FOR SALE

STRYKER RD
INDEPENDENCE, OR 97351



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FIRST COMMERCIAL
REAL ESTATE

OVERVIEW
STRYKER ROAD INDUSTRIAL LAND

$2,975,000





LIST PRICE	**$2,975,000**
TOTAL LOT SIZE	**12.37 ACRES**
NUMBER OF PARCELS	**THREE**
ZONE	**IH, INDUSTRIAL HEAVY**

OVERVIEW

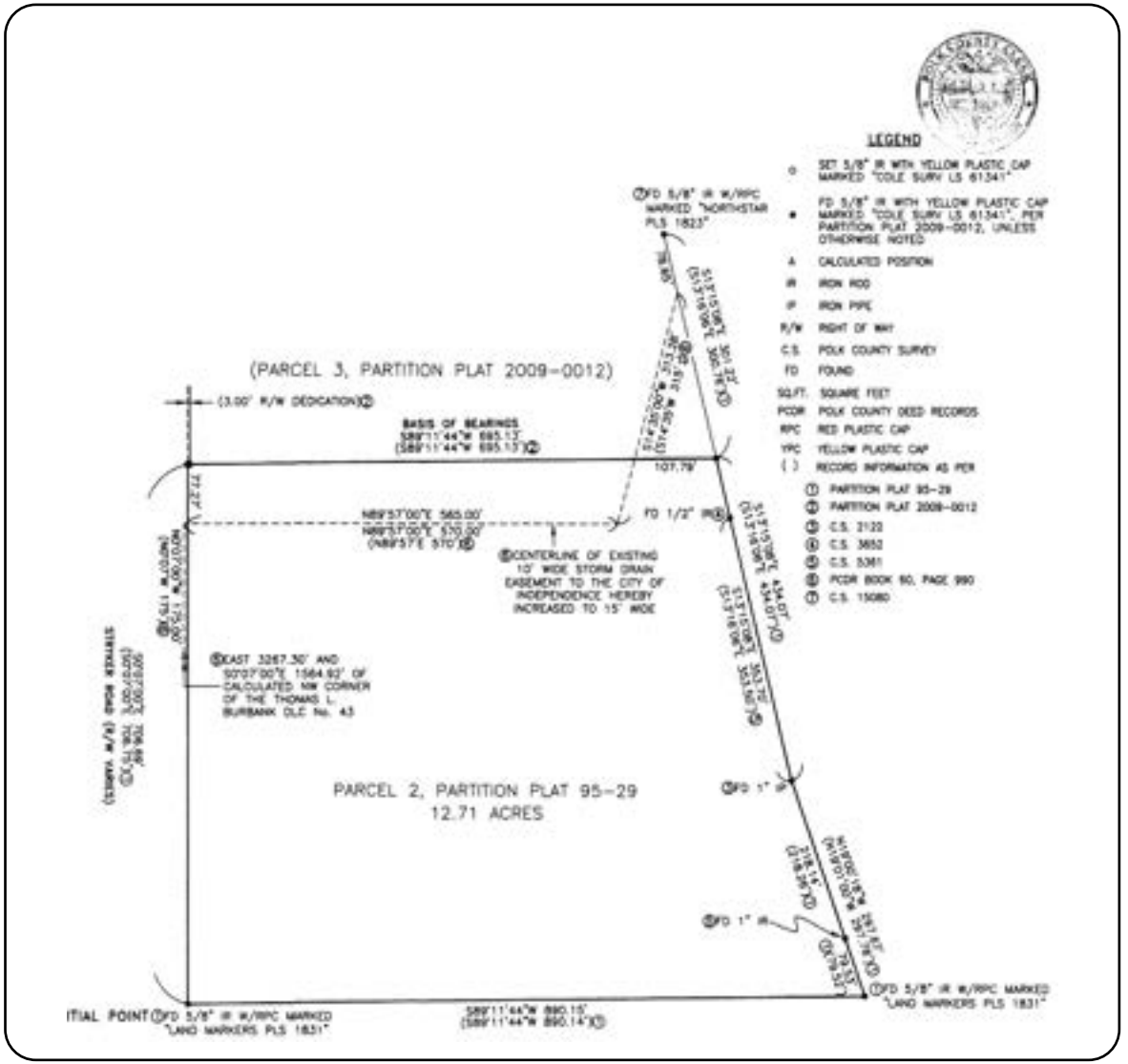
Heavy Industrial (IH) zoned bare land in Independence, Oregon represents one of the more compelling ground-up development opportunities in the mid-Willamette Valley. Offered as three contiguous parcels totaling 12.37 acres, this site sits within the City of Independence's most permissive industrial designation, a zone purpose-built for manufacturing, processing, and heavy industry operations that require substantial truck, rail, or freight infrastructure. The IH designation accommodates the full spectrum of industrial uses that simply cannot be absorbed in lighter-zoned areas, making sites like this genuinely scarce and increasingly difficult to replicate as infill pressure and land use constraints tighten across the valley.

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STORMEATER DRAIN
STRYKER ROAD INDUSTRIAL LAND

STORMWATER DRAIN

Stormwater (Preliminary – Buyer to Verify): A drainage ditch traverses the property diagonally. Per preliminary conversations with the City of Independence Public Works Engineer (Matthew W. Hendrick, P.E.), the existing ditch may be used to convey stormwater runoff in accordance with current City standards. The ditch appears to have shifted from its original alignment over time, and a historical survey on file suggests it may be relocatable to its original position. Buyers should engage a licensed surveyor to verify the current alignment and any relocation requirements. All stormwater information is preliminary and unconfirmed; Buyer is solely responsible for independent due diligence verification.



