



FOR SALE

BETHEL PARK 11.09 ACRE DEVELOPMENT

MULTI-PARCEL DEVELOPMENT ASSEMBLAGE IN BROOKS, OR

JAMES HAUGE PRINCIPAL BROKER
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A four-parcel, 11.09 acre development assemblage positioned along Hwy 99E between Salem-Keizer and Woodburn.

Level development-ready property held across four tax accounts. The land is divided into two clusters bracketing the established Bethel Park residential community. The 6.21-acre north tract is RM (Multi-Family Residential) zoned. The 4.88-acre south tract holds the Hwy 99E corner frontage at the platted community entrance.

56 SINGLE-FAMILY HOMES

43 TOWNHOME UNITS

4
PARCELS

±11.09
ACRES

AR + RM
ZONING

HWY 99E
FRONTAGE

LOTS 116+117: 6.21 ACRES (RM)

Multi-family entitled and configured to host the project's water system infrastructure. Conceptual plans include 43 townhomes and 12 single-family homes.

LOTS 118+119: 4.88 ACRES (AR/RM)

Frontage at the Hope Avenue NE / Hwy 99E entrance to the Bethel Park community. Conceptual plans include 44 single-family homes.

PRIVATE WATER SYSTEM

Lot 116's 0.44-acre parcel was carved out specifically to accommodate the water system that satisfies SUB17-002 Condition 4 and Marion County Fire District 1 requirements.

COMPREHENSIVE DUE DILIGENCE

Phase 1 Environmental Site Assessments, geotechnical reports, recorded plats, ODOT Conceptual Improvement Agreement, Hwy 99E and water system improvement plans, full county case file, and recent comparable sales analyses.



CALL BROKER FOR PRICING DETAILS

PARCELS

LOT	ACCOUNT	TAX LOT	ACRES	ZONING
Lot 116	602588	062W17AB02600	0.44	RM
Lot 117	602589	062W17AB02700	5.77	RM
Lot 118	602592	062W17AD01100	4.19	AR/RM
Lot 119	602593	062W17AD01200	0.69	AR/RM
TOTAL			11.09	

ZONING

RM MULTI-FAMILY RESIDENTIAL

Permits single-family detached homes, attached single-family (townhomes), duplex / triplex / fourplex, and multifamily apartment buildings.

