

**FOR SALE**

# Lennar Commercial Development Land

Royal Ave. & Legacy St., Eugene, OR 97402

**1.08-4.15 AC | \$8-\$10/SF**



**LOCATED IN THE NEW MASTER-PLANNED COMMUNITY OF MEADOWVIEW**



**TOK** COMMERCIAL  
REAL ESTATE

**Adam Bledsoe, Broker**

250 S 5th St. | Boise, ID 83702

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**Dan Kemp, CCIM | Emilio Tiscareno, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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## Lennar Commercial Development Land

### LOT E

**Sale Price:** \$1,069,833  
**Lot Size:** 3.07 AC  
**Price/SF:** \$8.00/SF  
**Zoning:** Main Street Commercial (S-RN)

### LOT 99

**Sale Price:** \$470,448  
**Lot Size:** 1.08 AC  
**Price/SF:** \$10.00/SF  
**Zoning:** Main Street Commercial (S-RN)

### HIGHLIGHTS

- Two prime commercial lots in Eugene's master-planned Lennar development
- Positioned to support the Meadowview residential community and surrounding neighborhoods
- High-traffic location near Valley River Center and Oakway Center
- Surrounded by recreational attractions like Hitching Post Square, Skinner Butte Park, and the Willamette River
- Priced to sell—don't miss this rare development opportunity

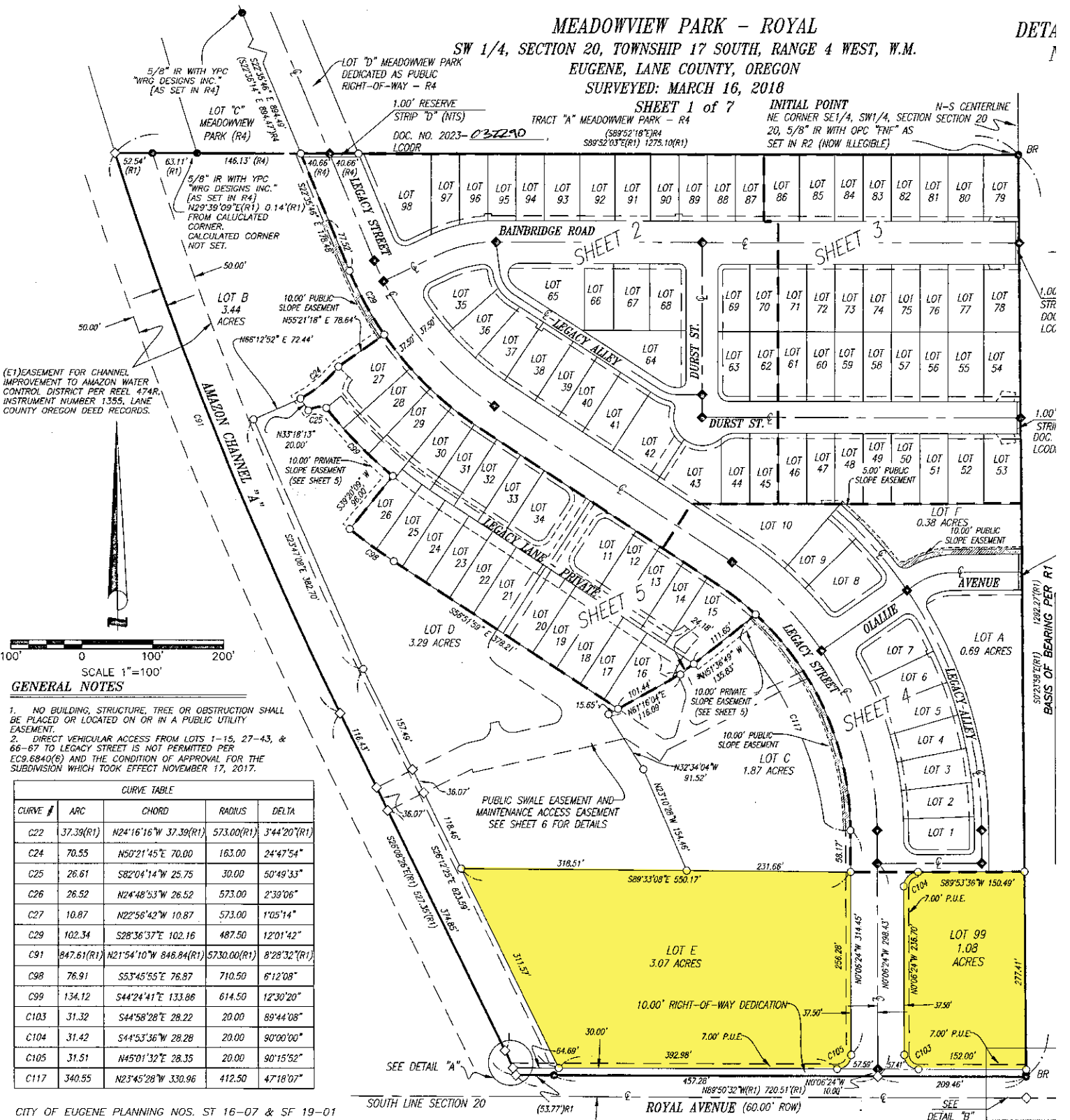


DETA

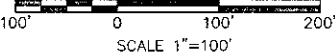
**MEADOWVIEW PARK - ROYAL**  
 SW 1/4, SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.  
 EUGENE, LANE COUNTY, OREGON  
 SURVEYED: MARCH 16, 2018

SHEET 1 of 7

INITIAL POINT  
 NE CORNER SE 1/4, SW 1/4, SECTION 20  
 20, 5/8" IR WITH OPC "FNE" AS  
 SET IN R2 (NOW ILLEGIBLE)



(E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER CONTROL DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.



