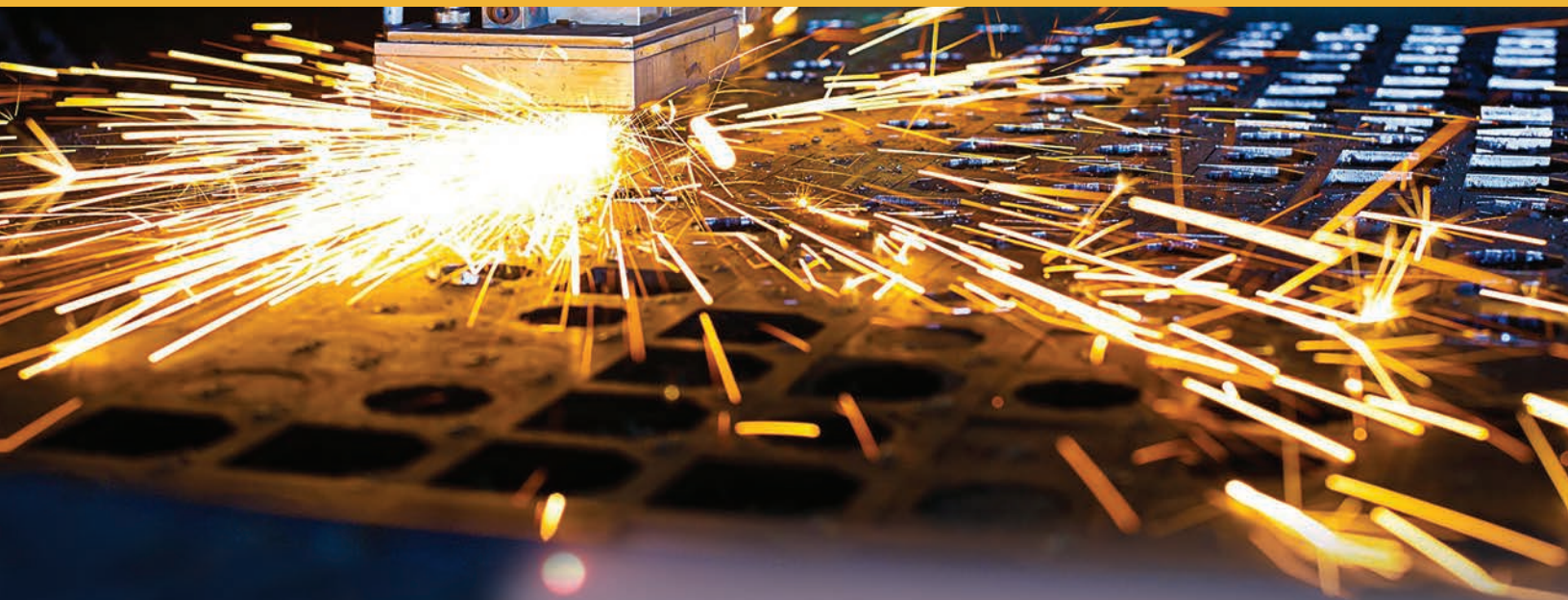




# CITY OF WOODBURN, OREGON

## ECONOMIC DEVELOPMENT



# welcome to WOODBURN, OR

*We are ready for your business!*

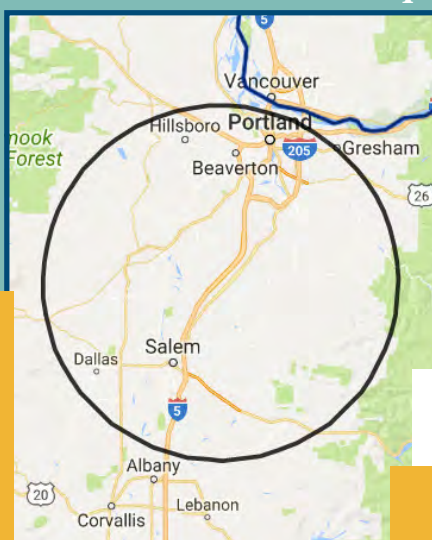
Woodburn has more than industrial and commercial land available for development, plus commercial re-development opportunities. Woodburn is conveniently located along Interstate 5 30 miles from Portland (**35 minutes**) and 18 miles from Salem (**20 minutes**).

## Why WOODBURN?

There are numerous advantages to a Woodburn location:

- *Woodburn has a skilled, productive workforce*
- *Woodburn has excellent I-5 and Hwy 99 transportation access*
- *Woodburn has available development-ready industrial and commercial land*
- *Woodburn has local incentive programs and resources*
- *Woodburn offers workforce development and training programs through local colleges*
- *Woodburn has a knowledgeable, business friendly local government*

### 30 Mile Commuter Map



Within a **30 mile** commute of Woodburn is a labor force of more than **1,000,000 workers** with diverse skills and qualifications from high tech, manufacturing, construction, warehouse distribution, agricultural, transportation/logistics and more.