AR ACREAGE RESIDENTIAL

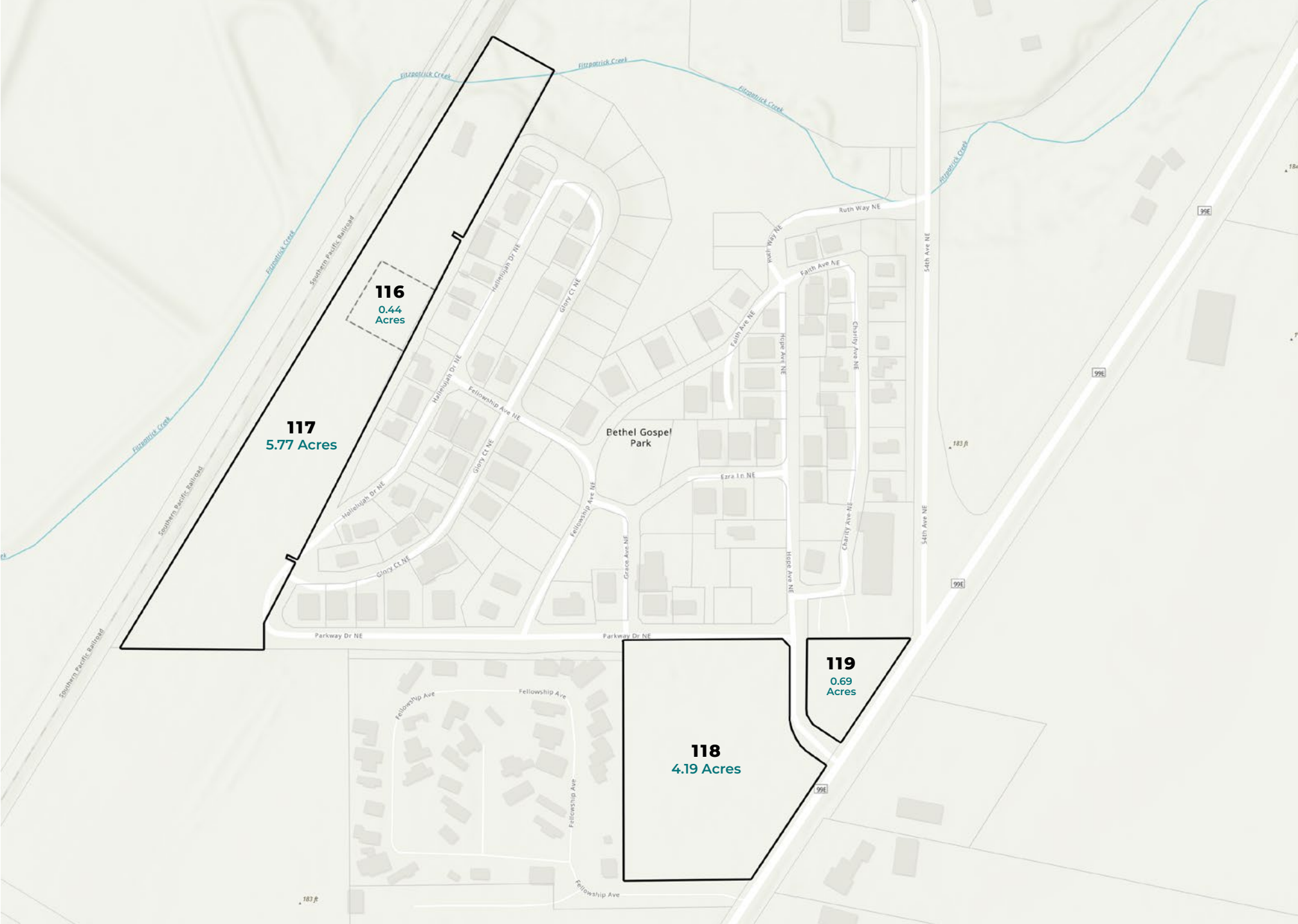
Suitable for development of acreage homesites. Such areas are necessary to meet the housing needs of a segment of the population desiring the advantages of a rural homesite.

RM Zone Standards

Minimum Lot Area	6,000 SF minimum lot area for new lots created within the RM zone (subject to PUD and partition standards).
Multifamily Density	1 dwelling unit per 1,500 SF of lot area for multifamily buildings — supporting up to ±138 units across the 5.77-acre Cluster A parcels.
Minimum Lot Width	40 ft. minimum lot width.
Setbacks (PUD overlay)	Per the SUB17-002 PUD: 8 feet front, 5 feet side, 20 feet rear (for principal structures). Building height and lot coverage per the underlying RM zone.
Parking	Per MCC 17.118 — generally 1.5 stalls per studio / 1BR unit, 2.0 stalls per 2BR+ unit, plus visitor and ADA parking ratios.
Roads (Variance)	SUB17-002 grants a variance allowing internal roads without curbs (PC vote 6-2, September 2017). All utilities required to be placed underground per Condition 6.



