

FOR SALE » MCMINNVILLE, OREGON

5 ACRES » ADJACENT TO WILCO



LOCATION

2741 NE Hwy 99W, McMinnville, OR

FOR SALE

Approximately 5 acres of land zoned general commercial with existing buildings

PRICE

~~\$2,400,000~~ Price reduced to \$2,200,000

COMMENTS

- Located on heavily trafficked Hwy 99W adjacent to Wilco in McMinnville
- McMinnville is an economically diverse city of more than 34,000 residents
- McMinnville has a broad base of employers and is home to Skyline Homes, Zieman Manufacturing (Drew Industries), Betty Lou's Snacks, Cascade Steel Rolling Mill, Evergreen International Aviation Corporate Campus, Mission Foods, and William Henry Knives

TRAFFIC COUNT

Hwy 99W – 27,430 ADT (11)

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Est. Population | 2,345 | 27,150 | 42,444 |
| Population Forecast 2019 | 2,443 | 28,236 | 44,170 |
| Average HH Income | \$51,828 | \$58,907 | \$60,096 |
| Employees | 1,952 | 12,859 | 16,673 |

Source: Regis - SitesUSA (2014)

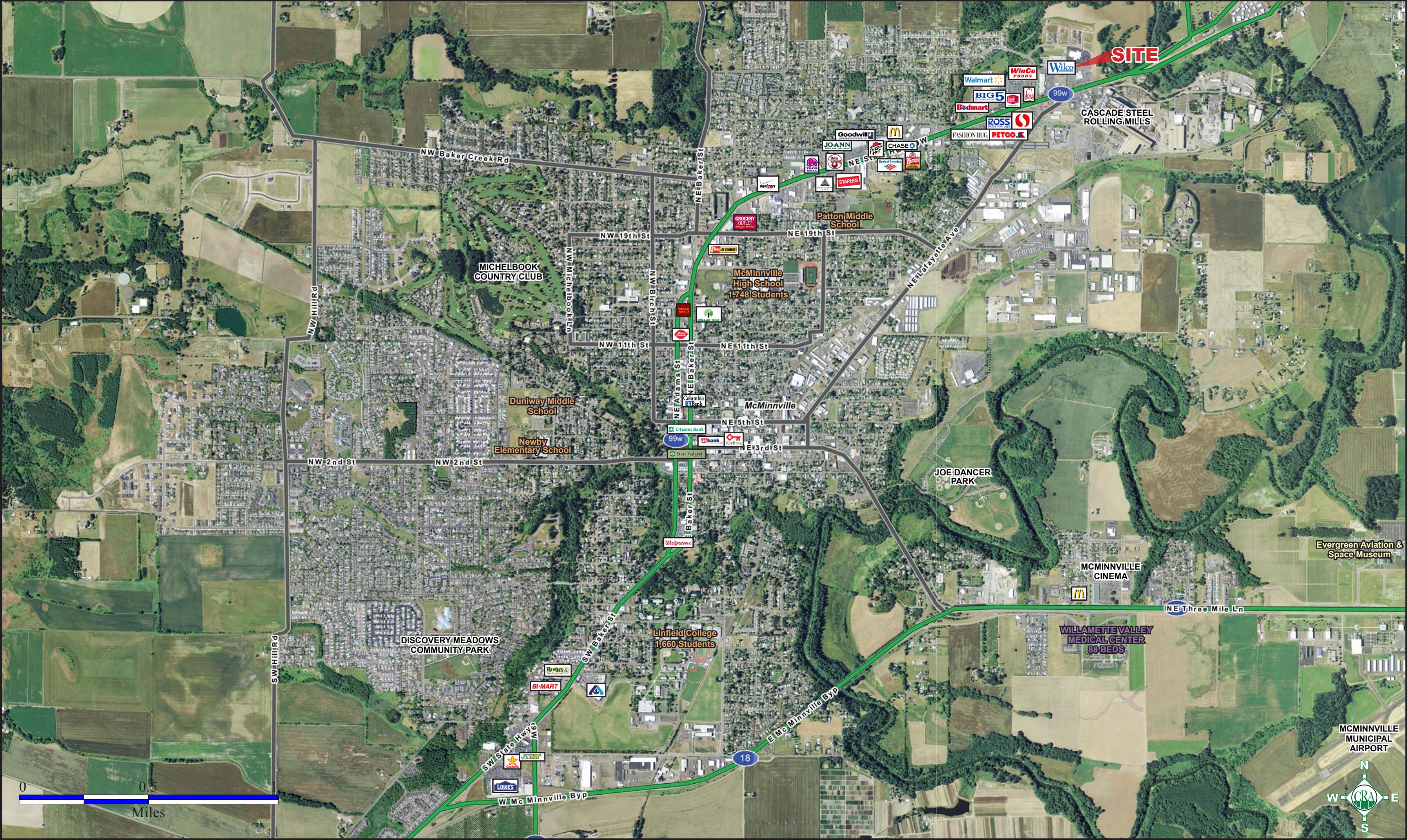


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Licensed brokers in Oregon & Washington



SITE PLAN | 2741 N HWY 99W IN MCMINNVILLE, OR



Tentative Partition Map:

Docket No. _____

Location: SW 1/4 Section 10, NW 1/4 Section 15,
T. 4 S., R. 4 W., W.M., Madison Malone D.L.C.
No. 49, Yamhill Co., OR

Tax Lot: 4410C - 100

Date: 18 Oct. 2010

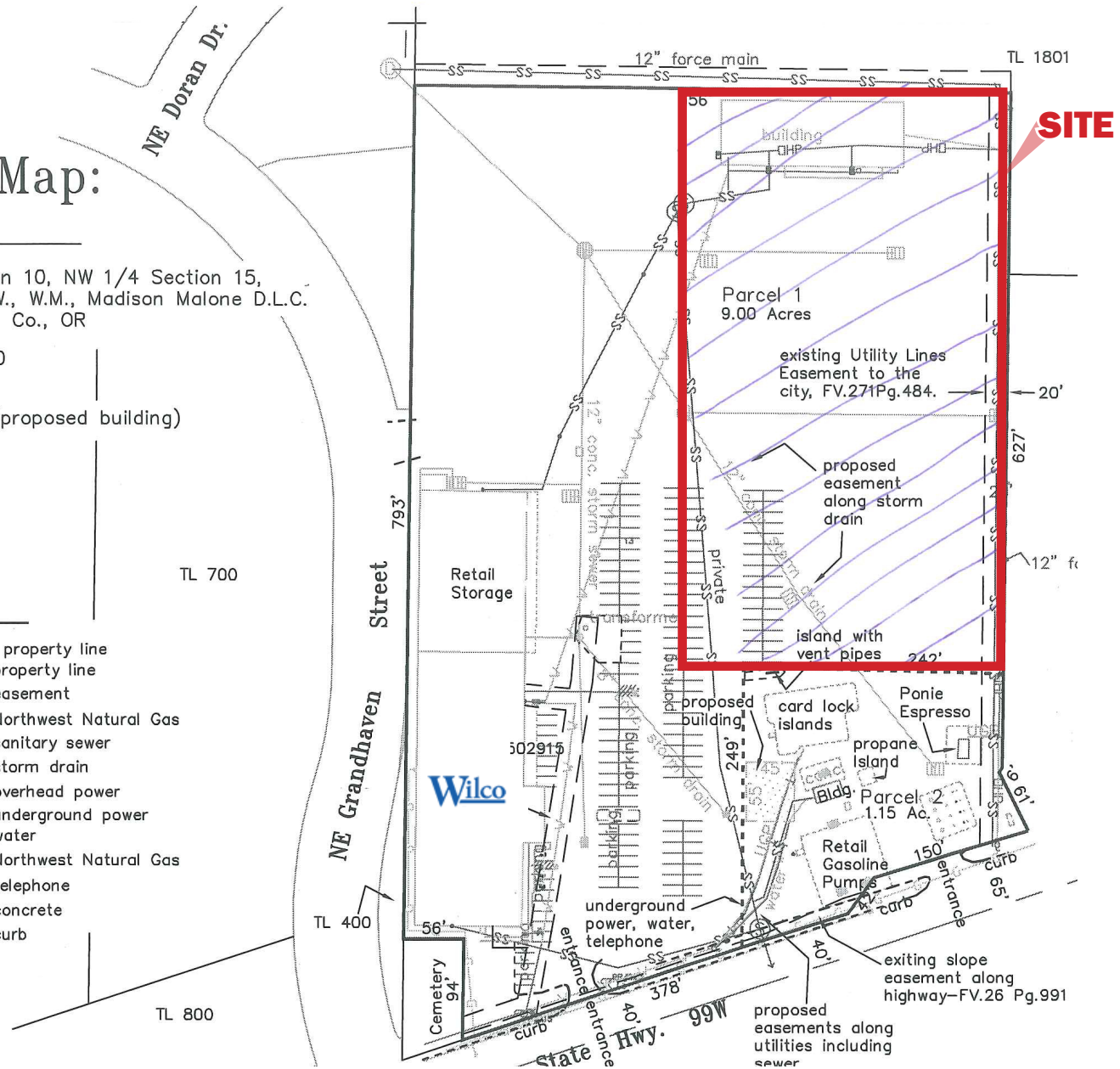
Revised: 16 Nov. 2010 (proposed building)

