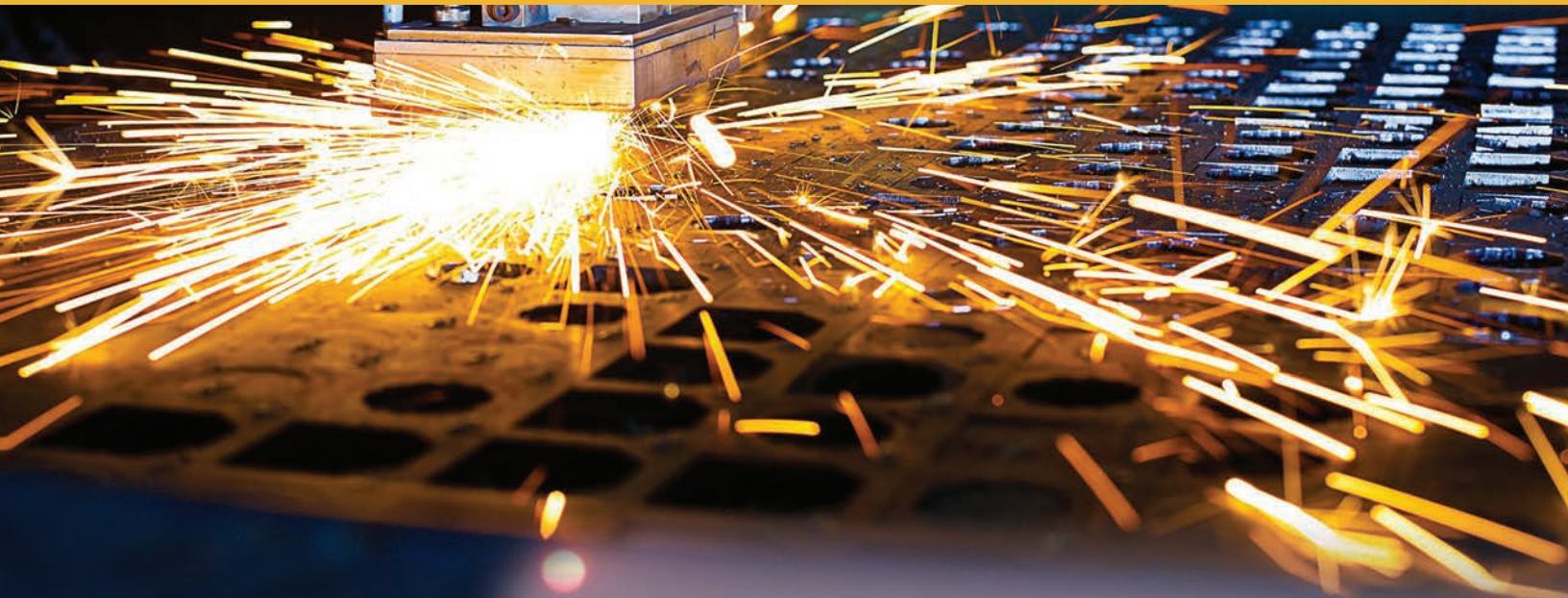




# CITY OF WOODBURN, OREGON

## ECONOMIC DEVELOPMENT



# welcome to WOODBURN, OR

## We are ready for your business!

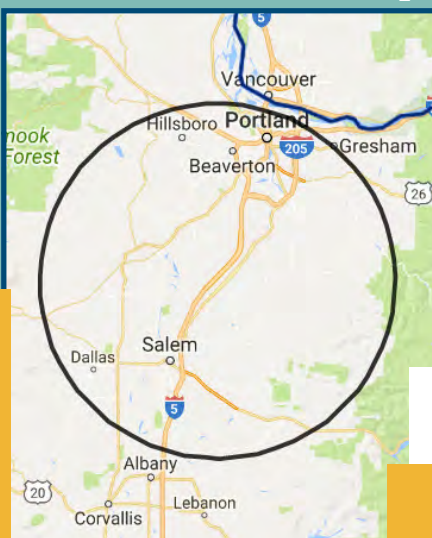
Woodburn has more than **225 acres** of land available for industrial and commercial development, plus commercial re-development opportunities. Woodburn is conveniently located along Interstate 5 30 miles from Portland (**35 minutes**) and 18 miles from Salem (**20 minutes**).

