

FOR SALE



107 E 3RD STREET - LOWELL, OREGON 97452

VERSATILE PROPERTY IN THE HEART OF LOWELL OPPORTUNITY FOR INVESTORS, DEVELOPERS, OR OWNER/USER

- BUILDING SIZE: 3,694 SF
- LOT SIZE: 0.41 ACRES
- ZONING: DRA (DOWNTOWN RESIDENTIAL ATTACHED)

Purchase Price: \$375,000



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The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

Well-Located Property Suitable for Redevelopment or Owner Use

107 E 3rd Street - Lowell, Oregon

Located within Lowell's downtown district, this **0.41-acre property** offers flexible potential for a variety of uses—whether you're an investor seeking multifamily income, a developer looking for a centrally located development site, or an owner-user ready to repurpose an existing building.

The property includes a **3,694 sq. ft. structure** (built circa 1970), formerly used as City Hall and the public library. The site is **zoned DRA – Downtown Residential Attached**, allowing for up to **8 multifamily residential units** or adaptive reuse for office, studio, community services, or live/work purposes.

Property Highlights:

- **Lot Size:** 0.41 acres (17,860 sq. ft.)
- **Existing Building:** 3,694 sq. ft. single-story structure
- **Zoning:** DRA (Downtown Residential Attached)
- **Allowed Uses:**
 - Multifamily residential (up to 8 units)
 - Adaptive reuse for office, retail, or studio
 - Owner-occupant opportunity
- **Utilities:** Connected to city infrastructure including fiber internet service
- **Location:** Walkable downtown core, near schools, parks, and Dexter Reservoir/Willamette River
- **Map & Tax Lot:** #19-01-14-22-02204



Smart Investment in a Growing Market

107 E 3rd Street - Lowell, Oregon

Why Invest in Lowell?

Located just 25 miles from Eugene, Lowell offers small-town charm with easy access to urban amenities. The town is known for its proximity to outdoor recreation—Willamette River, Dexter Lake, Fall Creek, and miles of hiking trails—as well as its growing appeal to remote workers, retirees, and families looking for a more affordable lifestyle.

Community Overview:

- **Population:** 1,327 (within 1-mile), 5,207 (5-mile), 10,200 (10-mile)
- **Median Household Income:** \$65,000
- **Median Home Price:** Below Lane County average
- **Housing Market:** Median home values remain below the Lane County average, offering affordability and long-term upside
- **Location:** Just 25 miles from Eugene; access to regional amenities and employment centers

Ideal For:

- Developers seeking a **redevelopment opportunity** in an established community
- Investors looking for **income-producing multifamily potential**
- Owner-users in need of **flexible office or studio space**
- Civic or nonprofit groups seeking a **walkable downtown location**
- Visionaries who want to create something meaningful in a **connected, small-town setting**



Lowell, Oregon

Live local. Build smart. Invest in Lowell.

Located along the shores of Dexter Lake, Lowell, Oregon, is a small town with a strong sense of community. Locals and visitors enjoy a variety of annual events, including the popular Blackberry Jam Festival, the Covered Bridge Regatta, and exciting summer boat races. Seasonal celebrations like the Christmas Parade and Tree Lighting bring people together and create a welcoming, close-knit atmosphere—making Lowell a great place to live and grow.

