

In this issue >>>

- *New Faces of Economic Development*
- *Canby's Newest Subdivisions*
- *Residential Real Estate Trends*
- *New Retail Businesses*
- *Coming soon to Industrial Park*

Canby

In the spotlight

Semi-Annual Insights into
Canby's Real Estate Market

ISSUE
ELEVEN
◆
WINTER
2019

"Canby Economic Development Changing Faces"

The City of Canby's Economic Development Department has a new Economic Development Director and Economic Development & Tourism Coordinator.

Jamie Stickel is the Economic Development Director for the City of Canby. She focuses on the development of the Canby Pioneer Industrial Park, business retention and expansion, and community engagement.



As Economic Development Director, Jamie works to support local businesses, facilitate community development, and leverage resources to ensure thoughtful and successful growth in Canby.

Jamie has worked for the City of Canby since 2012, serving as the Main Street Manager until August 2018. In 2015 Jamie was honored by the Oregon Main Street program as the Oregon Main Street Manager of the Year.

In her spare time Jamie enjoys spending time with her family, friends, and two dogs while taking in everything Canby has to offer.

As Economic Development and Tourism Coordinator, Calvin LeSueur generates and supports business vitality and investment in Canby. He focuses on event coordination, business outreach, marketing, market research and grant writing in order to promote investment and development within Canby.

Calvin, a Returned Peace Corps Volunteer (Paraguay '14-'16), takes a grassroots approach by encouraging the participation of businesses and individuals in the process of community economic development.



Calvin speaks Spanish and is also working with the Hispanic business community in Canby.

Calvin is an outdoor recreation enthusiast and can be found

enjoying the nearby mountains and rivers in his free time.

Businesses opening their doors in Canby are joining a special community of businesses, big and small. The City of Canby maintains the Office of Economic Development, AKA Canby Business, to support business through events, beautification efforts, business recruitment and retention, and education.

We are your first point of contact for communications with the City, a catalyst for making connections and partnerships with other businesses and resources at the local, County and State level.

More specifically, Canby Business administers community events such as Canby's Independence Day Celebration, the Big Night Out, Halloween, and Light up the Night.

We also coordinate joint promotional activities such as First Friday; a façade improvement program, the flower basket and banner program, and public art projects.

We maintain demographic information and a list of available office, commercial, and industrial spaces at canbybusiness.com; we meet with prospective businesses considering a move to Canby; and we work with existing businesses to retain or expand their business within Canby.

We look forward to working with you and your supporting all of your business needs.

Ideas or questions? Contact:

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Economic Development Director
503-266-0701, stickelj@canbyoregon.gov
www.canbybusiness.com

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Final Thoughts...Why Canby?

Canby, Oregon, a town of 16,800 with strong agricultural roots, offers many of the amenities of a larger city. The community is proud of its friendly, pro-business attitude. The 300 acre industrial park is fully served with utilities including natural gas and ultrafast gigabit broadband. Sites from 1 to 60 acres are ready for development. It takes less than 10 minutes to reach two interstate highways. Attractive utility rates and a qualified workforce with training resources are at the ready. Please consider Canby as a compelling business expansion or relocation option!

New Retail Businesses



**Park + Lu
Boutique and
Ellie May's
Beauty Bar,**

- Golden Tiger Martial Arts, 1250 S Ivy St
- Sugar Shoppe, a home bakery, call 971-322-9455 or check them out on Facebook.
- Sunshine Athletics, 294 NW 2nd Ave
- Victory Point Real Estate, 220 N Holly St.



**Momiji Japanese
Restaurant** located
in the Fred Meyers
shopping center



**Willamette Valley
Country Club's**
newest addition
includes a fitness
center and pool.

900 Country Club Pl



**Classic Victorian
Beauty** located at
141 N Grant St



Canby Utility's
new office is
located at
1265 NE 3rd Ave

Coming Soon To Canby Pioneer Industrial Park



Alpha Scents, plans to build a 10,500 square foot building at 360 S Sequoia Parkway for use as a manufacturing facility, warehouse, research and development, as well as office space. The company produces insect attractants and traps.

Active Water Sports, plans are underway to construct a 28,975 square foot building for use as a watercraft sales and storage facility at 1907 SE 1st Ave.



Clark Products, a family owned wholesale meat distributor will conduct Phase 1 construction will include a 12,000 square foot building intended for lease space, warehouse and office space at 142 S Hazel Dell Way.



Lil Stinky Environmental Services, plans construction of a new two-story, 4,732 square foot building to serve as an office, with paved on-site parking and a graveled vehicle storage yard.



Canby's Newest Subdivisions



Redwood Landing, an 82-lot subdivision on N Redwood St.. Applications are expected soon for two model homes to



Beck Pond, Phase I will include Lots 1-37 of this 69-lot subdivision and **Phase II** will include the remaining Lots 38-69 near S Fir St and S Ivy St.

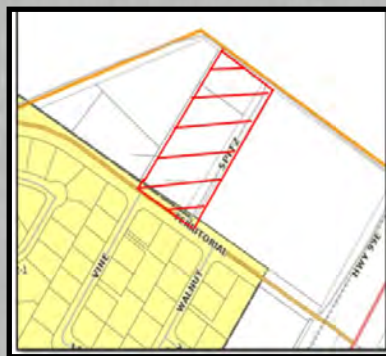


Tanoak, an 8-lot subdivision at N. Oak Street and NE Territorial. Rd. Homes are currently under construction and lots are available for sale.