**GENERAL NOTES**

1. NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
2. DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 66-67 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

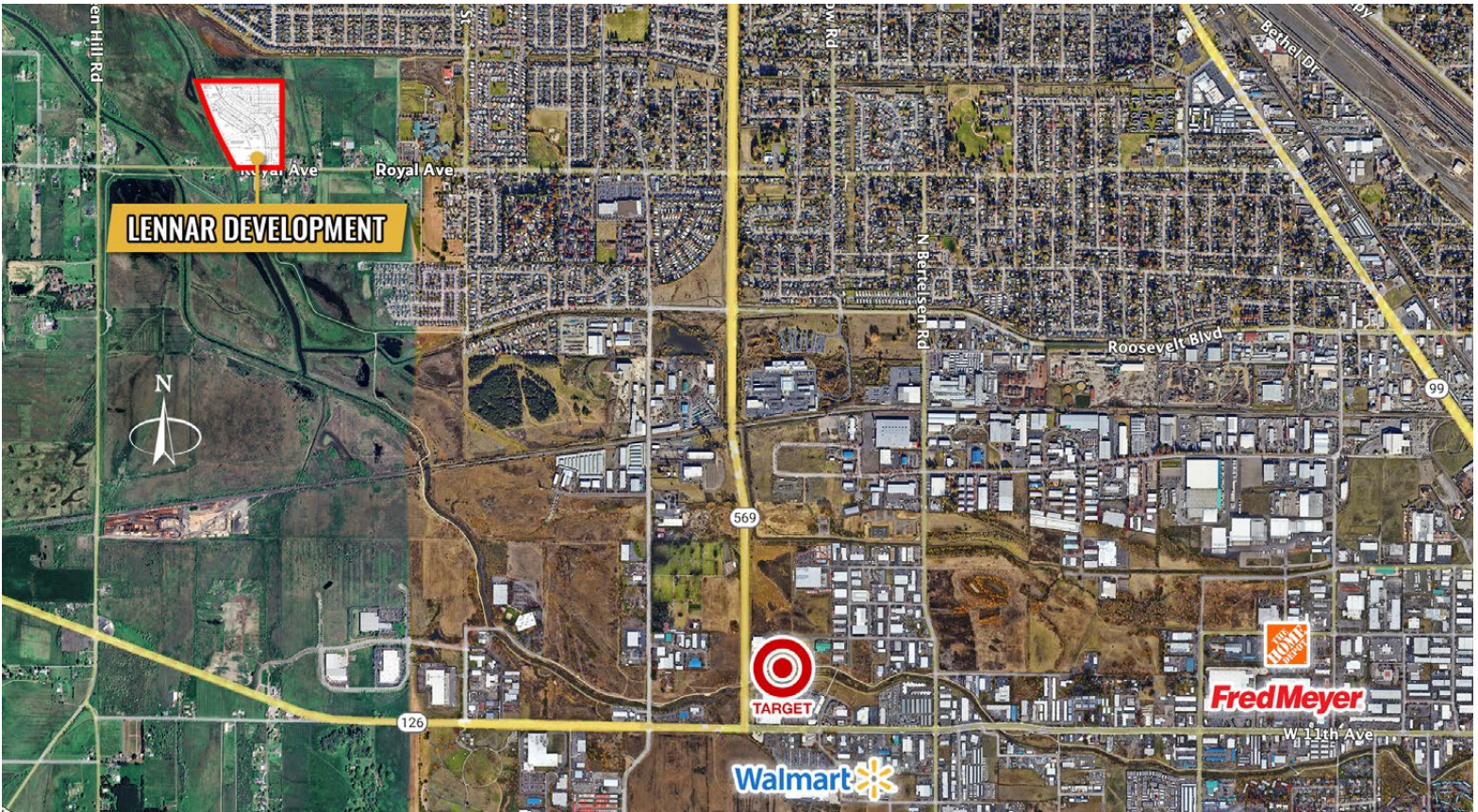
CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C22	37.39(R1)	N24°16'16"W 37.39(R1)	573.00(R1)	3°44'20"(R1)
C24	70.55	N50°21'45"E 70.00	163.00	24°47'54"
C25	26.61	S82°04'14"W 25.75	30.00	50°49'33"
C26	26.52	N24°48'53"W 26.52	573.00	2°39'06"
C27	10.87	N22°58'42"W 10.87	573.00	1°05'14"
C29	102.34	S28°36'37"E 102.16	487.50	12°01'42"
C91	847.61(R1)	N21°54'10"W 846.84(R1)	5730.00(R1)	8°28'32"(R1)
C98	76.91	S53°45'55"E 76.87	710.50	6°12'08"
C99	134.12	S44°24'41"E 133.86	614.50	12°30'20"
C103	31.32	S44°58'28"E 28.22	20.00	89°44'08"
C104	31.42	S44°53'36"W 28.28	20.00	90°00'00"
C105	31.51	N45°01'32"E 28.35	20.00	90°15'52"
C117	340.55	N23°45'28"W 330.96	412.50	47°18'07"

CITY OF EUGENE PLANNING NOS. ST 16-07 & SF 19-01  
 MAP 17-04-20-00 TL 2400  
 INK: HP DESIGNJET 711 MEDIA: PEXELLE RIJB24-36

\* N51°36'49"E PER AFFIDAVIT OF CORRECTION DOCUMENT # 2024-006552

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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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