

OFFICE/MEDICAL DEVELOPMENT LAND

Irving Road

Santa Clara Avenue

River Road

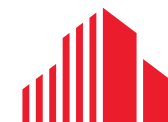
Beltline Highway



FOR SALE | 1.75 ACRES

**2484 RIVER RD**

EUGENE, OR 97404



**CUSHMAN &  
WAKEFIELD**

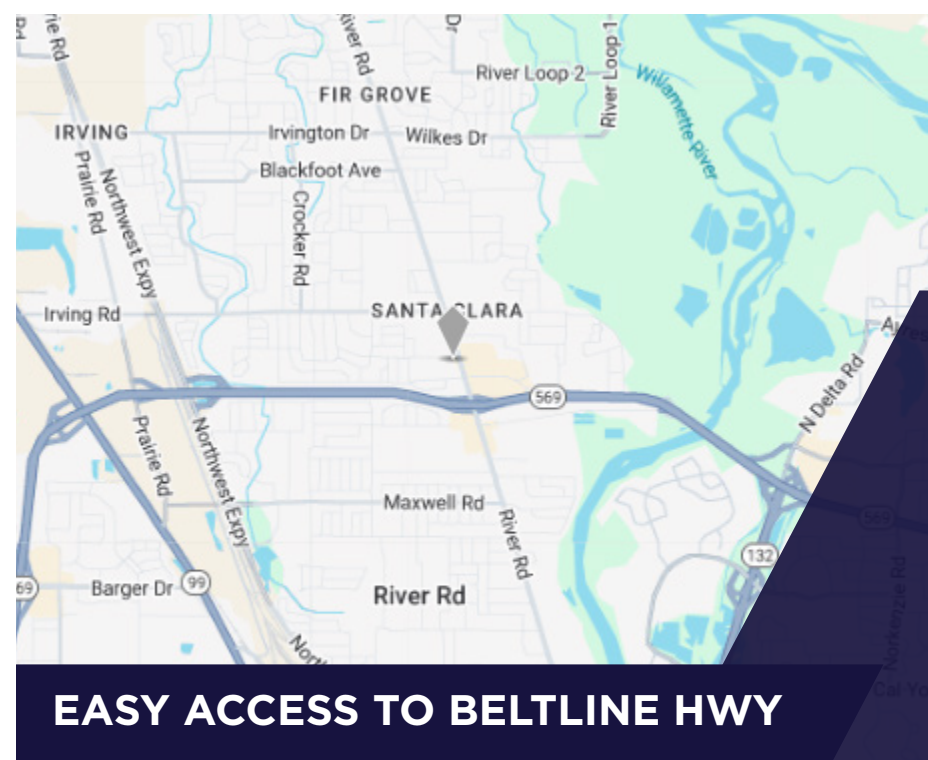
# 2484 RIVER RD

## EUGENE, OREGON 97404

### Property Features

This is approximately 1.75 acres of vacant land which shares a tax lot with the Santa Clara Family Medicine building, located at 2484 River Rd, Eugene, OR 97404. **Sale is subject to a property partition process.**

- Price: \$1,800,000
- Tax Lot #: 17-04-11-44-06000
- Located within Eugene city limits and Urban Growth Boundary
- Part of a 3.55-acre tax lot (western vacant portion)
- Minimal flood hazard (Zone X)
- Excellent access to River Rd services, transit, and amenities
- Zoned as GO/SR (General Office/Site Review)



2484 RIVER ROAD  
EUGENE, OR



NORTHWEST EXPRESSWAY  
RANDY PAPÉ BELTLINE  
569  
99

RIVER ROAD  
132

RANDY PAPÉ BELTLINE  
569

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