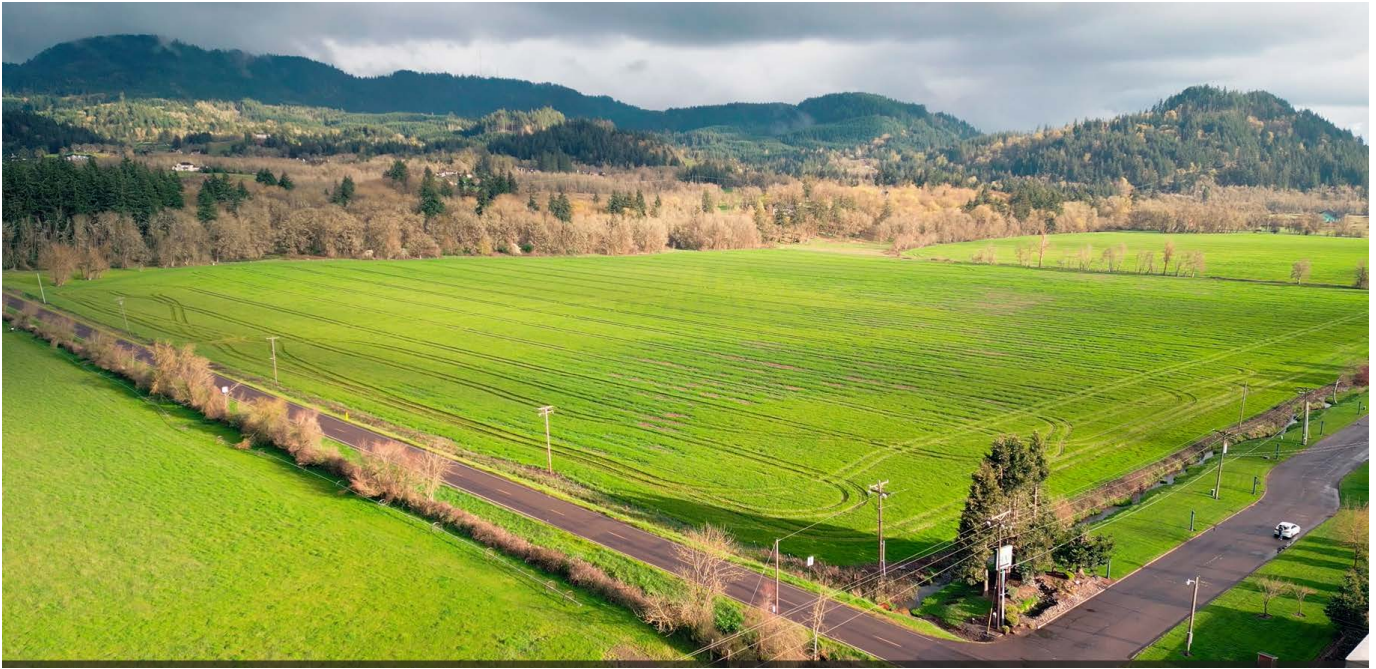


107 Acres - DEVELOPMENT LAND FOR SALE



Van Duyn Road, Coburg OR 97408

LOCATION OVERVIEW

Coburg, just 5 miles from Eugene, the home of the University of Oregon and at the end of the Willamette River valley. The Subject Property is located 500 feet from the Coburg I-5 Interchange. This interchange is the first interchange north of the Eugene/Springfield Metro area. Coburg is a community that is ripe for clean responsible growth.

HIGHLIGHTS

- 107.5 acres
- Annexed into the City of Coburg in March of 2022
- Zoned Light Industrial
- 20 acre parcel minimum
- City provided utilities
- Wetlands certified delineated and mitigated
 - 13 acres - to be mitigated off-site
- Received \$2 Million grant from State of Oregon for infrastructure development.
- Anticipated to be shovel-ready - Summer 2024

UTILITIES

- Electric - EPUD - 2MW Capacity
 - Upgradable Distribution Lines
- Natural Gas - NW Natural - 85,000 MCF
- Water - City of Coburg Supplied
- Wasterwater - City of Coburg
- Fiber Optics - Available to site