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RAIL ACCESS POTENTIAL

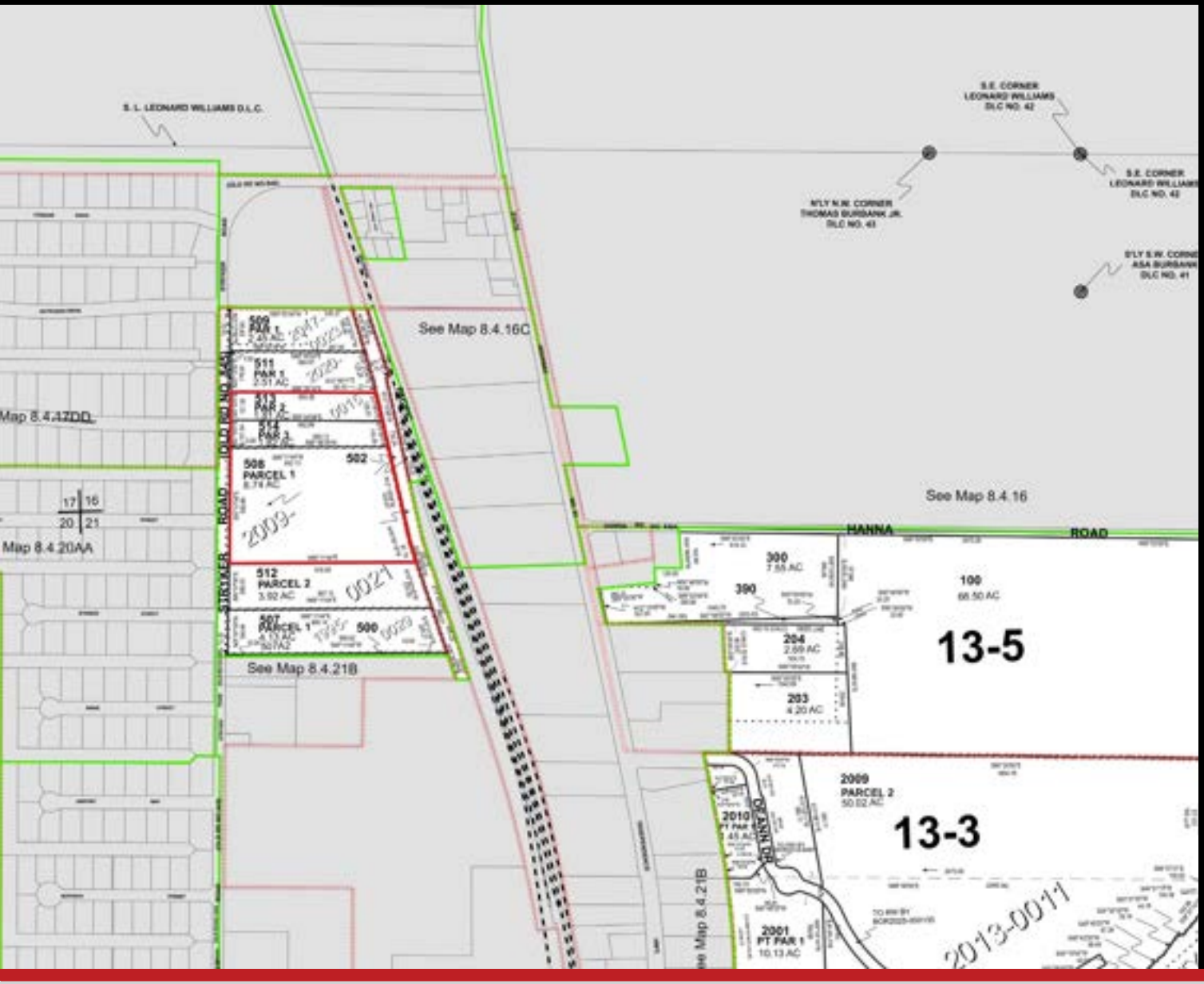
Rail Access Potential (Preliminary – Buyer to Verify): This property may have potential for direct connection to the short line railroad running through Independence, operated by Genesee & Wyoming Railroad. This possibility has not been formally evaluated and must be independently verified by the Buyer. Buyers with rail-dependent industrial operations are encouraged to investigate feasibility of a spur connection during their due diligence period.



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PLAT MAP
STRYKER ROAD INDUSTRIAL LAND

STRYKER ROAD, INDEPENDENCE, OR 97351



STRYKER ROAD

TAX ACCOUNT: **521060**
MAP TAX LOT #: **08421-00-00508**
LOT SIZE: **8.75 ACRE**
2025/26 TAXES: **$11,614.69**

TAX ACCOUNT: **580256**
MAP TAX LOT #: **08421-00-00514**
LOT SIZE: **1.82 ACRE**
2025/26 TAXES: **$3,340.11**

TAX ACCOUNT: **580255**
MAP TAX LOT #: **08421-00-00513**
LOT SIZE: **1.81 ACRE**
2025/26 TAXES: **$3,340.11**

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MAPS & DEMOGRAPHICS
STRYKER ROAD INDUSTRIAL LAND

STRYKER ROAD, INDEPENDENCE, OR 97351

POPULATION

1 MILE	3 MILE	5 MILE
3,603	22,857	26,870

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$91,041	$93,318	$102,093

NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,290	7,689	9,180

PER CAPITA INCOME

1 MILE	3 MILE	5 MILE
$31,002	$31,932	$35,395





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