

# DEVELOPMENT OPPORTUNITY

Middle Housing Development Site

Next door to 1708 RIVER ROAD at the cross street of Hamilton and River Rd. | \$695,000

Total Lot Size: 38,121 square feet (.87 acres)

## POTENTIAL TO DEVELOP ENTIRE PROPERTY

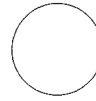


**Development Site:**  
38,121 sqft (.87 acres)

- **Zoning:**  
R-2 Medium Density Residential
- **Allowable Density:**  
10-28 units per acre
- 35 foot maximum height
- **Ideal site for Middle Housing:** duplex/triplex, townhomes, rowhouses, apartments, or cottage cluster



# Property Line Change



Planning & Development  
Planning Division

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885

RENEWS: 12-31-2025

**OWNER:**

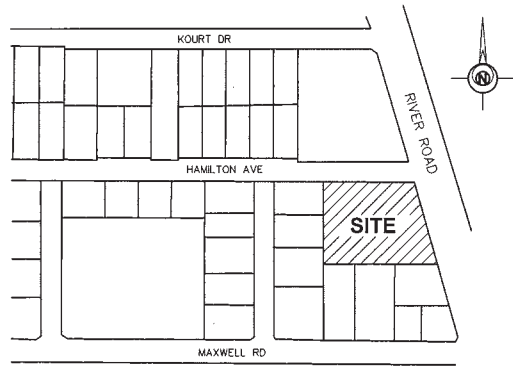
1708 RIVER ROAD LLC  
1056 GREEN ACRES RD #102-267  
EUGENE, OR 97408

**PROPERTY 1**  
17,483 SQUARE FEET  
(BEFORE ADJUSTMENT)

38,121 SQUARE FEET  
(AFTER ADJUSTMENT)

**PROPERTY 2**  
34,410 SQUARE FEET  
(BEFORE ADJUSTMENT)

13,772 SQUARE FEET  
(AFTER ADJUSTMENT)



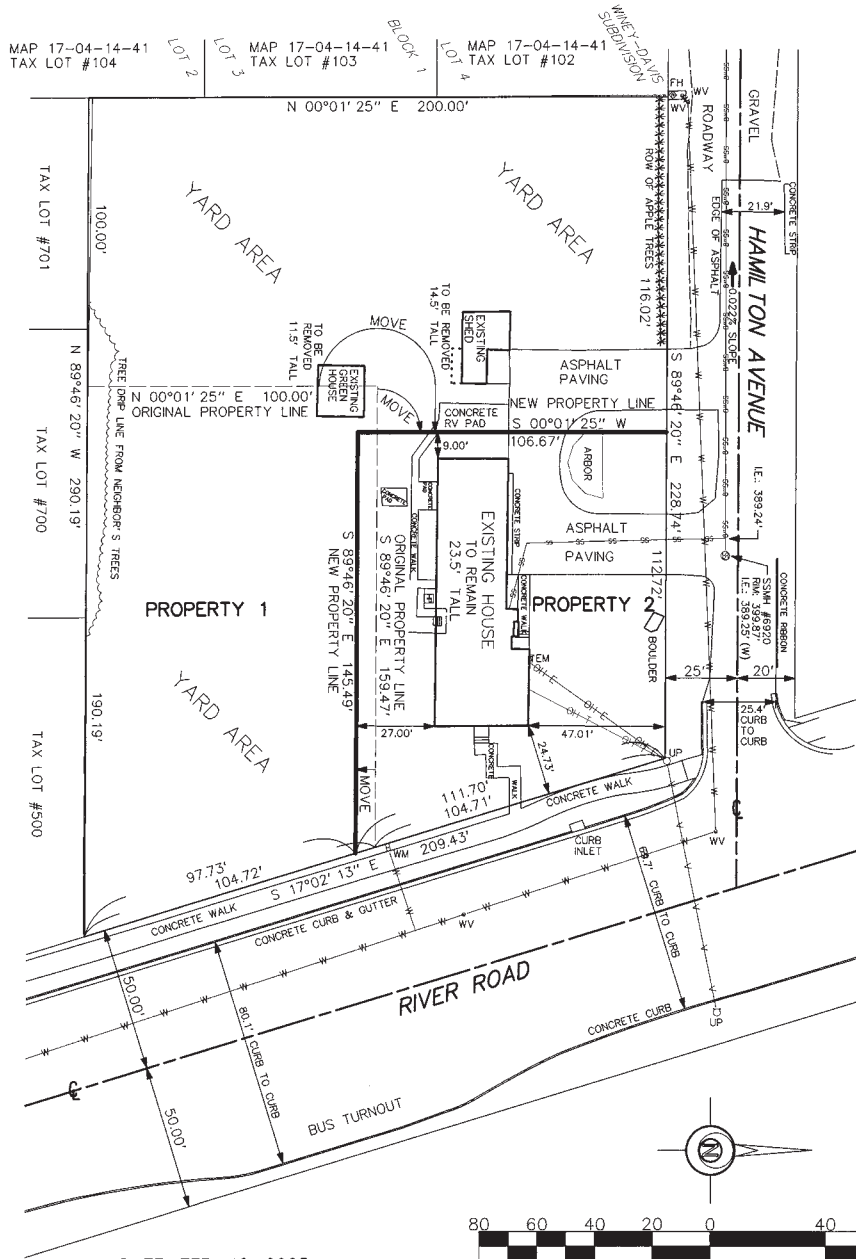
VICINITY MAP (NOT TO SCALE)