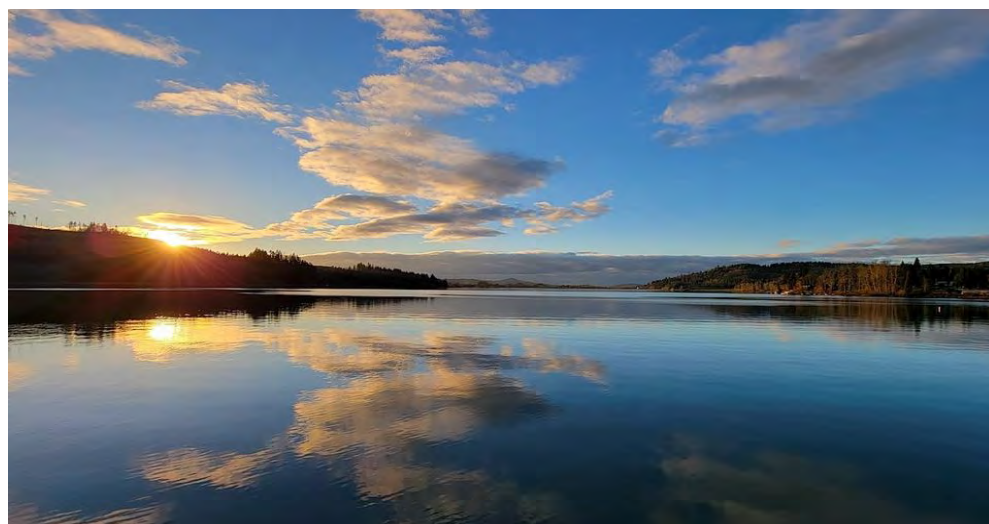
A Thriving Business Community

The city boasts a vibrant local economy, anchored by a wide array of locally owned businesses. Community staples like the locally owned market, with a large variety of fresh food, grocery and household needs including fuel, a beloved restaurant, and a cozy coffee shop serve residents and visitors daily. The industrial park houses several manufacturing companies and skilled trades, contributing to the city's strong economic backbone. Additionally, cottage industries thrive here, supporting local service providers such as a boutique salon, a personal training studio, and a charming florist. Together, these businesses create a dynamic and supportive environment for entrepreneurship and community connection.

Education with Options and Excellence

The Lowell Public School District is dedicated to providing diverse educational opportunities for students and families. Established in 1930 on land generously donated by the Wetleau family, the district continues to honor its legacy through a commitment to quality education.

Families can choose from a traditional K–12 public school experience or two innovative charter options. Mountain View Academy offers a K–8 in-school charter setting, while Bridge Charter Academy provides a flexible hybrid model, blending at-home learning with weekly on-campus check-ins. Across all schools, students benefit from academic rigor, personalized attention, and small class sizes designed to support their success.



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Surrounding Community Amenities

