

**FOR SALE**



**11 RIVER AVENUE - EUGENE, OREGON 97404**

## COMMERCIAL ZONED LAND DEVELOPMENT OPPORTUNITY

- 1.92 ACRES OF C-2 ZONED LAND
- RIVER ROAD FRONTAGE
- PRIME COMMERCIAL SITE READY FOR DEVELOPMENT

*Purchase Price:* \$2,997,000

*For more information contact:*

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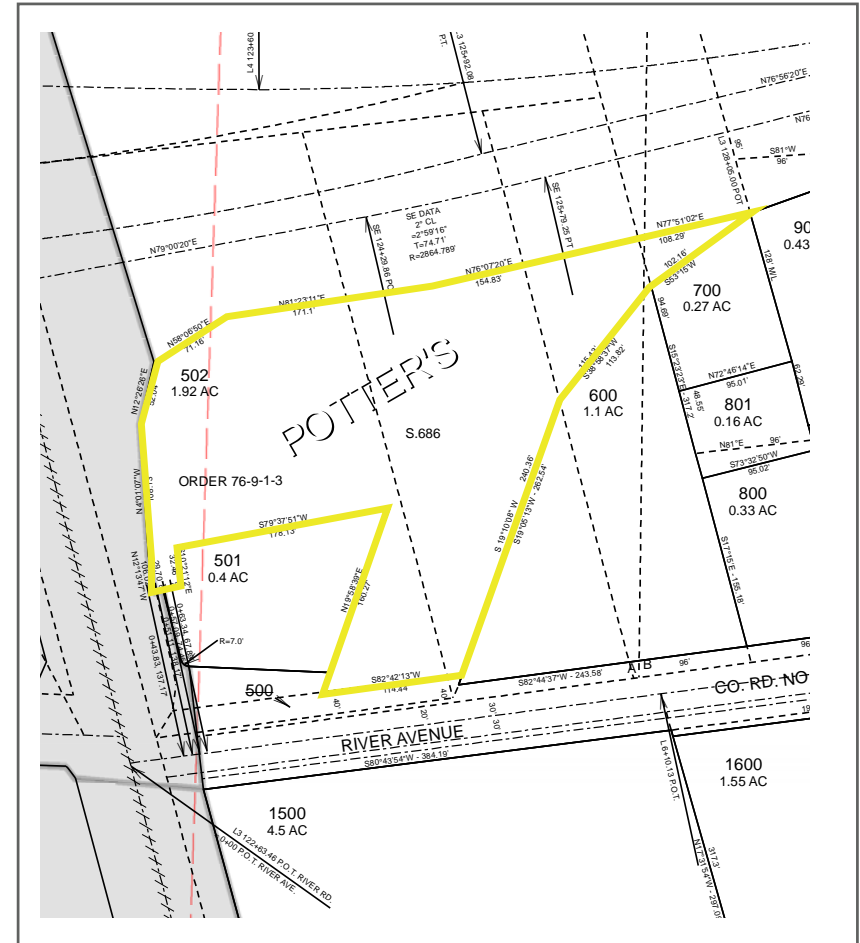
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# DEVELOPMENT OPPORTUNITY

Available for purchase is a large commercial development site in Eugene, Oregon. The 1.92-acre property is situated at the intersection of River Road and Beltline Hwy, a significant connection between I-5 and Hwy 126. River Road is a primary retail corridor in Eugene, and it's expected to continue driving residential growth, making this site suitable for commercial development.