Zone: C-3

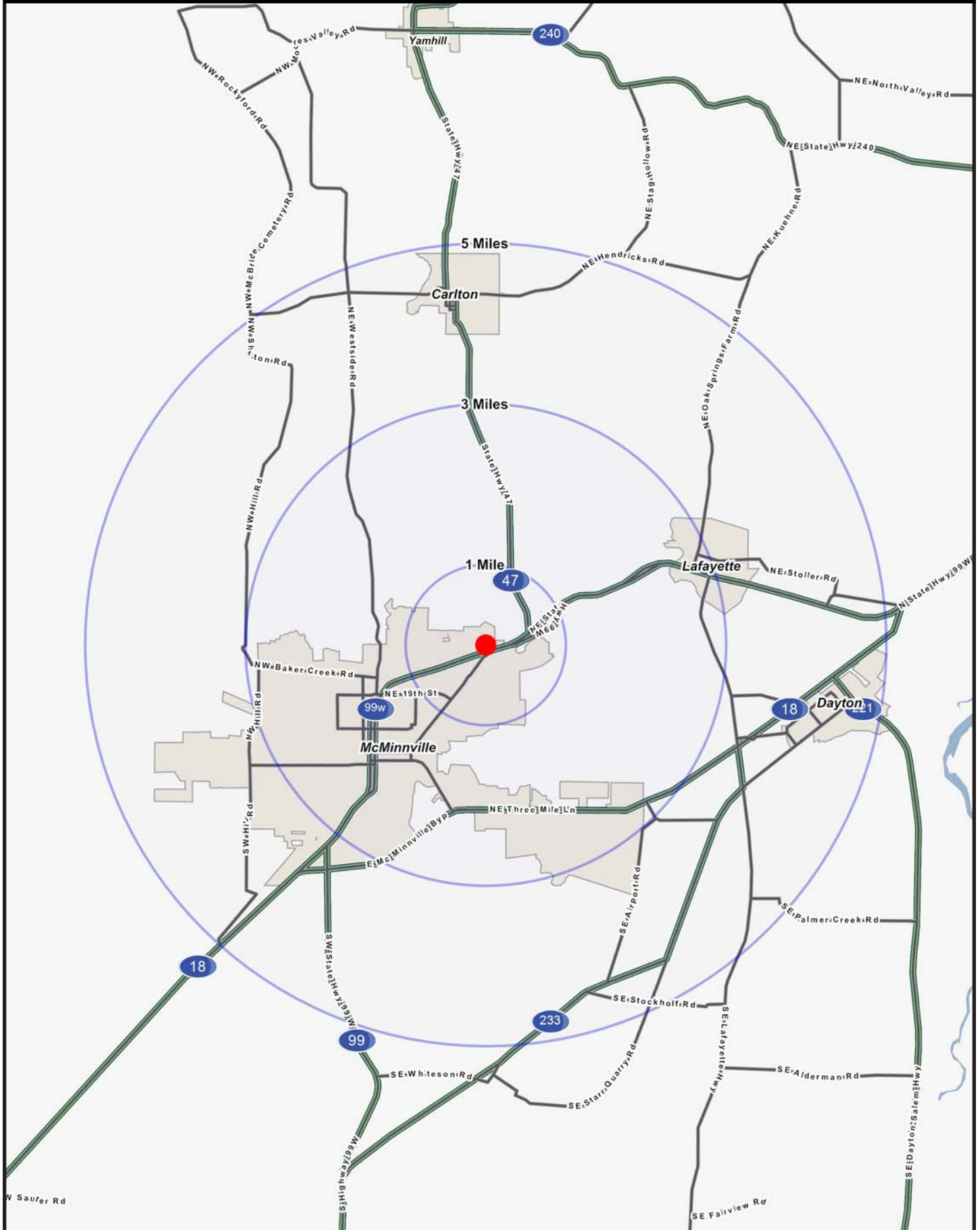
TL 600

Legend

- = proposed property line
- ===== = existing property line
- - - - - = existing easement
- G-G- = existing Northwest Natural Gas
- SS- = existing sanitary sewer
- - - - - = existing storm drain
- DHP- = existing overhead power
- UGP- = existing underground power
- V-V- = existing water
- G-G- = existing Northwest Natural Gas
- T-T- = existing telephone
- - - - - = existing concrete
- - - - - = existing curb



