

# HIGHWAY 99

## EUGENE, OR



**FOR SALE**

## Development Land

~~\$1,695,000~~ **\$1,175,000**

**Isaac Grant, CCIM | Broker**  
+1 (541) 525-6907 | isaac@cwwalker.net

**Mark Harvey | Principal Broker**  
+1 (541) 232-5449 | Hybrid Real Estate



**Sale Price: \$1,175,000**

## Property Details:

- *Zoned R-1 - 9.88 acres total*
- *Map & Taxlot: 1704152301401;  
1704152301400; 1704152301402*

[Click Here](#) For Virtual Tour

9.88 acres of vacant land across three tax lots, zoned for residential development, at the corner of Highway 99 & Jessen Dr in Eugene. Located in the West Eugene Enterprise Zone. Expansive property offering excellent visibility and accessibility, with direct access to downtown Eugene and the Eugene Airport, as well as convenient connectivity to I-5 via Beltline. Ideal for a variety of residential projects, subject to city planning approvals. Preliminary site plans for a 42 unit townhome development have been reviewed with the City. A planned unit development (PUD) of 132 units already has City approval. Utilities are available at the street, streamlining the development process. Perfect opportunity for developers or investors looking to capitalize on the growing housing market in Eugene. Member of selling entity is a licensed real estate broker in the State of Oregon.

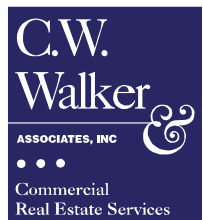
Buyer to conduct their own due diligence.



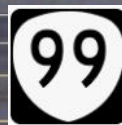
**Highway 99, Eugene, OR**

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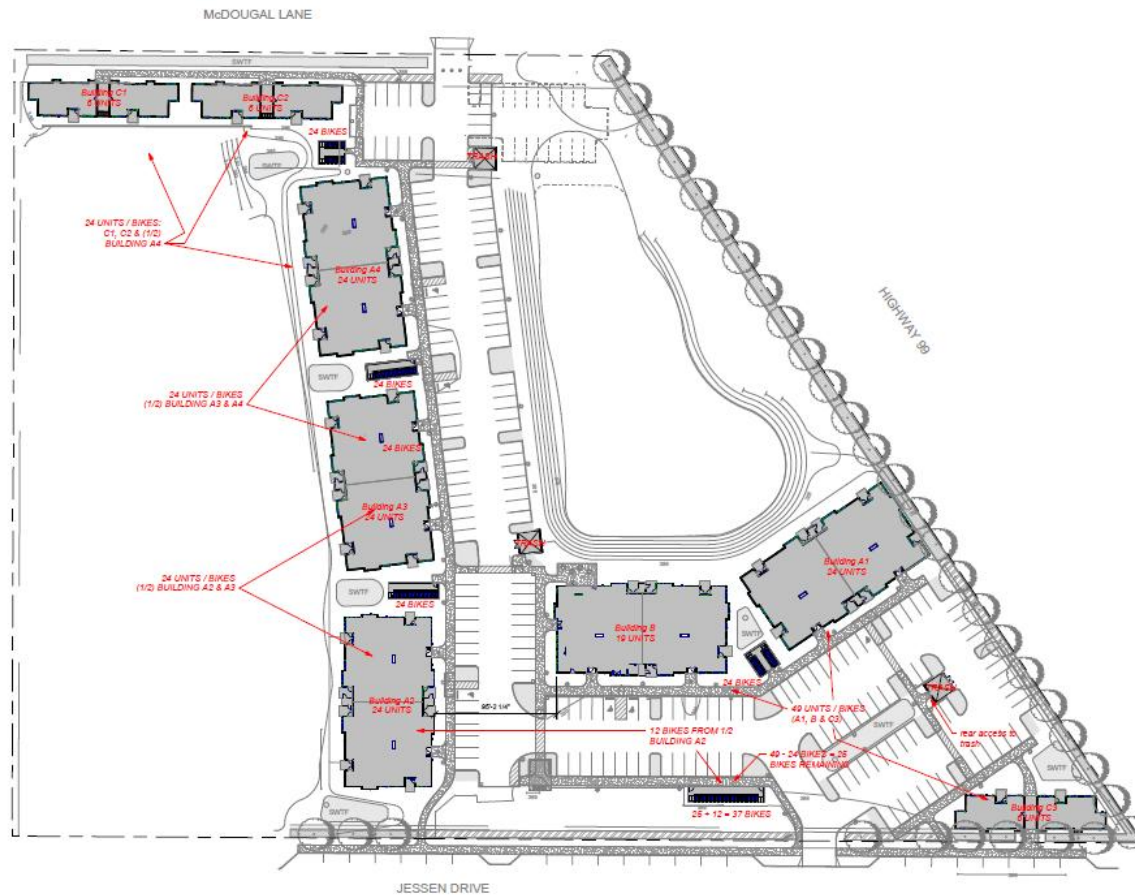
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1 Site Plan  
1" = 40'-0"



Drake River Jessen LLC

NOT FOR CONSTRUCTION

Revision Schedule		
No.	Description	Date

PRINT DATE THIS SET  
3/1/2023 1:06:09 PM

ISSUE DATES

Permit  
Construction  
Revision  
Misc.

**DUSTRUD**  
architecture

1422 Pearl Street  
Eugene, Oregon 97401  
541.338.8544  
dustrudarchitecture.com

The Client hereby warrants that the information provided herein is true and correct to the best of their knowledge and belief. The Client also warrants that the information provided herein is not to be used for any other purpose without the written consent of Dustrud Architecture.