#5000

Tax Lot Number(s)

17-04-13-32

Assessor's Map(s)



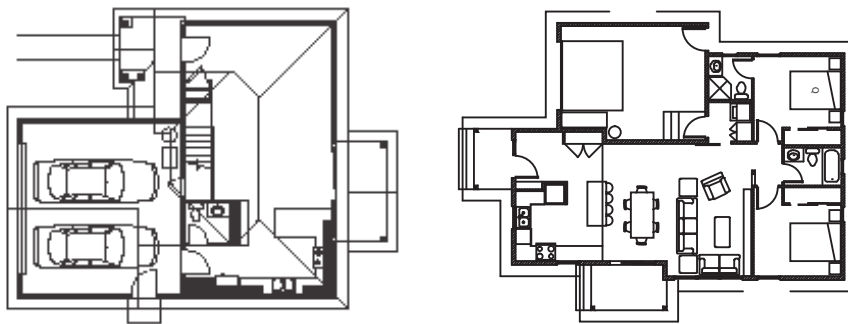
DATE: FEB. 12, 2025



SCALE: 1 INCH = 40 FEET

File Number LA \_\_\_\_\_

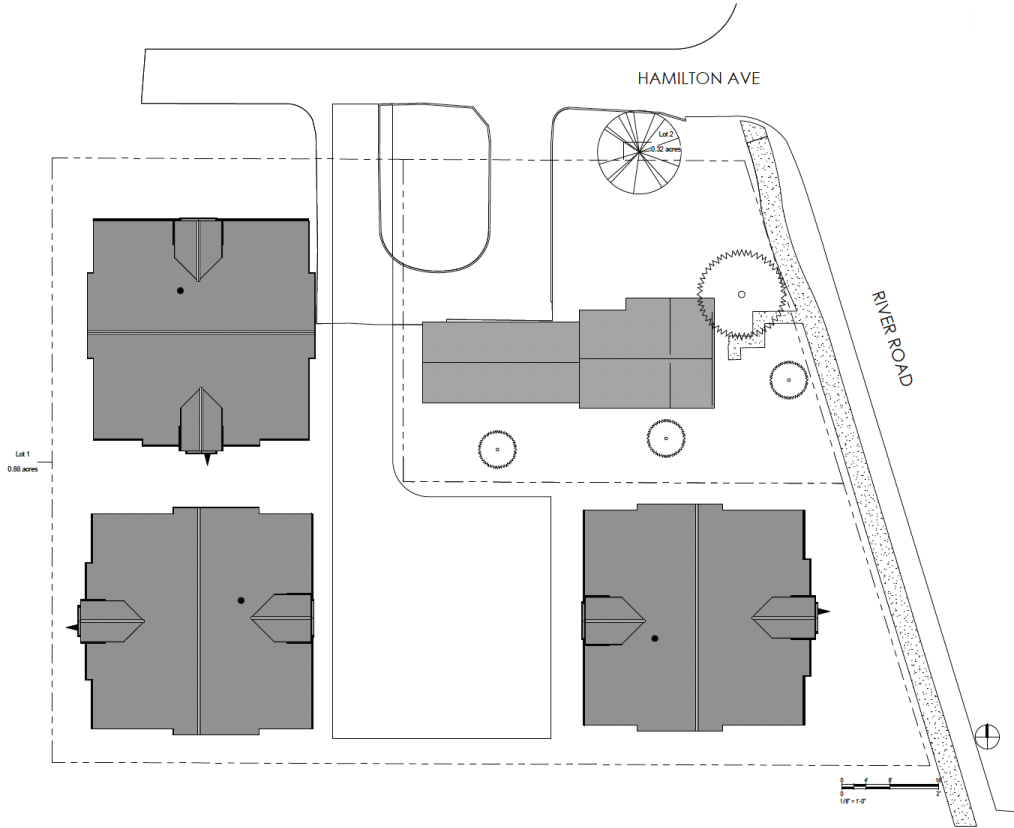
## Concept A: 8 Single Family Homes



8 Single Family Homes

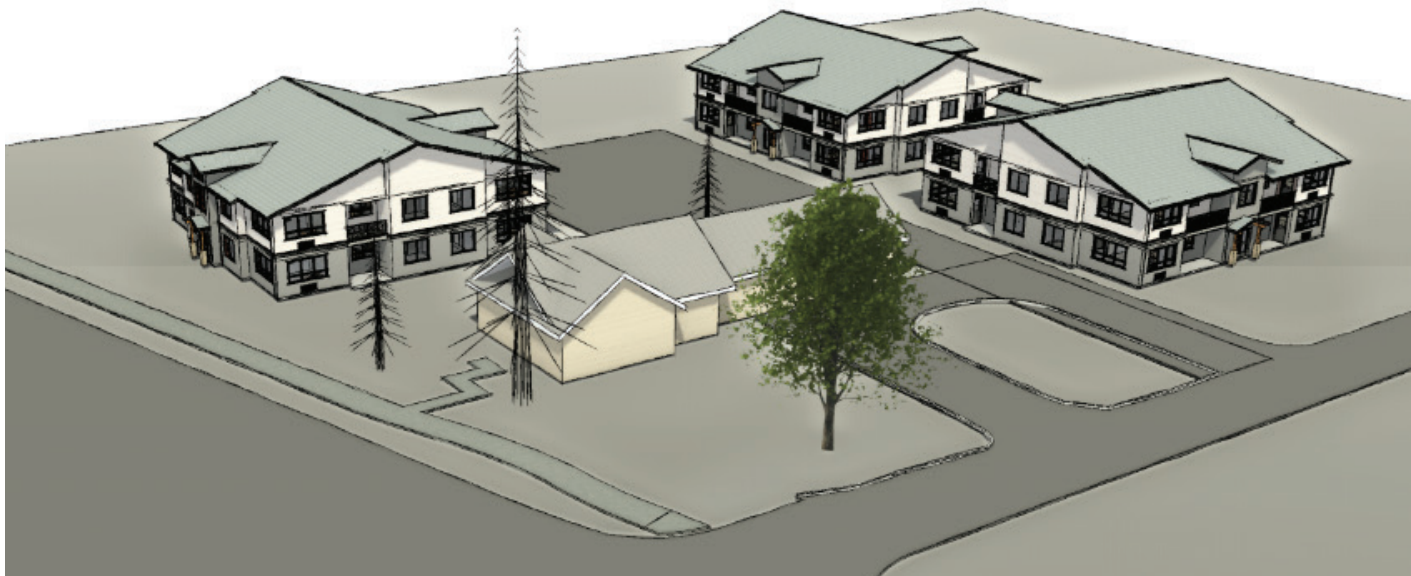
These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