DEMOGRAPHIC MAP | MCMINNVILLE, OREGON



FULL PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.2308/-123.1695

RF1

| 2741 NE Hwy 99W McMinnville, OR | | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|--------------------------------------------|----------|----------|----------|
| POPULATION | 2014 Estimated Population | 2,345 | 27,150 | 42,444 |
| | 2019 Projected Population | 2,443 | 28,236 | 44,170 |
| | 2010 Census Population | 2,288 | 26,520 | 41,443 |
| | 2000 Census Population | 2,044 | 23,181 | 34,941 |
| | Projected Annual Growth 2014 to 2019 | 0.8% | 0.8% | 0.8% |
| | Historical Annual Growth 2000 to 2014 | 1.1% | 1.2% | 1.5% |
| HOUSEHOLDS | 2014 Estimated Households | 905 | 9,812 | 15,177 |
| | 2019 Projected Households | 941 | 10,207 | 15,790 |
| | 2010 Census Households | 881 | 9,558 | 14,785 |
| | 2000 Census Households | 835 | 8,192 | 12,190 |
| | Projected Annual Growth 2014 to 2019 | 0.8% | 0.8% | 0.8% |
| | Historical Annual Growth 2000 to 2014 | 0.6% | 1.4% | 1.8% |
| AGE | 2014 Est. Population Under 10 Years | 15.0% | 13.6% | 13.7% |
| | 2014 Est. Population 10 to 19 Years | 12.9% | 15.2% | 15.2% |
| | 2014 Est. Population 20 to 29 Years | 13.4% | 14.6% | 13.8% |
| | 2014 Est. Population 30 to 44 Years | 17.5% | 17.5% | 18.2% |
| | 2014 Est. Population 45 to 59 Years | 16.7% | 16.9% | 17.6% |
| | 2014 Est. Population 60 to 74 Years | 14.4% | 14.0% | 14.1% |
| | 2014 Est. Population 75 Years or Over | 10.2% | 8.2% | 7.4% |
| | 2014 Est. Median Age | 35.9 | 35.8 | 35.9 |
| MARITAL STATUS & GENDER | 2014 Est. Male Population | 48.6% | 48.6% | 48.8% |
| | 2014 Est. Female Population | 51.4% | 51.4% | 51.2% |
| | 2014 Est. Never Married | 26.4% | 29.8% | 28.2% |
| | 2014 Est. Now Married | 48.0% | 46.5% | 48.4% |
| | 2014 Est. Separated or Divorced | 17.3% | 16.3% | 16.4% |
| | 2014 Est. Widowed | 8.4% | 7.3% | 7.0% |
| INCOME | 2014 Est. HH Income \$200,000 or More | 3.6% | 2.7% | 2.7% |
| | 2014 Est. HH Income \$150,000 to \$199,999 | 0.9% | 3.1% | 3.2% |
| | 2014 Est. HH Income \$100,000 to \$149,999 | 7.2% | 11.0% | 10.4% |
| | 2014 Est. HH Income \$75,000 to \$99,999 | 9.5% | 10.7% | 12.0% |
| | 2014 Est. HH Income \$50,000 to \$74,999 | 14.2% | 17.5% | 19.6% |
| | 2014 Est. HH Income \$35,000 to \$49,999 | 17.8% | 15.6% | 15.0% |
| | 2014 Est. HH Income \$25,000 to \$34,999 | 19.1% | 12.7% | 11.9% |
| | 2014 Est. HH Income \$15,000 to \$24,999 | 16.1% | 14.8% | 13.7% |
| | 2014 Est. HH Income Under \$15,000 | 11.6% | 11.8% | 11.5% |
| | 2014 Est. Average Household Income | \$51,828 | \$58,907 | \$60,096 |
| | 2014 Est. Median Household Income | \$38,553 | \$47,419 | \$49,578 |
| | 2014 Est. Per Capita Income | \$20,069 | \$21,740 | \$21,816 |
| | 2014 Est. Total Businesses | 155 | 1,339 | 1,730 |
| | 2014 Est. Total Employees | 1,952 | 12,859 | 16,673 |