# 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: **11,972**
- Unemployment Rate: **3.2%**
- Current Job Growth: **3.46%**
- Forecasted Job Growth (over next 10 years): **41.32%**
- Graduation Rate: **84.5%**

### DEMOGRAPHIC PROFILE

- Population: **25,778**
- Growth Since 2010: **11.10%**
- Median Age: **33**
- Median Household Income: **\$46,634**
- Average Commute: **30 miles**

# PRIME DEVELOPMENT OPPORTUNITIES

## INDUSTRIAL DEVELOPMENT:

- **188+** Acres 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:

- **31+** Acres Development-Ready Commercial Land
- **10+** Acres 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)

Industrial service available:  
**5000 KW**



### NATURAL GAS:

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

Industrial service available:  
**2" and 6¼" lines**



### SEWER:

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

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



### WATER:

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

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)

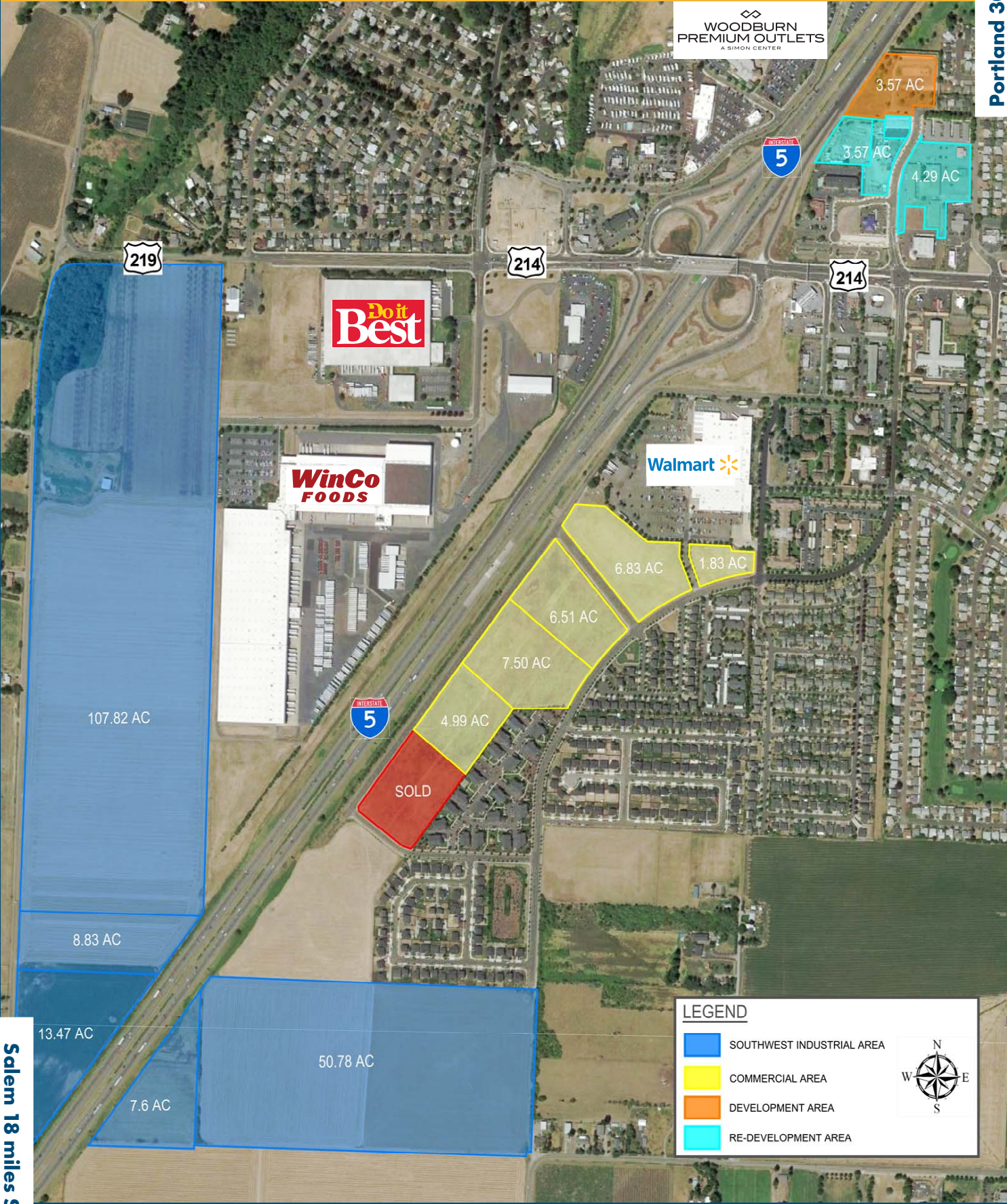