LAYOUT



LOTS 116+117

6.21 Acres: 5.77 + 0.44 Acres



LOTS 118+119

4.88 Acres: 4.19 + 0.69 Acres



CONCEPTUAL DEVELOPMENT PLANS

LOTS 116+117

43 TOWNHOME UNITS

- 26'x68' [21]
- 18'x34' [8]
- 23'x39' [14]

12 SINGLE-FAMILY HOMES

- 23'x39' [7]
- 35'x35' [5]

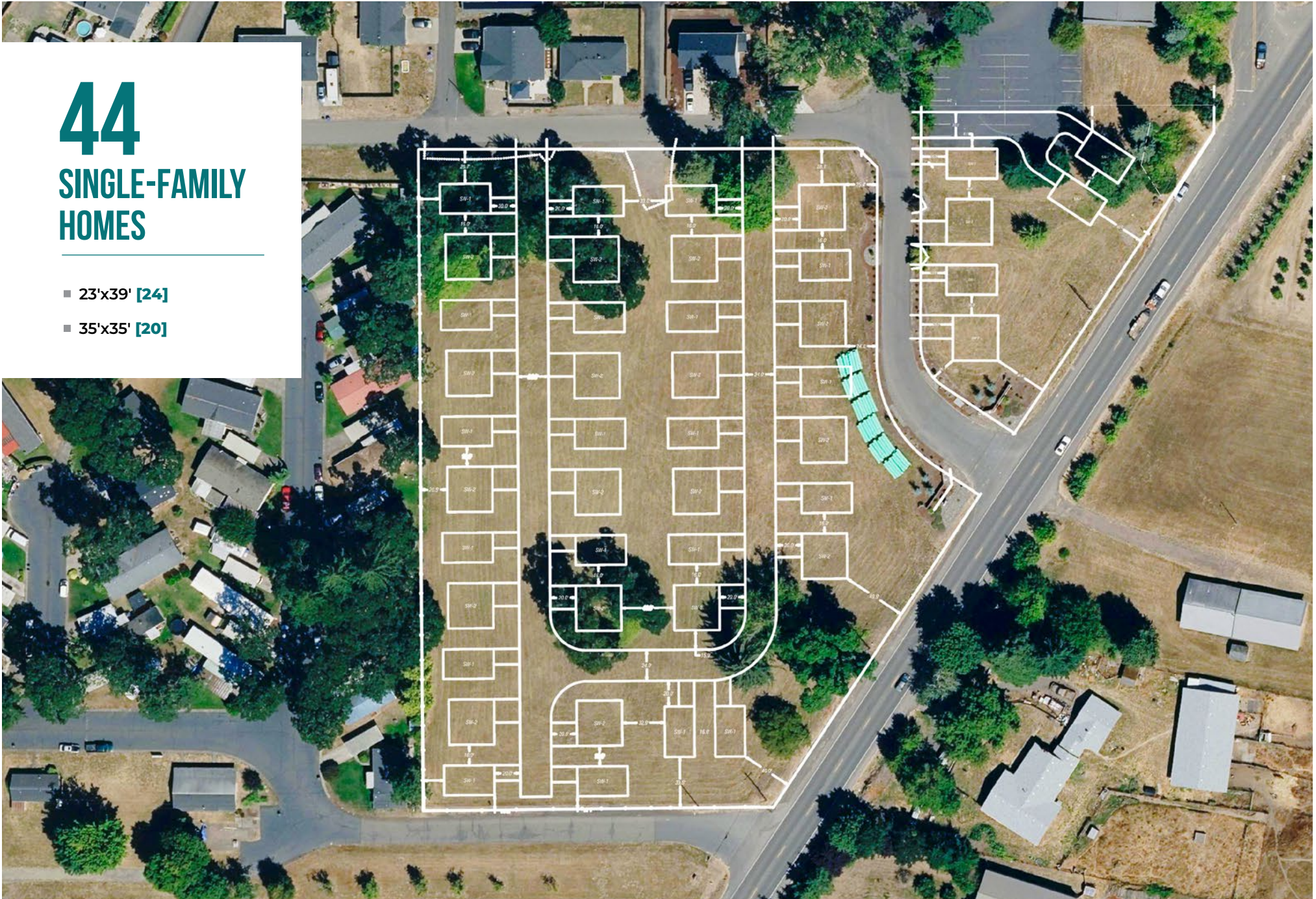


CONCEPTUAL DEVELOPMENT PLANS

LOTS 118+119

44 SINGLE-FAMILY HOMES

- 23'x39' [24]
- 35'x35' [20]



