

# Multi-Family Land For Sale

0 NE Edenbower Boulevard  
Roseburg, OR 97470



## Property Description

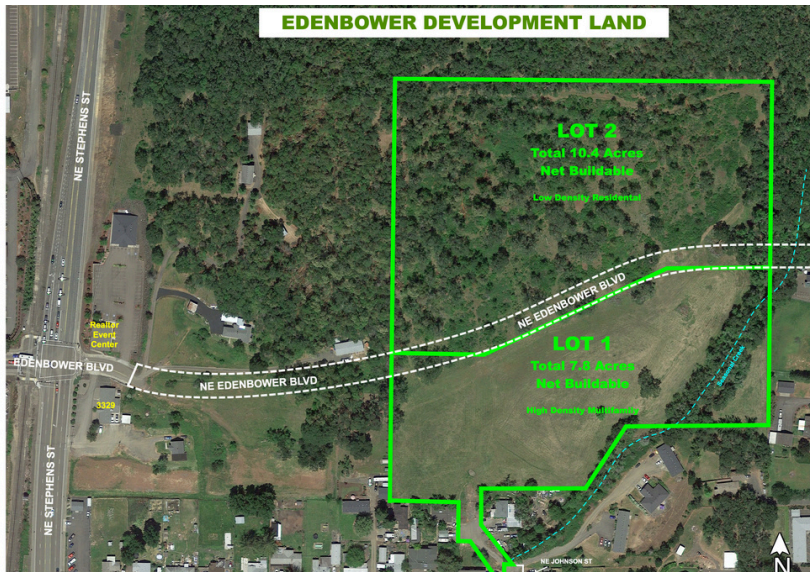
One of the most needed and exceptional multifamily development sites in the entire state of Oregon. This development land is 7.8 net buildable acres zoned high-density multifamily plus 10.4 net remaining acres of hillside zoned low-density residential with spectacular south-facing views. This multifamily site can be expanded as much as 3.95 acres, for a potential total of 11.75 buildable acres, by optionally purchasing adjacent lots available. Seller will carry with very flexible terms. The second hillside lot can be purchased concurrently with a multifamily lot, but with separate terms. An intensive due diligence study of the site has already been completed, with all the information needed to make a completely informed decision. Contact the listing broker for a complete package.

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## Property Pricing

Lot 1:	R70779, R145651	\$900,000
Lot 2:	R70751, R70772	\$240,000
Lots 1 & 2:	All 4 Tax Lots	\$1,100,000

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## Property Details

Lot 1: R70779, R145651	8.28 Acres	Zoning = MR40
Lot 2: R70751, R70772	11.57 Acres	Zoning = R7.5

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## PROPERTY PHOTOS



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## REGIONAL INFORMATION

### ABOUT ROSEBURG, OREGON

**Population:** 23,701

**County:** Douglas County

Roseburg is situated at the heart of the Hundred Valleys of the Umpqua in scenic, Southwestern Oregon. On Interstate 5, it is 67 miles south of the state's second largest city, Eugene, and 123 miles north of the California border. Traveling by State Highway 38/138 or 42, Roseburg is about 80 miles inland from the Pacific coastal communities Reedsport and Coos Bay. Highway 138 continues east from the city along the North Umpqua river. It is 79 miles to Diamond Lake at the summit of the Oregon Cascades and just 20 miles more to Crater Lake National Park.

The Hundred Valleys of the Umpqua have been compared geographically and climatologically with Italy and Southern France. Extremes of heat and cold are rare. The summer humidity is low and snowfall is rare on the valley floor. The normal growing season is 217 days. Roseburg enjoys one of the lowest average wind velocities in the United States.

Roseburg is the county seat and largest city in Douglas County. The population is 24,915 with an urban daytime population of approximately 60,000. Roseburg is the hub of retail, government activity and medical services for Central Douglas County. The City is served by Roseburg School District #4, which has an excellent reputation and community support. Umpqua Community College is 5 miles north of the City and offers a varied curriculum with extensive adult education and community oriented classes. Multiple locations at the college are available for cultural activities, and there is a thriving community theater group with its own venue in a city park. The city boasts numerous park areas, including tennis courts, soccer and ball fields, a 9-hole golf course, skate park, disc golf course, dog park and walking trails.



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