- TAX LOT #: 17-04-13-22-00502
- LOT SIZE: 1.92 AC
- UTILITIES: All utilities and power are hooked up to site
- ZONING: C-2 (Community Commercial)
- PROPERTY TAX: Currently tax exempt due to public ownership





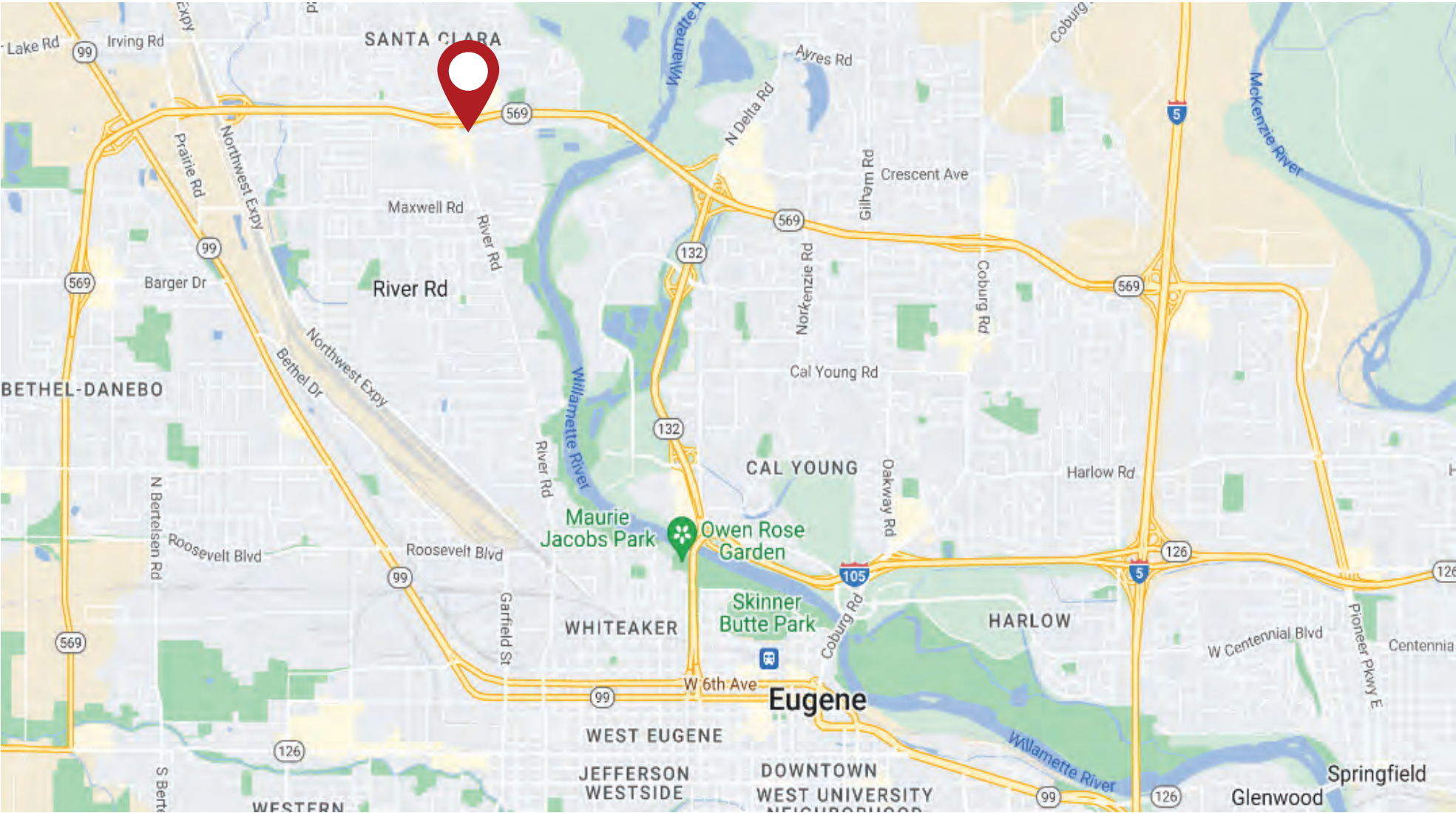
# PROPERTY LOCATION

- Excellent traffic counts
- Site sits at freeway intersection
- Established retail area
- Close to North Eugene High School & surrounding neighborhoods





# PROPERTY LOCATION



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