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RF1

2741 NE Hwy 99W

McMinnville, OR

| | | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|--------------------------------------------------|-----------|-----------|-----------|
| RACE | 2014 Est. White | 80.1% | 82.4% | 83.3% |
| | 2014 Est. Black | 0.6% | 0.7% | 0.6% |
| | 2014 Est. Asian or Pacific Islander | 1.2% | 1.5% | 1.4% |
| | 2014 Est. American Indian or Alaska Native | 1.4% | 1.3% | 1.2% |
| | 2014 Est. Other Races | 16.7% | 14.1% | 13.5% |
| HISPANIC | 2014 Est. Hispanic Population | 583 | 5,893 | 8,968 |
| | 2014 Est. Hispanic Population | 24.9% | 21.7% | 21.1% |
| | 2019 Proj. Hispanic Population | 26.5% | 23.1% | 22.5% |
| | 2010 Hispanic Population | 23.4% | 20.4% | 19.9% |
| EDUCATION (Adults 25 or Older) | 2014 Est. Adult Population (25 Years or Over) | 1,521 | 16,620 | 26,326 |
| | 2014 Est. Elementary (Grade Level 0 to 8) | 7.9% | 7.5% | 7.5% |
| | 2014 Est. Some High School (Grade Level 9 to 11) | 9.4% | 9.5% | 8.7% |
| | 2014 Est. High School Graduate | 40.1% | 31.3% | 32.5% |
| | 2014 Est. Some College | 23.3% | 25.1% | 26.0% |
| | 2014 Est. Associate Degree Only | 5.4% | 6.2% | 6.2% |
| | 2014 Est. Bachelor Degree Only | 7.7% | 12.2% | 11.6% |
| | 2014 Est. Graduate Degree | 6.3% | 8.2% | 7.4% |
| HOUSING | 2014 Est. Total Housing Units | 938 | 10,290 | 15,891 |
| | 2014 Est. Owner-Occupied | 46.9% | 55.3% | 60.0% |
| | 2014 Est. Renter-Occupied | 49.6% | 40.0% | 35.5% |
| | 2014 Est. Vacant Housing | 3.6% | 4.6% | 4.5% |
| HOMES BUILT BY YEAR | 2010 Homes Built 2005 or later | 4.7% | 9.1% | 9.0% |
| | 2010 Homes Built 2000 to 2004 | 5.7% | 8.6% | 10.5% |
| | 2010 Homes Built 1990 to 1999 | 18.9% | 18.9% | 22.0% |
| | 2010 Homes Built 1980 to 1989 | 19.6% | 15.0% | 13.8% |
| | 2010 Homes Built 1970 to 1979 | 20.2% | 16.9% | 16.1% |
| | 2010 Homes Built 1960 to 1969 | 8.7% | 8.7% | 7.6% |
| | 2010 Homes Built 1950 to 1959 | 10.9% | 7.6% | 6.7% |
| | 2010 Homes Built Before 1949 | 11.4% | 15.1% | 14.3% |
| HOME VALUES | 2010 Home Value \$1,000,000 or More | 0.7% | 0.4% | 0.5% |
| | 2010 Home Value \$500,000 to \$999,999 | 3.6% | 4.2% | 4.3% |
| | 2010 Home Value \$400,000 to \$499,999 | 2.6% | 5.3% | 4.9% |
| | 2010 Home Value \$300,000 to \$399,999 | 10.7% | 14.4% | 13.1% |
| | 2010 Home Value \$200,000 to \$299,999 | 33.2% | 33.6% | 31.5% |
| | 2010 Home Value \$150,000 to \$199,999 | 27.0% | 22.9% | 22.9% |
| | 2010 Home Value \$100,000 to \$149,999 | 8.1% | 7.4% | 8.5% |
| | 2010 Home Value \$50,000 to \$99,999 | 2.9% | 2.7% | 4.4% |
| | 2010 Home Value \$25,000 to \$49,999 | 4.4% | 3.1% | 3.8% |
| | 2010 Home Value Under \$25,000 | 6.8% | 6.0% | 6.1% |
| | 2010 Median Home Value | \$204,721 | \$222,291 | \$212,003 |
| | 2010 Median Rent | \$657 | \$709 | \$726 |