107 E 3rd Street - Lowell, Oregon

Education & Community Resources

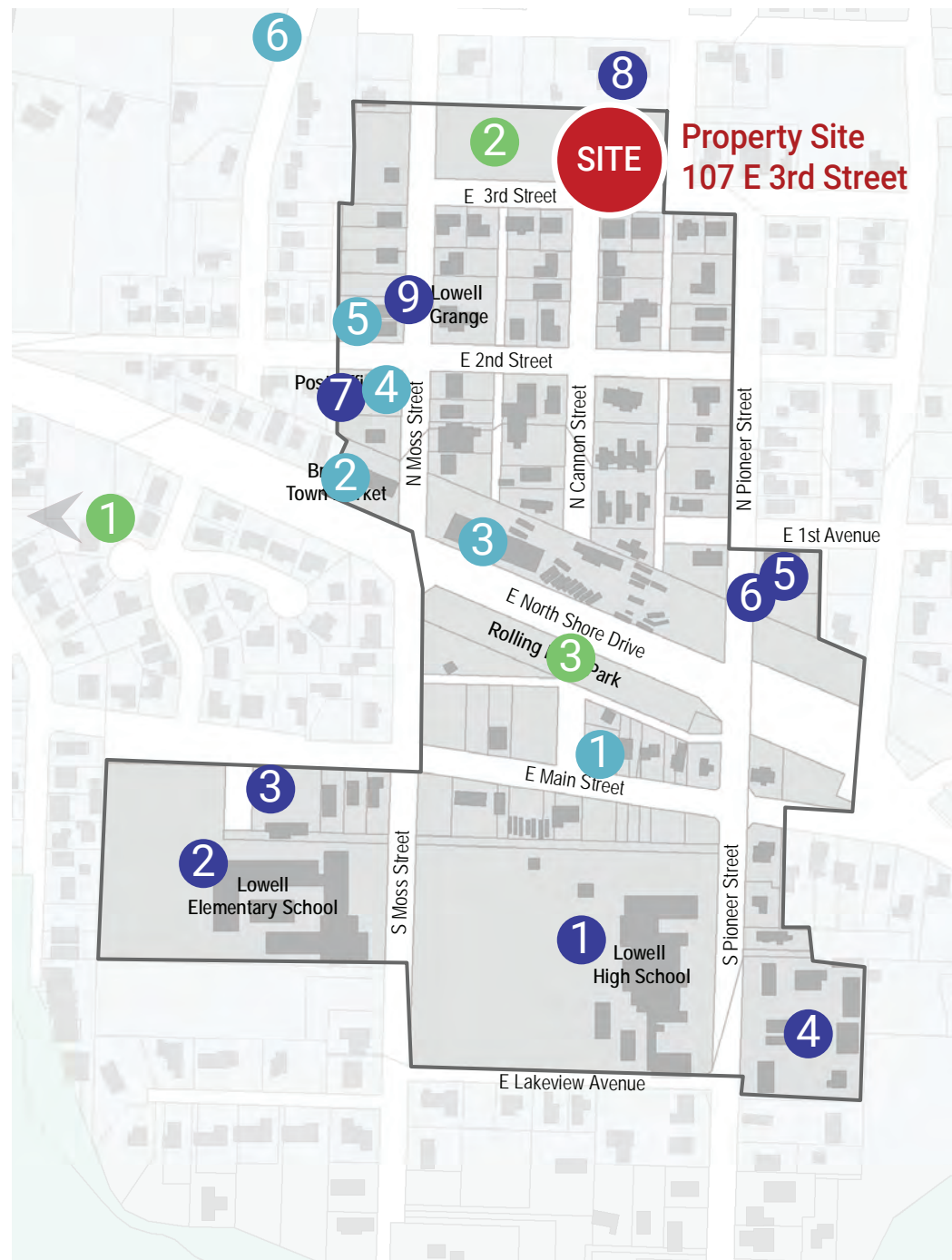
- ① Lowell High School (7-12)
- ② Lundy Elementary School (K-6)
- ③ Mountain View Academy – In-person K-12 learning
- ④ Bridge Charter Academy – K-12 with flexible options
- ⑤ Maggie Osgood Public Library
- ⑥ City Hall
- ⑦ Lowell Post Office
- ⑧ Lowell Fire Department
- ⑨ Lowell Grange

Parks & Recreation

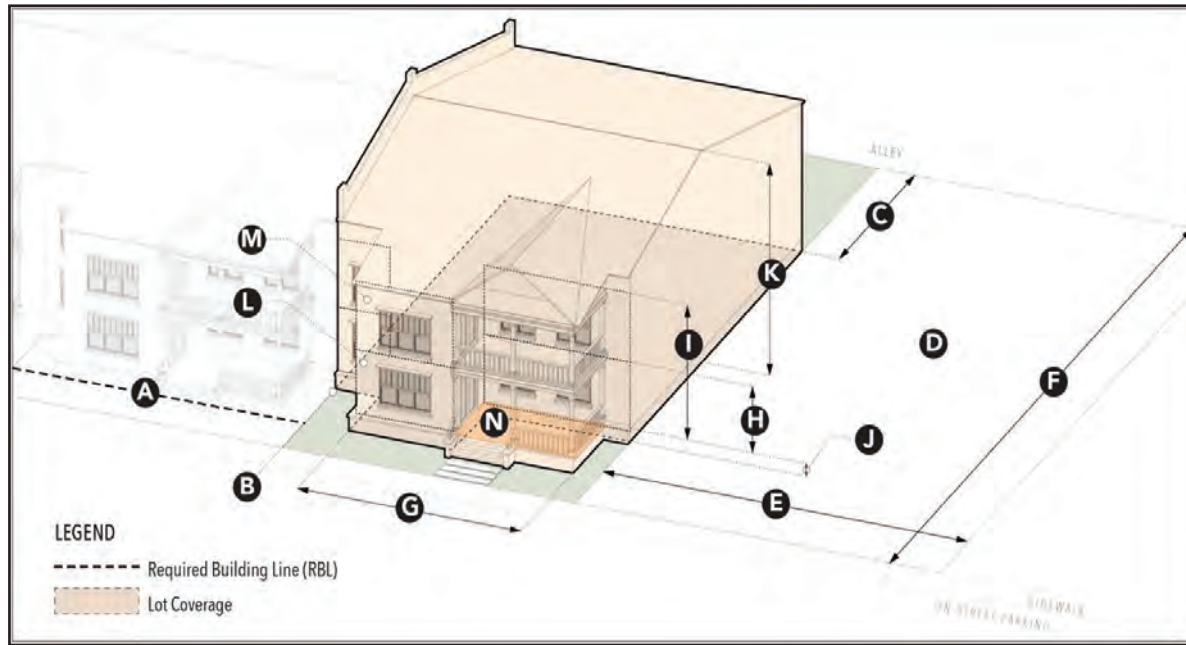
- ① Lowell State Recreation Site - Dexter Lake
- ② Paul Fisher Park
- ③ Rolling Rock Park