## BUSINESS RESOURCES

- 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

WOODBURN PREMIUM OUTLETS  
A SIMON CENTER



## LEGEND

- SOUTHWEST INDUSTRIAL AREA
- COMMERCIAL AREA
- DEVELOPMENT AREA
- RE-DEVELOPMENT AREA



Salem 18 miles S

# WOODBURN TARGET INDUSTRIES



**ADVANCED  
MANUFACTURING**

**DISTRIBUTION &  
WAREHOUSING**

**AGRICULTURAL &  
FOOD PROCESSING**

**WOOD PRODUCTS  
MANUFACTURING**



## 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



# WOODBURN

## PROXIMITY TO KEY MARKETS:

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

## TRANSPORTATION:

### Major Highways:

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

### Air Service:

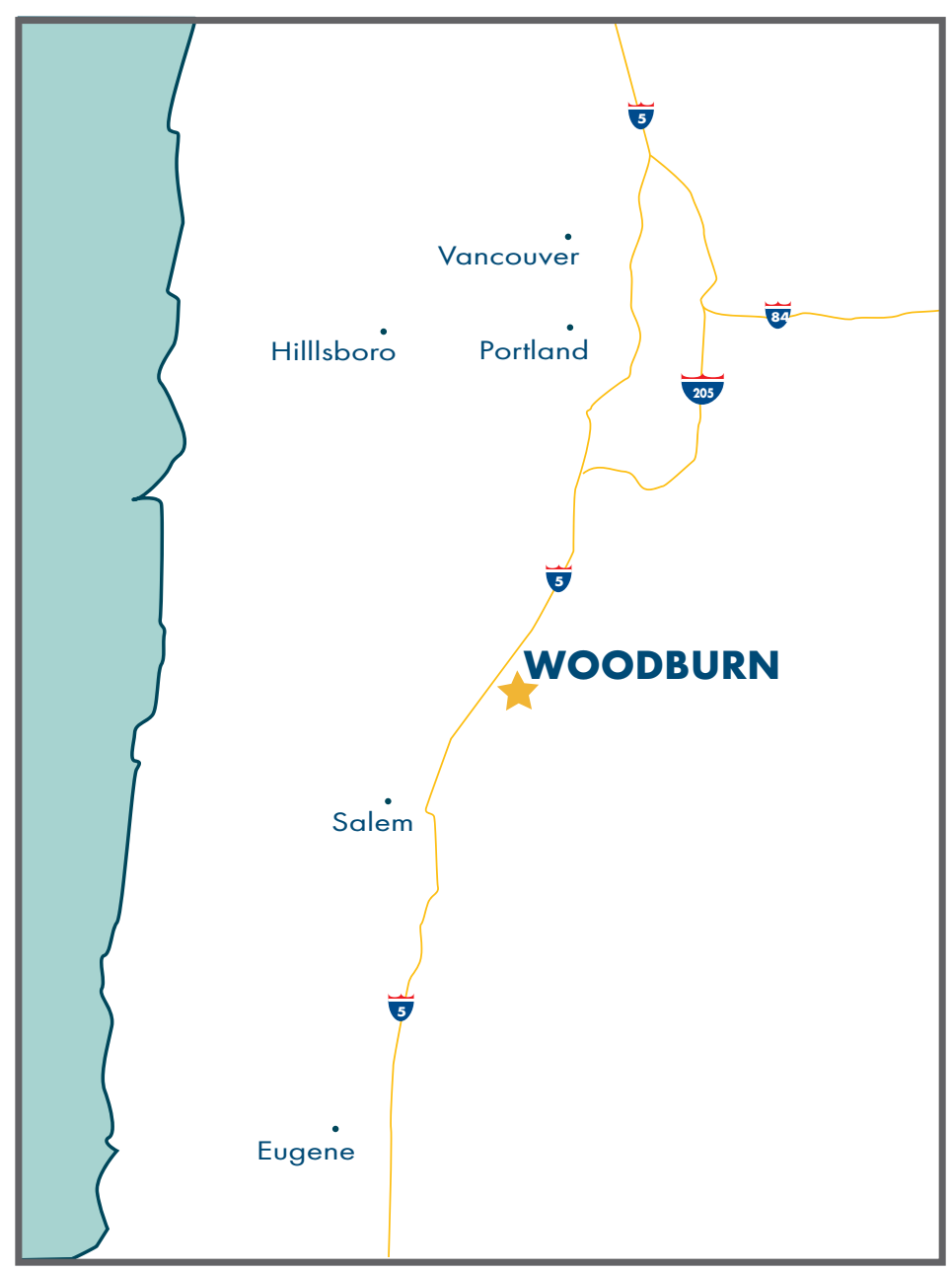
- PDX - **40 miles**
- McNary Field Airport (Salem) - **21 miles**
- Aurora State Airport - **10 miles**

### Seaport Service:

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

### Rail Service:

- Union Pacific Service **<1 mile**



# BUSINESSES



# WOODBURN ECONOMIC DEVELOPMENT



Mayor Kathy Figley

“

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



## CONTACT US:

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