PROPERTY OVERVIEW

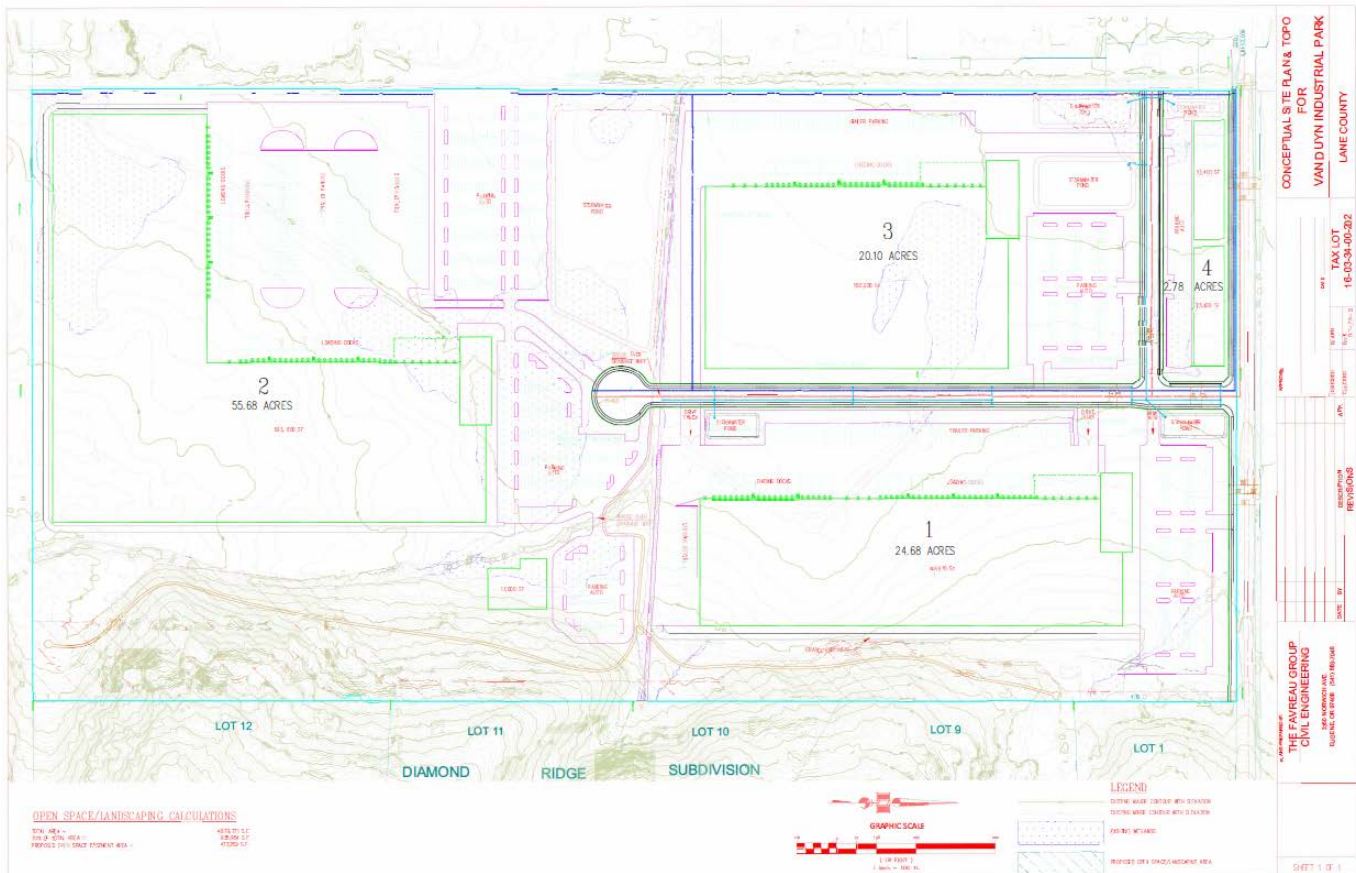
I-5 Willamette Valley acreage annexed into the City of Coburg for Large Lot Light Industrial Construction