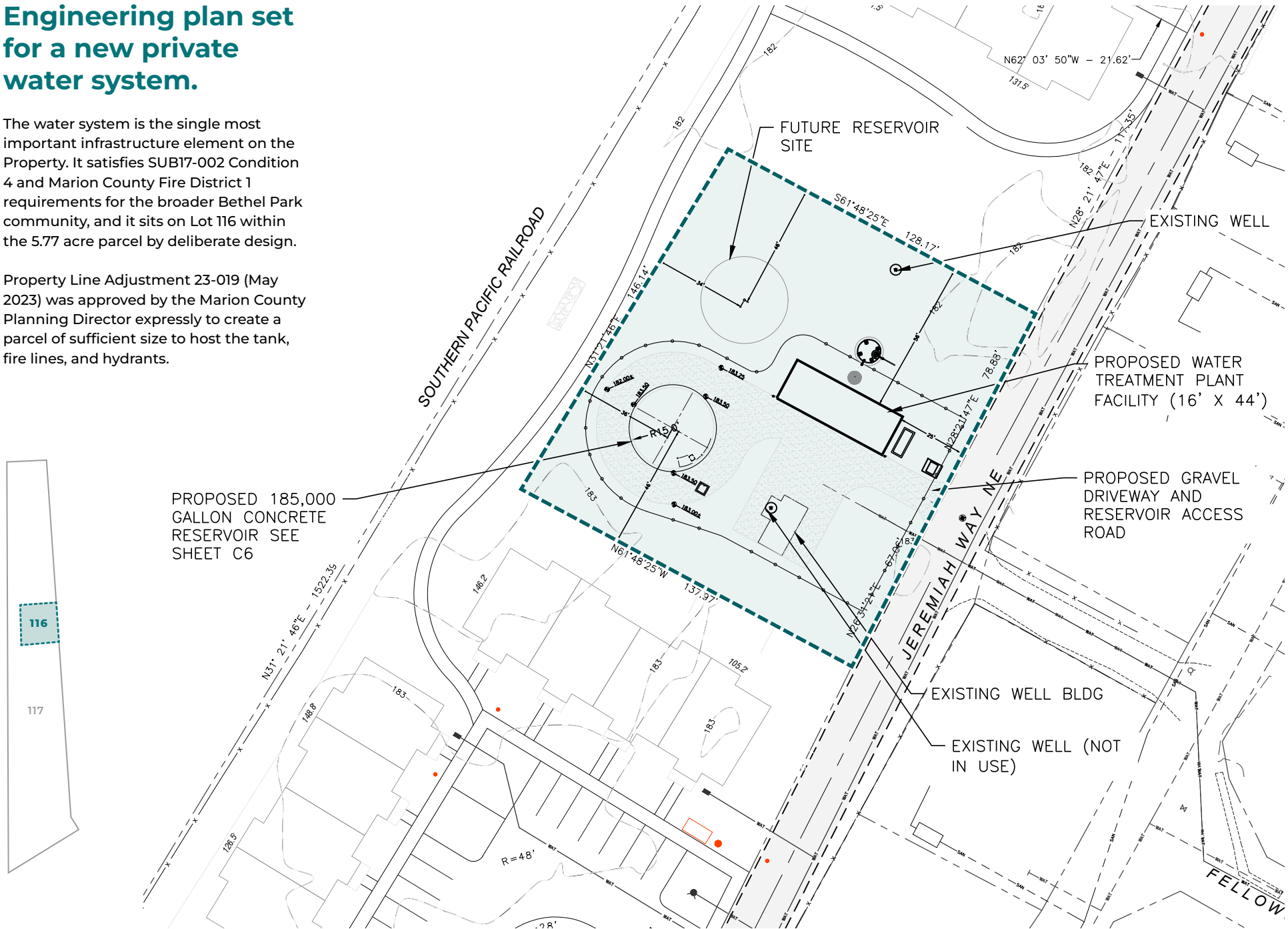
WATER IMPROVEMENT PLANS