DRAWN BY: POMS  
CHECKED BY: PD

**Jessen**  
Jessen Rd  
Eugene OR

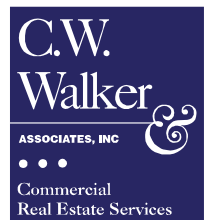
SHEET TITLE  
Architectural Site  
Plan

SHEET NO.  
**A001**

## Site Plan - 132 Unit Apartment Complex

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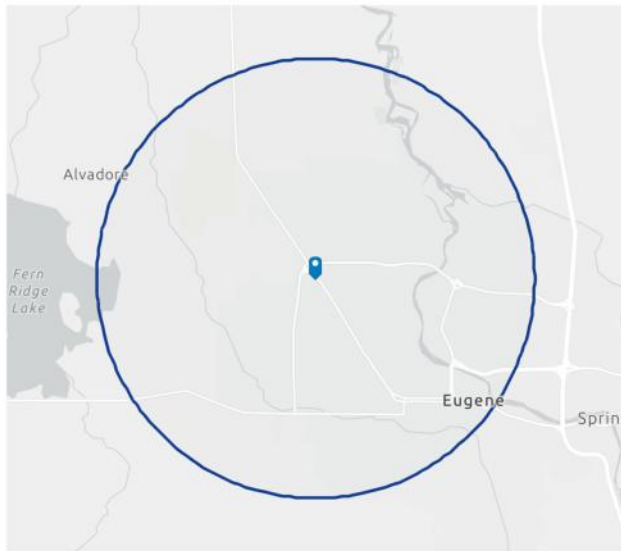
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# Population Trends and Key Indicators

Highway 99 N  
Ring of 5 miles



140,916

Population

58,454

Households

2.31

Avg Size  
Household

41.3

Median  
Age

\$73,643

Median  
Household Income

\$466,519

Median  
Home Value

75

Wealth  
Index

61

Housing  
Affordability

## MORTGAGE INDICATORS



\$10,368

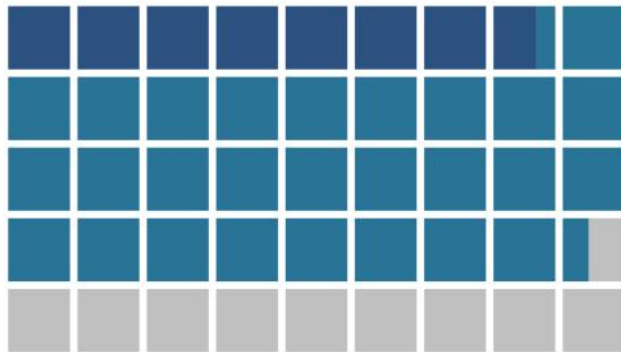
Avg Spent on Mortgage &  
Basics



39.7%

Percent of Income for  
Mortgage

## POPULATION BY AGE



■ Under 18 (17.1%) ■ Ages 18 to 64 (61.6%)  
■ Aged 65+ (21.3%)

## POPULATION BY GENERATION



5.1%

Greatest Gen:  
Born 1945/Earlier



20.8%

Baby Boomer:  
Born 1946 to 1964



18.8%

Generation X:  
Born 1965 to 1980



26.2%

Millennial:  
Born 1981 to 1998



21.0%

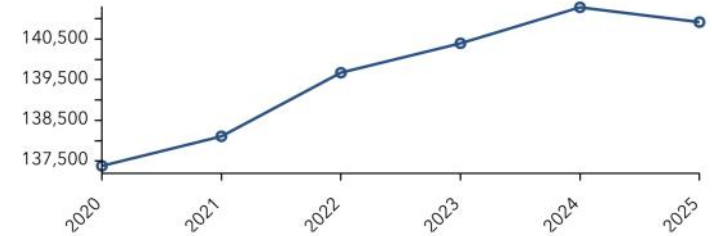
Generation Z:  
Born 1999 to 2016



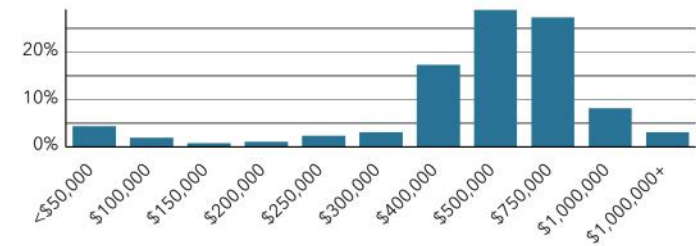
8.1%

Alpha: Born  
2017 to Present

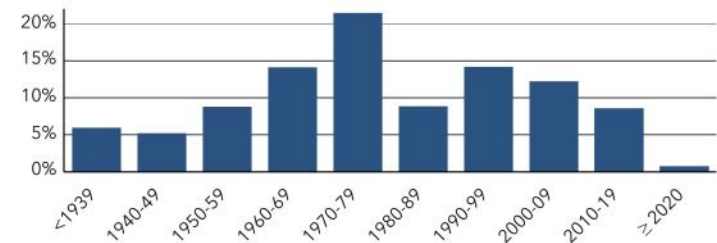
## Historical Trends: Population



## Home Value



## Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

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*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 reasonable 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
- 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:

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 the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller 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 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 the buyer is already a party to a contract to purchase; and
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 the 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.*

Revised 9/9/2013