# Concept B: 24 Apartments



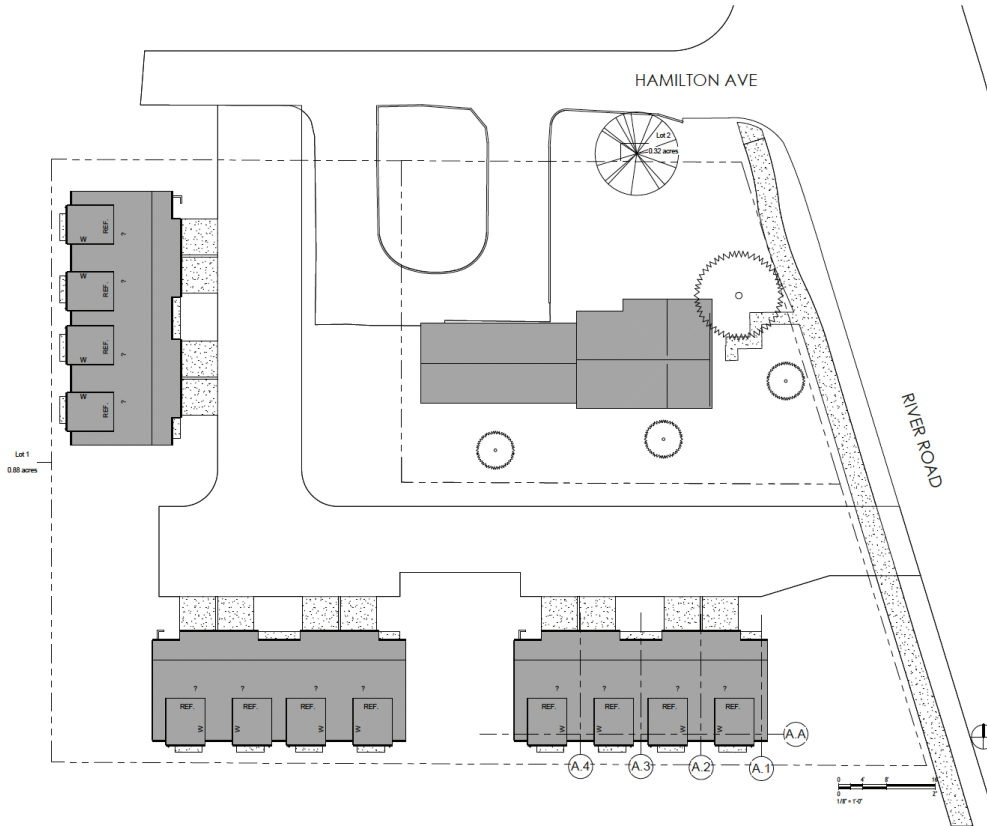
Site Plan  
1/8" = 1'-0"

24 unit Apartment option



These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

# Concept C: 12 Townhomes



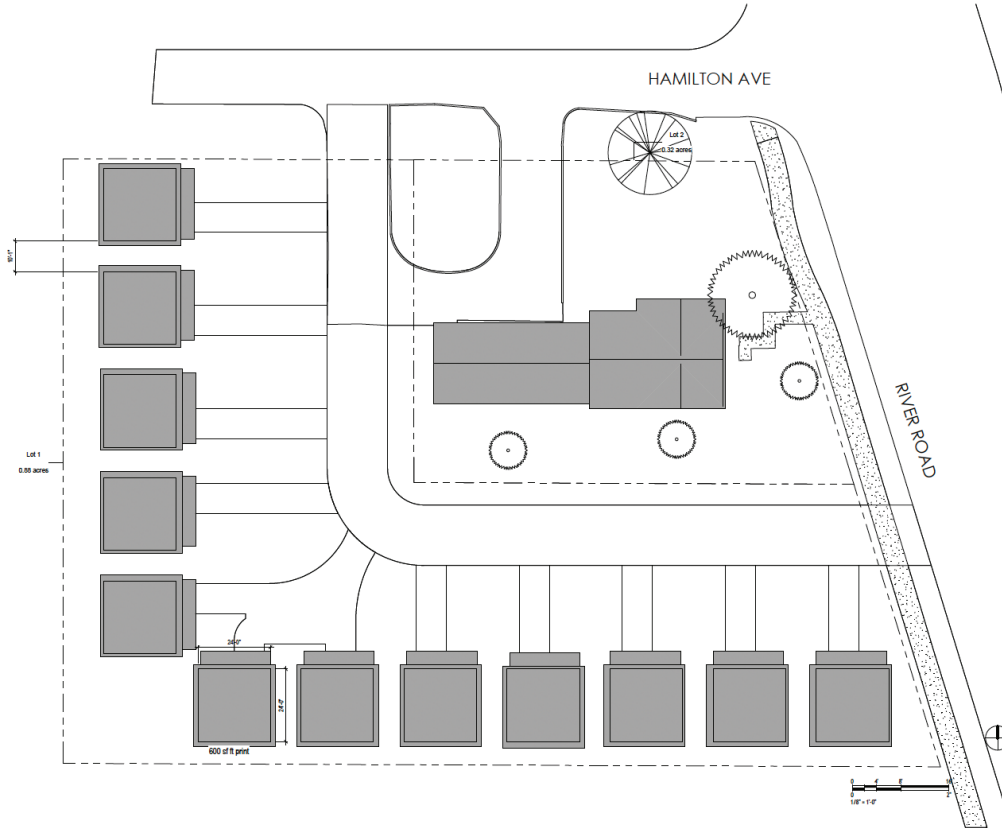
① Site Plan  
1/16" = 1'-0"

12 unit TH option



These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

# Concept D: 12 Cottages



① Site Plan  
1/16" = 1'-0"

12 units Cottage option



These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

**FOR MORE INFORMATION CONTACT**



**AARON BLOOM**  
REALTOR®

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AARON BLOOM REAL ESTATE

Seller is a licensed Realtor