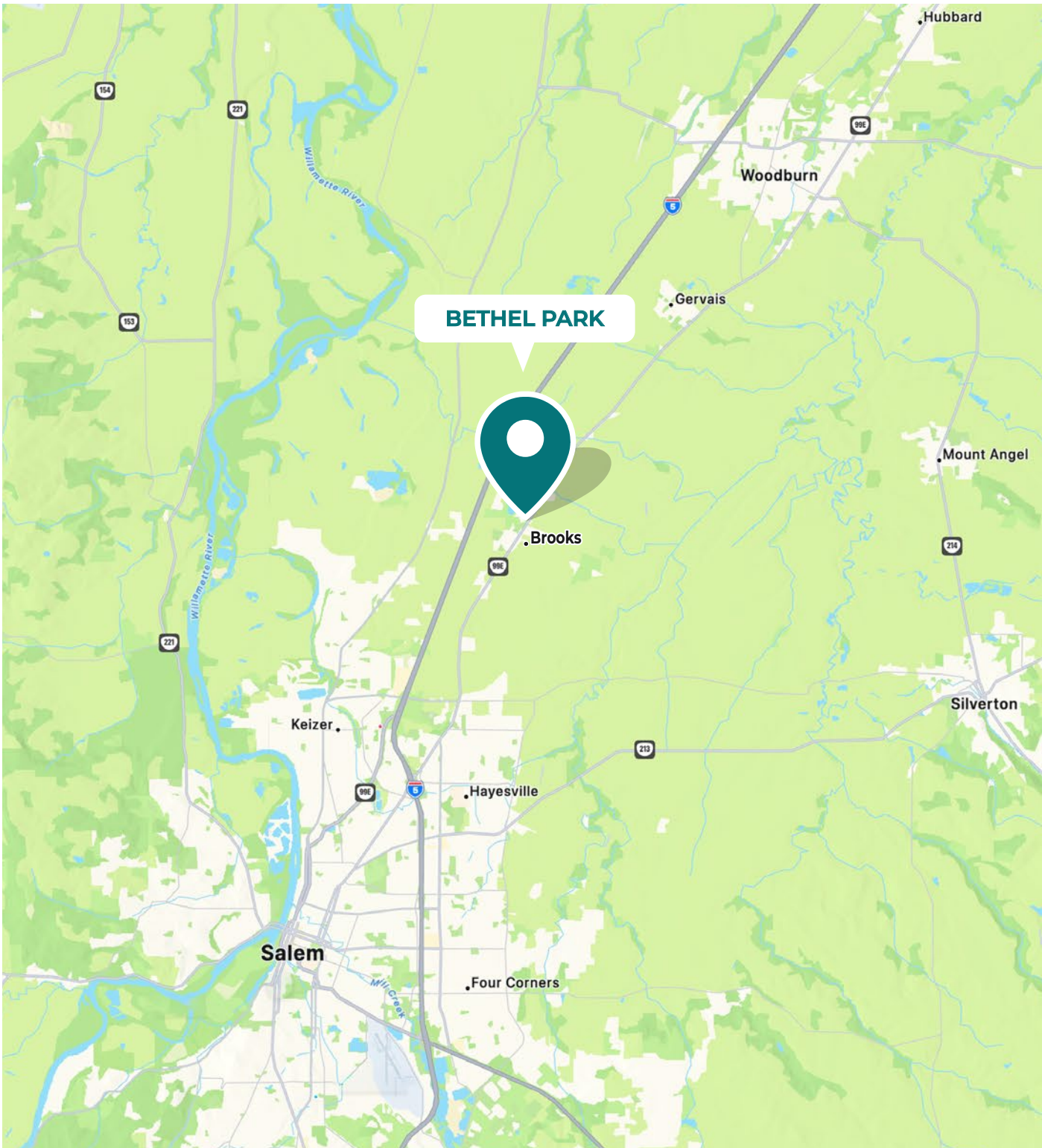
LOT 116

Engineering plan set for a new private water system.