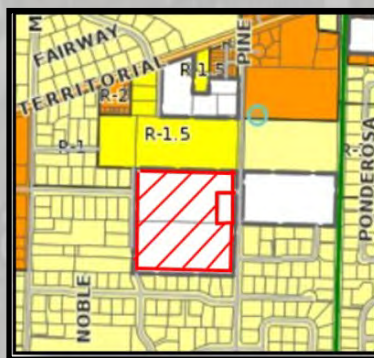
OTHER SUBDIVISIONS

- Pine Place**, 6-lot subdivision at 480 S Pine St.
- Riverside Park**, 91-lot subdivision near 1901 S Ivy St.
- Tofte Farms, Phase 5**, 16-lot subdivision near S Redwood St.
- Cougar Run**, 23-lot subdivision east of S Teakwood St.
- Faist 8**, 24-lot subdivision east of 1866 SE 13th Ave.
- Faist 9**, 6-lot subdivision east of 1866 SE 13th Ave.
- Northwood Estates, Phase 4**, 21 lot subdivision, south of NW 10th Ave.

UNDER PLANNING REVIEW



Territorial Place Estates, a 9-lot subdivision, 2525 NE Territorial Place is planned for this recently annexed property near NE Territorial Place.

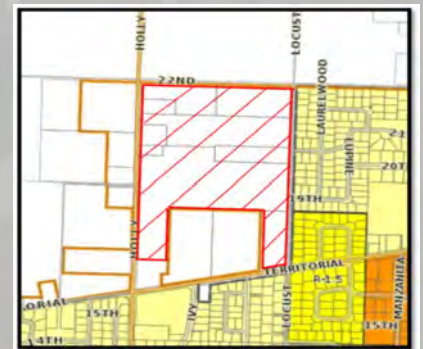


Hamilton Acres, a 41-lot subdivision is planned for this recently annexed property near N Pine St and NE 14th Ave.

RECENT ANNEXATIONS

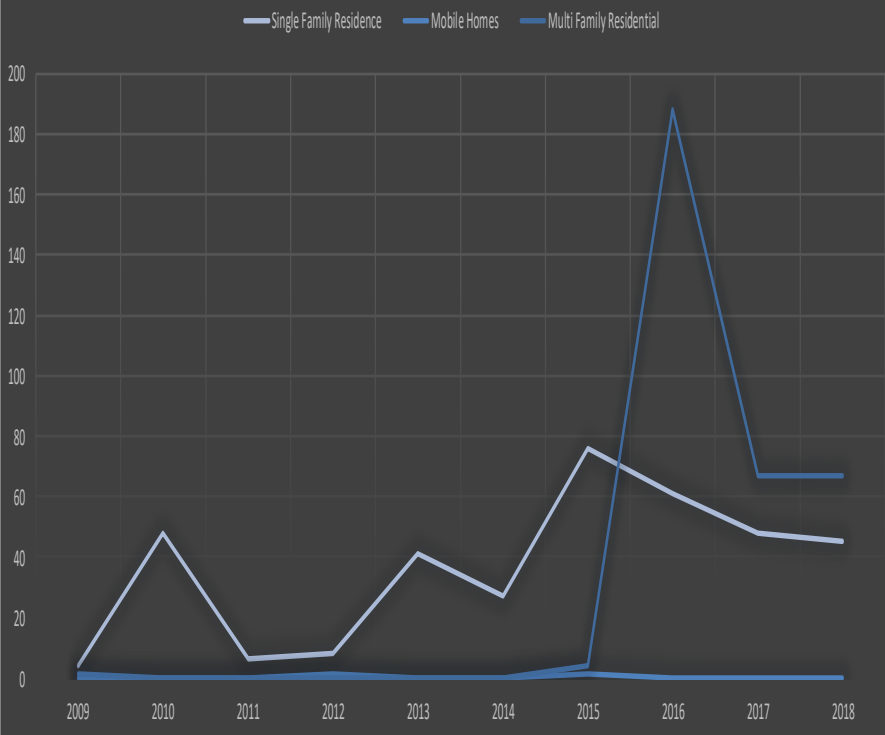


Cutsforth Annexation, the conceptual site plan shows a 22-lot subdivision on the south side of NE Territorial Rd.



Dodds Subdivision will include the construction of a maximum of 81 buildable residential lots on the nearly 20-acre lot north of NE/NW Territorial Rd and N Holly. St.

Historical Trend of New Residential Dwelling Units by Type (2009 - 2018)



Residential Real Estate Trends

By Gina Hosford

In the last quarter of 2018 there were 69 homes sold in the 97013 zip-code and the average sold price was \$423k with an average of 54 days on the market.

Lack of inventory is still a challenge in the Canby area and because of that the market is still favoring sellers.

Spring typically brings more inventory and we are looking forward to a busy residential real estate market with buyers waiting on the edge of their seat for more listings and sellers prospering from the lack of inventory.

New Apartment Construction

Construction begins on **Tievoli Apartments**, which will include two 2-story buildings with 4 apartments each, located on SW 3rd Ave.