ADDITIONAL INFORMATION

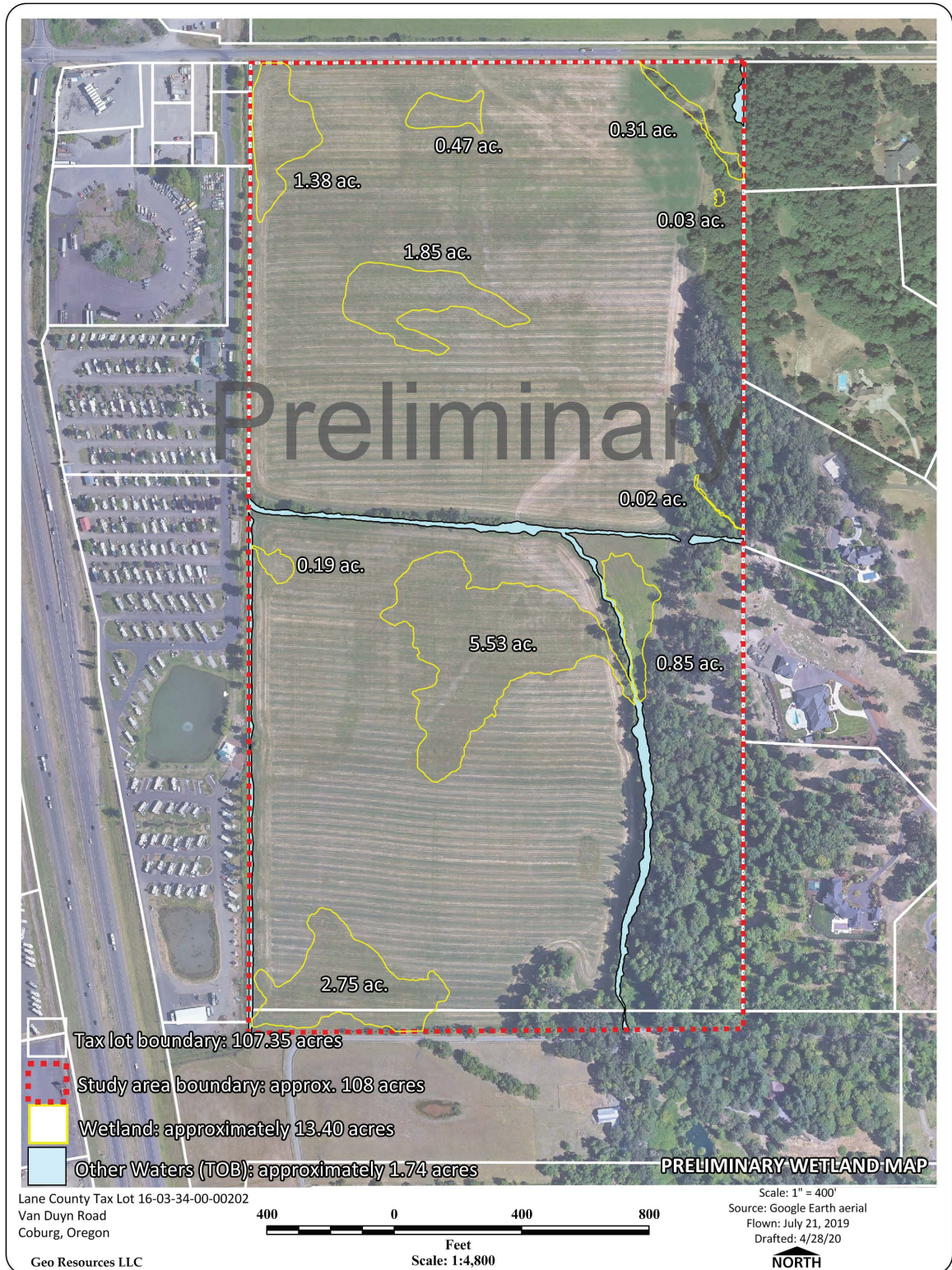
Development Land Coburg Oregon

3-Site Plan



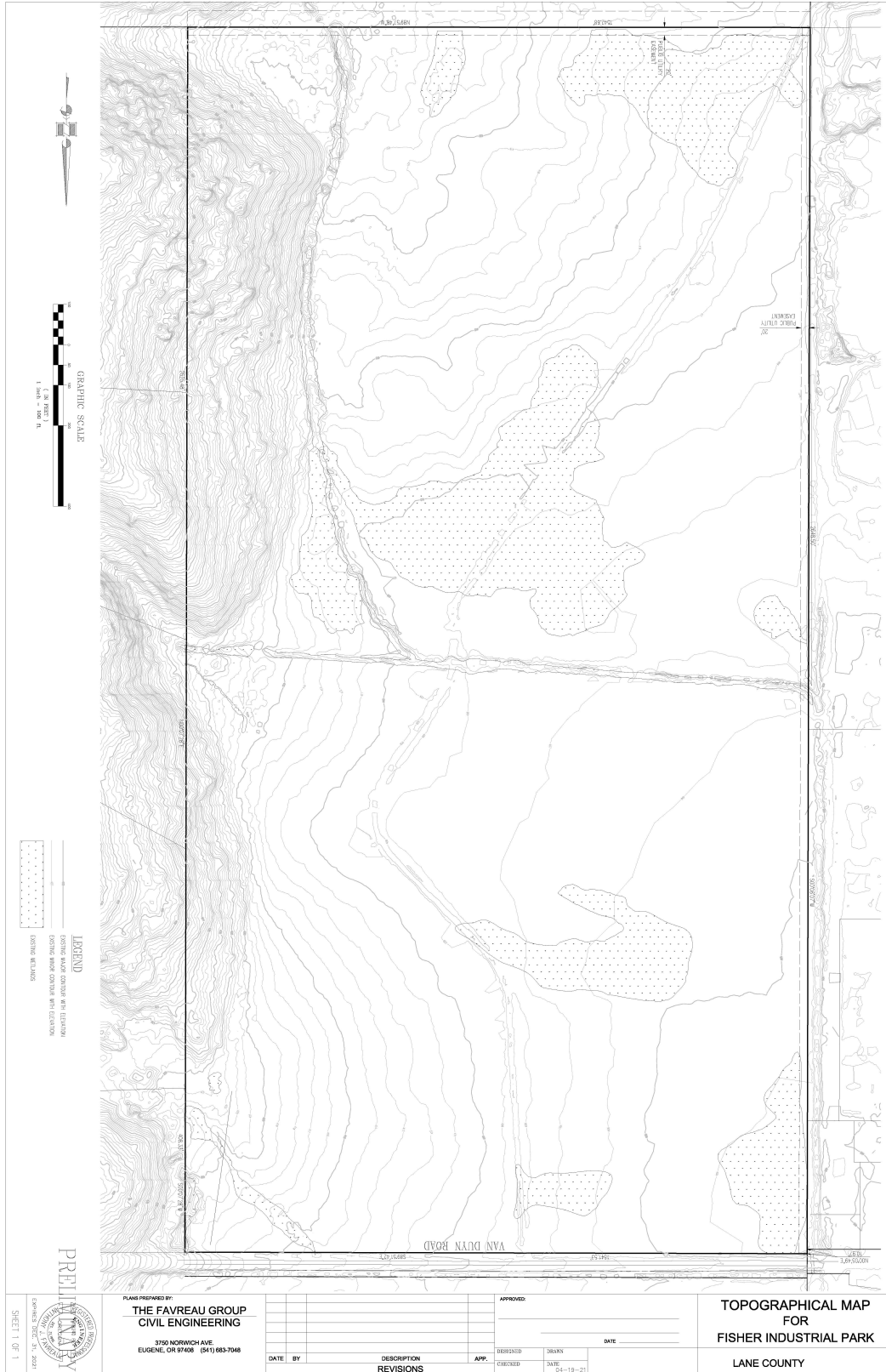
ADDITIONAL MAPS

Development Land - Coburg, Oregon



ADDITIONAL MAPS

Development Land - Coburg, Oregon



PRELIMINARY
 SHEET 1 OF 1
 EXPIRES 12/31/2021

PLANS PREPARED BY:
THE FAVREAU GROUP
CIVIL ENGINEERING
 3750 NORWICH AVE.
 EUGENE, OR 97408 (541) 683-7048

DATE	BY	DESCRIPTION	APP.
		REVISIONS	

APPROVED:	
DATE	
DRAWN	
CHECKED	
DATE	04-19-21

TOPOGRAPHICAL MAP
FOR
FISHER INDUSTRIAL PARK
 LANE COUNTY

ADDITIONAL MAPS

Development Land - Coburg, Oregon