Local Businesses Nearby

- ① Stomping Grounds Coffee Stop
- ② Bridge Town Market
- ③ Bridgeway Construction
- ④ Armando's Mexican Restaurant
- ⑤ Lowell Mini-Storage
- ⑥ Lowell Industrial Park



Downtown Residential Detached Building Standards Sheet



Notes

- Uses that create odor, dust, smoke, noise, or vibration that is perceptible beyond the property boundaries are prohibited.
- Primary building entrance must be located along the Required Pedestrian Entry Zone and oriented to the street.
- Maximum lot coverage includes accessory buildings, provided that any patio structure used solely for open space and swimming pool not structurally covered shall not be counted as a structure for measuring coverage.
- Maximum building height excludes basements and daylight basements. Accessory buildings are limited to one story.
- Off-street parking, drives, garages, and other vehicle areas must be oriented to and accessed from an alley, or located behind or to the side of the building; they shall not be placed between buildings and streets.
 - Attached and detached garages shall be oriented to and accessed from an alley
 - When no alley exists, garages shall be tucked under the first story and accessed from the front or side of the property if set back a minimum of 20 ft from the front or 10 ft from the side.
- Residential uses entirely above the ground floor must have a balcony at least four feet deep.

Use (see Note 1)

Ground/upper floor: residential, commercial (retail, service, office)

Placement

Front required building line (RBL)	5 - 15 ft; the front-most part of the building (i.e. wall, front porch) must be built to RBL	A
Side setback	5 ft min.	B
Rear setback	5 ft min.; 0 ft min. when abutting an alley	C

Coverage

Lot area	2,000 sf min.	D
Lot width	20 ft min.; 30 ft min. for corner lots	E
Lot depth	1.5x lot width or 100 ft, whichever is less	F
Lot coverage	60% max.; see Note 3	
Primary street facade built to RBL	80% min. of RBL length when applicable	G

Height

Minimum number of floors	2 floors	H
Maximum number of floors	3 floors	I
Ground floor elevation	18 in min. above sidewalk (recommended, but not required).	J
Building height	subject to Fire Chief approval.; see Note 4	K

Facade Transparency

Ground floor	40% of facade area min.	L
Upper floors	40% of facade area min.	M

Porch / covered stoop

Dimension	6 x 6 ft min. for each primary entry	
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Parking

Number of spaces	no min. requirement; see Note 5	N
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INITIAL AGENCY DISCLOSURE

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

the licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

To deal honestly and in good faith;

To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

Seller's agent owes the seller the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the seller;

- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the buyer;
- (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (1) To disclose a conflict of interest in writing to all parties;
- (2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- (3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.