The water system is the single most important infrastructure element on the Property. It satisfies SUB17-002 Condition 4 and Marion County Fire District 1 requirements for the broader Bethel Park community, and it sits on Lot 116 within the 5.77 acre parcel by deliberate design.

Property Line Adjustment 23-019 (May 2023) was approved by the Marion County Planning Director expressly to create a parcel of sufficient size to host the tank, fire lines, and hydrants.





BETHEL PARK

9255 Portland Rd NE
Salem, OR 97305

Located in the
Brooks-Hopmere
community in North
Marion County along
HWY 99E.

Brooks-Hopmere is recognized in the Marion County Comprehensive Plan as an urban unincorporated community with established service-district infrastructure (Brooks Community Service District for sewer, on-site water systems for individual developments, and Marion County Fire District 1).

- **HWY 99E** – Primary North/South arterial connecting downtown Salem (7 miles south) to Woodburn (4 miles north).
- **I-5 access via HWY 211/219** – Approx. 4 miles to the I-5 Brooks interchange (Exit 263)
- **Salem-Keizer School District** – Property lies within the SK SD 24J catchment serving the entire Salem-Keizer metropolitan area

COMPARABLE SALES



**6105 RIVER RD N
KEIZER**

\$4,385,000

SOLD Apr 2025

17.06 ACRES
\$257,034 /ACRE
MU ZONING



**BOONES FERRY RD,
WOODBURN**

\$4,106,667

SOLD Dec 2022

18.62 ACRES
\$220,551 /ACRE
UT-10 ZONING



**PARADISE VILLAGE RD,
SILVERTON**

\$3,969,000

SOLD Sep 2024

3.77 ACRES
\$1,052,785 /ACRE
R-1 ZONING



**5559 LONE OAK RD
SALEM**

\$2,520,000

SOLD Mar 2024

13.32 ACRES
\$189,189 /ACRE
RA ZONING



**MICHIGAN CITY LN NW,
SALEM**

\$995,000

SOLD Mar 2024

6.43 ACRES
\$154,743 /ACRE
SR ZONING



**6581 DEVON AVE SE,
SALEM**

\$1,431,000

SOLD Jul 2022

6.58 ACRES
\$217,477 /ACRE
RA ZONING



**4885 PORTLAND RD NE
SALEM**

\$1,300,000

SOLD Apr 2022

8.54 ACRES
\$152,225 /ACRE



**848 MILDRED LN SE
SALEM**

\$835,000

SOLD Sep 2025

3.06 ACRES
\$272,876 /ACRE
RA ZONING



**2230 DOAKS FERRY RD NW
SALEM**

\$895,000

SOLD Jul 2022

9.35 ACRES
\$95,722 /ACRE
RA ZONING

ENTITLEMENT STATUS & HISTORY

This property carries a long, well-documented entitlement record.

The current development position rests on three operative instruments: the recorded Bethel Park Phase 2 plat (V H48 P86), the recorded Partition Plat 2024-28, and the active SUB17-002 Phase 2 subdivision approval. Together they establish RM zoning, a configured water-infrastructure parcel, and a phased off-site improvement program that the Seller is actively executing.

BUYER RECOMMENDATION:

Request a written compliance memo from Marion County Public Works Land Development Engineering and Permits Division (LDEP) confirming current SUB17-002 condition status, recorded improvement agreements, and any remaining Phase 4 plat triggers.