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McMinnville, OR

| | | 1 Mile | 3 Miles | 5 Miles |
|------------------------|----------------------------------------------------|----------|----------|----------|
| LABOR FORCE | 2014 Est. Labor Population Age 16 Years or Over | 1,782 | 19,794 | 31,329 |
| | 2014 Est. Civilian Employed | 53.9% | 55.5% | 57.2% |
| | 2014 Est. Civilian Unemployed | 5.1% | 5.3% | 5.3% |
| | 2014 Est. in Armed Forces | - | 0.2% | 0.1% |
| | 2014 Est. not in Labor Force | 41.0% | 39.1% | 37.4% |
| | 2014 Labor Force Males | 47.8% | 48.1% | 48.3% |
| | 2014 Labor Force Females | 52.2% | 51.9% | 51.7% |
| OCCUPATION | 2010 Occupation: Population Age 16 Years or Over | 846 | 10,536 | 16,923 |
| | 2010 Mgmt, Business, & Financial Operations | 8.9% | 10.3% | 10.6% |
| | 2010 Professional, Related | 14.1% | 20.1% | 20.0% |
| | 2010 Service | 24.9% | 21.8% | 20.3% |
| | 2010 Sales, Office | 23.4% | 22.9% | 24.2% |
| | 2010 Farming, Fishing, Forestry | 3.9% | 4.8% | 4.1% |
| | 2010 Construction, Extraction, Maintenance | 12.1% | 7.7% | 7.6% |
| | 2010 Production, Transport, Material Moving | 12.6% | 12.4% | 13.2% |
| | 2010 White Collar Workers | 46.4% | 53.3% | 54.7% |
| | 2010 Blue Collar Workers | 53.6% | 46.7% | 45.3% |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone | 71.1% | 73.9% | 76.4% |
| | 2010 Drive to Work in Carpool | 16.2% | 12.6% | 12.6% |
| | 2010 Travel to Work by Public Transportation | 1.6% | 0.8% | 0.6% |
| | 2010 Drive to Work on Motorcycle | 0.2% | 0.5% | 0.3% |
| | 2010 Walk or Bicycle to Work | 7.8% | 8.5% | 6.1% |
| | 2010 Other Means | 0.1% | 0.4% | 0.4% |
| | 2010 Work at Home | 3.0% | 3.4% | 3.6% |
| TRAVEL TIME | 2010 Travel to Work in 14 Minutes or Less | 42.9% | 46.5% | 42.6% |
| | 2010 Travel to Work in 15 to 29 Minutes | 27.4% | 27.6% | 28.1% |
| | 2010 Travel to Work in 30 to 59 Minutes | 16.0% | 17.6% | 20.8% |
| | 2010 Travel to Work in 60 Minutes or More | 13.6% | 8.3% | 8.5% |
| | 2010 Average Travel Time to Work | 16.9 | 15.8 | 16.9 |
| CONSUMER EXPENDITURE | 2014 Est. Total Household Expenditure | \$40.5 M | \$478 M | \$749 M |
| | 2014 Est. Apparel | \$1.94 M | \$22.9 M | \$36.0 M |
| | 2014 Est. Contributions, Gifts | \$2.46 M | \$29.7 M | \$46.7 M |
| | 2014 Est. Education, Reading | \$1.03 M | \$12.7 M | \$19.8 M |
| | 2014 Est. Entertainment | \$2.24 M | \$26.6 M | \$41.7 M |
| | 2014 Est. Food, Beverages, Tobacco | \$6.63 M | \$77.2 M | \$121 M |
| | 2014 Est. Furnishings, Equipment | \$1.70 M | \$20.5 M | \$32.3 M |
| | 2014 Est. Health Care, Insurance | \$2.99 M | \$34.7 M | \$54.2 M |
| | 2014 Est. Household Operations, Shelter, Utilities | \$12.1 M | \$143 M | \$224 M |
| | 2014 Est. Miscellaneous Expenses | \$689 K | \$8.05 M | \$12.6 M |
| | 2014 Est. Personal Care | \$589 K | \$6.94 M | \$10.9 M |
| | 2014 Est. Transportation | \$8.08 M | \$95.6 M | \$150 M |

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