

# Multi-Family Development Site

250-266 SOUTHWEST CUMMINGS AVENUE | CORVALLIS, OR 97333

**REDUCED PRICE!**

LOT #2

LOT #3

LOT #1

**FOR SALE**

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SW CUMMINGS AVE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

# FOR SALE

250-266 Southwest Cummings Avenue, Corvallis, OR 97333



## PROPERTY DESCRIPTION

The Southwest Cummings Avenue properties are located in the area of South Corvallis. Characterized by having direct access and proximity to OR 99W, a main artery to the city, the properties are neighbored by commercial activity to the east and largely residential to the west. With that, the location provides easy access to major thoroughfares such as Corvallis-Lebanon Highway 210 + Philomath Boulevard and nearby shopping centers, restaurants, and entertainment options.

## LOCATION DESCRIPTION

The properties are located in South Corvallis, OR. Almost directly off of OR 99W, the properties are highly accessible to both commercial & residential traffic, and share a proximity to both uses.

Transportation in the area is convenient, with multiple bus routes connecting South Corvallis to other parts of the city. Additionally, the neighborhood's proximity to Oregon State University, situated just north of South Corvallis, offers easy access to cultural and educational resources.

## OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	4.66 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	995	3,599	7,180
Total Population	2,316	8,382	18,050
Average HH Income	\$57,579	\$53,458	\$52,033



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## MUE ZONING

[Click here to read more about MUE Zoning.](#)

## OPPORTUNITIES

**Urban Renewal** - The properties lie in a new urban renewal district that may support projects with affordable housing. For details, contact Brigetta Olson at [brigetta.olson@corvallisoregon.gov](mailto:brigetta.olson@corvallisoregon.gov) or (541) 766-6555.

## CHALLENGES

**Public Improvements** - Public improvement requirements would be determined with Public Works. The City will likely require right-of-way dedication and construction of a ¾-improved street along the full frontage, and may allow a local improvement district for partial reimbursement. For sites over 2 acres, a north-south local street would also likely be required.

**Floodplain** - About 40% of the site lies in the 100-year partially protected floodplain, regulated by LDC 4.5, which requires volumetric fill exchange and specific building design. For details, contact Lisa Franklin at (541) 766-6542 or [lisa.franklin@corvallisoregon.gov](mailto:lisa.franklin@corvallisoregon.gov).

**Riparian Corridor** - A Highly Protected Riparian Corridor runs along the southern boundary. Under LDC 4.13, development is prohibited within 100 feet of the Mill Race's top of bank.



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