DATE	ACTION
1979	ZC79-017 / PUD79-018 — Original RA-to-RM rezone and Planned Unit Development approval under the Assemblies of God ownership of the parent assemblage.
NOV 2001	SUB01-008 — Marion County Planning Commission GRANTED conceptual and detailed PUD subdivision approval for the original 57-lot configuration. Bethel Park Homeowners Association established to maintain Tract A common open space.
JUN 2003	Bethel Park Phase 1 plat recorded (V45 P1, Marion County Book of Town Plats). CC&Rs recorded at Reel 2146 P183 (subsequently amended at Reel 2393 P389 and Reel 3803 P249).
SEP 2012	ODOT access permit issued for Hope Avenue NE / Hwy 99E (Portland Road NE) — providing the platted entrance to the community.
SEP 2017	SUB17-002 — Marion County Planning Commission GRANTED Phase 2 expansion (vote 6-2). 69 additional lots and a variance authorizing roads without curbs. Density of 4.1 dwellings per acre. Conditions of approval establish the off-site infrastructure program for Hwy 99E NBLTL, road paving, stormwater, sanitary sewer, and Fire District water supply — phased through plat-by-plat approval.
JUN 2021	Bethel Park Phase 2 plat recorded (V H48 P86). Replat of Partition Plat 2014-20 parcels and Phase 1 Tract A and selected lots. 38.467 acres. Tract B (6.48 acres of private streets) and additional Tracts created and conveyed to the HOA.
MAY 2023	PLA23-019 — Property Line Adjustment APPROVED by the Marion County Planning Director. Configures Lots 116 and 117 of Bethel Park Phase 2 into the present Cluster A configuration, with the 5.77-acre parcel sized to accommodate the water system infrastructure required by SUB17-002 and Marion County Fire District 1.
MAY 2024	Partition Plat 2024-28 recorded (Instrument 2024-13271). Implements PLA23-019 and creates the recorded Lots 1 (5.77 acres) and 2 (0.44 acres with the existing residence) — tax accounts 602589 and 602588 in this listing.
2025-2026	Active off-site improvement program in execution. Property tax cure planned at or before close. Water system bids received; engineering plans on file.



DUE DILIGENCE RECORDS

The following materials are available to qualified buyers under standard non-disclosure.

Materials will be made available through a Legacy Real Estate-managed data room upon execution of the OM acknowledgement and confidentiality agreement.

ENTITLEMENT & PLANNING

PC Decision SUB01-008 — original 57-lot PUD subdivision approval (Marion County Planning Commission, November 2001).

Bethel Park Phase 1 plat — V45 P1 (recorded June 2003).

PC Decision SUB17-002 — Phase 2 PUD subdivision approval (Marion County Planning Commission, September 2017).

Bethel Park Phase 2 plat — V H48 P86 (recorded June 2021).

Staff Decision PLA23-019 — Property Line Adjustment for Cluster A water-infrastructure parcel (May 2023).

Partition Plat 2024-28 — Cluster A configuration (recorded May 2024).

Staff Report ZC22-005 — January 2023 staff recommendation on the AR-to-RM zone change application for the Cluster B parcels.

Marion County Zoning Code excerpt and map.

ENGINEERING & INFRASTRUCTURE

ODOT Conceptual Improvement Agreement. Hwy 99E (Portland Road NE) Improvement Plans.

Water Improvement Plans — engineering plan set for the private water system.

Contractor bids for the private water system.

ENVIRONMENTAL & GEOTECHNICAL

Phase 1 Environmental Site Assessment — two reports on file.

Geotechnical Report — two reports on file.

TAX ASSESSOR RECORDS

Tax Account Summaries (Marion County Assessor) — accounts 602588, 602589, 602592, 602593.

Marion County Tax Map — 06 2W 17AA (with adjacent 17AB and 17AD references).

MARKET DATA & COMPARABLES

CMA Summary — Land (Marion / Polk County).

CMA Report — Single-Family Residential (Bethel Park subdivision and 97305 corridor).

CoStar Apartment Sold Comparables.

CoStar Apartment For-Sale Listings.

CoStar East Salem Multifamily Submarket Report (Q1 2026).





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