**SPECIALTY POLYMERS**

**WOODBURN, OR**

### LOCAL LABOR FORCE:

- Local Labor Force: **12,271**
- Unemployment Rate: **4.2%**
- Current Job Growth: **4.5%**
- Forecasted job Growth (over next 10 years): **41%**
- Graduation Rate: **85%**

### DEMOGRAPHIC PROFILE

- Population: **26,054**
- Growth Since 2010: **12%**
- Median Age: **34**
- Median HH Income: **\$54,330**
- Average Commute: **30 miles**

# PRIME DEVELOPMENT OPPORTUNITIES

## INDUSTRIAL DEVELOPMENT:

- Development-Ready Industrial Land
- Excellent **I-5** Visibility
- Utilities in Proximity to Site
- Easy Freeway Access
- Skilled, Available Workforce
- **30+/-** Miles to Portland Metro Area, PDX and Port of Portland
- **18+/-** Miles to Salem and McNary Field
- **41%** Forecasted Job Growth (Next 10 Years)

## COMMERCIAL DEVELOPMENT:

- Development-Ready Commercial Land
- Commercial Re-Development Land
- Excellent **I-5** Visibility
- Utilities - Fully Served
- Easy Freeway Access
- Close Proximity to Woodburn Premium Outlets (home to more than **5 million** visitors per year)
- Significant Residential Growth Planned for Woodburn

## AREA SERVICE PROVIDERS



**ELECTRICAL:**  
Portland General Electric  
[www.portlandgeneralelectric.com](http://www.portlandgeneralelectric.com)



**NATURAL GAS:**  
NW Natural Gas  
[www.nwnatural.com](http://www.nwnatural.com)

Industrial service available:  
**5000 KW**

Industrial service available:  
**2" and 6 1/4" lines**



**SEWER:**  
City of Woodburn  
[www.ci.woodburn.or.us](http://www.ci.woodburn.or.us)



**WATER:**  
City of Woodburn  
[www.ci.woodburn.or.us](http://www.ci.woodburn.or.us)

Industrial service line:  
**8" & 15" line**

Industrial service available:  
**12" line**



## TELECOMMUNICATION:

Number of service providers that service the Woodburn area.



**WASTE MANAGEMENT:**  
Republic Services  
[www.republicservices.com](http://www.republicservices.com)

## BUSINESS RESOURCES

- Enterprise Zone Program
- Urban Renewal Program
- Oregon Business Development Programs
- Workforce Development Programs
- Small Business Loan Programs
- Marion County Business Program
- SEDCOR
- Energy Trust of Oregon

## WOODBURN DEVELOPMENT SITES



Portland 30 miles N

Salem 18 miles S

# WOODBURN TARGET INDUSTRIES



**ADVANCED  
MANUFACTURING**

**DISTRIBUTION &  
WAREHOUSING**

**AGRICULTURAL &  
FOOD PROCESSING**

**WOOD PRODUCTS  
MANUFACTURING**



# WOODBURN

## PROXIMITY TO KEY MARKETS:

- Portland Metro Area: **30 miles**
- Salem Metro Area: **18 miles**
- PDX Airport: **40 miles**
- Seattle, WA: **203 miles**
- Boise, ID: **460 miles**
- Phoenix, AZ: **1,306 miles**
- Port of Portland: **41 miles**
- Las Vegas, NV: **940 miles**
- Denver, CO: **1,270 miles**
- Salt Lake City, UT: **796 miles**

## TRANSPORTATION:

### Major Highways:

- I-5; OR Hwy 219/214/211;  
OR Hwy 99

### Air Service:

- PDX - **40 miles**
- McNary Field Airport  
(Salem) - **21 miles**
- Aurora State Airport - **10 miles**

### Seaport Service:

- Port of Portland - **41 miles**
- SEATAC/Port of Seattle - **205 miles**

### Rail Service:

- Union Pacific Service **<1 mile**

## WOODBURN INDUSTRIES

Woodburn has an existing industrial base of businesses located in national and international markets.

Woodburn has a variety of industry sectors serving our region, with our leading clusters to include Advanced Manufacturing; Distribution and Warehousing; Agricultural and Food Processing; and Wood Products Manufacturing.

# WOODBURN BUSINESSES



# WOODBURN ECONOMIC DEVELOPMENT

*Thank you for your interest in our community. Woodburn is a vibrant community full of opportunities and prospects along with strong leadership and a commitment to business.*

*We hope you have gained a better perspective of our community and all that we can do for you and hope you will consider doing business in Woodburn, OR.*

*thank you!*



**Jim Row** Assistant City Administrator   **Jamie Johnk** Economic Development Director   **Scott Derickson** City Administrator   **Chris Kerr** Community Development Director

## CONTACT US:

*City of Woodburn*

270 Montgomery Street  
Woodburn, OR 97071

Phone: 503-980-6319

Email: [jamie.johnk@ci.woodburn.or.us](mailto:jamie.johnk@ci.woodburn.or.us)

Website: <https://www.woodburn-or.gov/>

