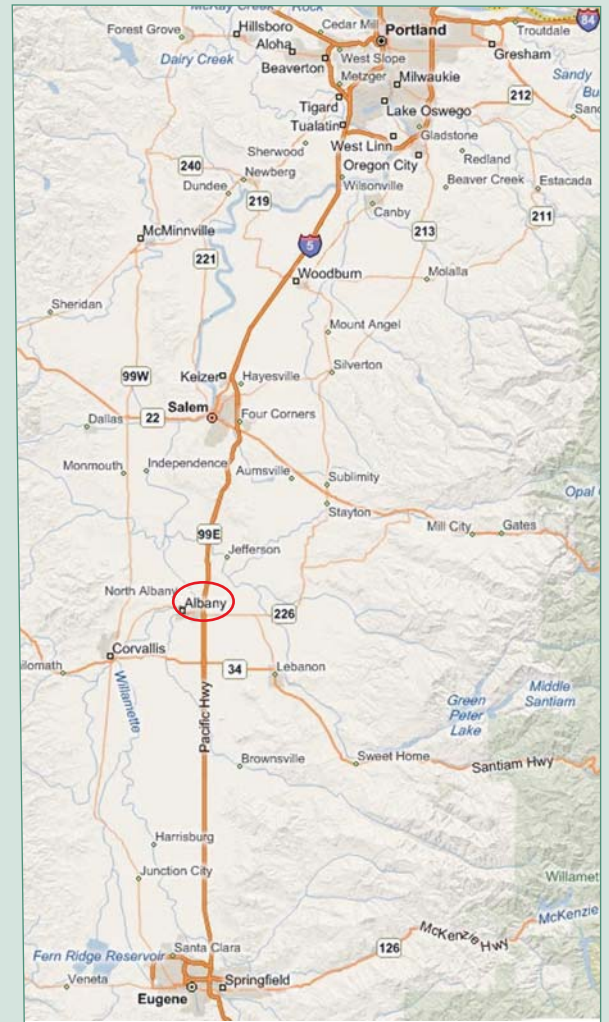
### CITY OF ALBANY / LINN COUNTY

Albany, a city of 47,470 sits in the heart of western Oregon's Willamette River valley, on the banks of the Willamette and its tributary, the Calapooia River. From its river town beginnings, Albany has grown south and east with the railroads, state highways and Interstate 5, and across the Willamette into the farms and wooded hillsides of North Albany.

The city of Albany lies within both Benton and Linn counties. Albany is the largest city in Linn County and serves as the county seat. Albany is also the second largest city in Benton County.

Albany is credited by historians and architects with having the most varied collection of historic buildings in Oregon. This collection includes styles from the 1840s through the late 1920s and is concentrated in an area of about 100 square blocks. Four historic districts are listed in the National Register of Historic Places by the United States Department of the Interior.

Albany is known as the rare metals capitol of the world. Several local industries produce zirconium, hafnium, and titanium. Wood products, food processing, and manufactured homes production are major employers also.



### AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population (2008)	5,921	38,664	44,604
Housing Units (2008)	2,626	15,877	18,338
Median Household Income (2008)	\$46,509	\$39,077	\$39,665

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