

# 107 Acres - DEVELOPMENT LAND FOR SALE



## Van Duyn Road, Coburg OR 97408

### LOCATION OVERVIEW

Coburg, just 5 miles from Eugene, the home of the University of Oregon and at the end of the Willamette River valley. The Subject Property is located 500 feet from the Coburg I-5 Interchange. This interchange is the first interchange north of the Eugene/Springfield Metro area. Coburg is a community that is ripe for clean responsible growth.

### HIGHLIGHTS

- 107.5 acres
- Annexed into the City of Coburg in March of 2022
- Zoned Light Industrial
- 20 acre parcel minimum
- City provided utilities
- Wetlands certified, delineated and mitigated
  - 13 acres - Mitigated offsite - Winter 2024
- Received \$2 Million grant from State of Oregon for infrastructure development.
- Anticipated to be shovel-ready - Spring 2026
- Water brought to site - Winter 2024
- Sewer, Road Entrance to be completed - Spring 2026

### UTILITIES

- Electric - EPUD - 2MW Capacity
  - Upgradable Distribution Lines
- Natural Gas - NW Natural - 82,000 MMBTU
- Water - City of Coburg Supplied
- Wasterwater - City of Coburg
- Fiber Optics - Available to site

### PROPERTY OVERVIEW

I-5 Willamette Valley acreage annexed into the City of Coburg for Large Lot Light Industrial Construction



# ADDITIONAL INFORMATION

Development Land Coburg Oregon

## Utilities Detail

### Electricity

- EPUD - Tyler Boehringer
- Distribution line voltage - 20,800 kV
- Available existing capacity - 2.0 MW
- Anything over 2.0 MW would require upgraded distribution lines
- Distance to substation - 4 Miles
- Ability to upgrade if needed

### Natural Gas

- NW Natural Gas - Raymond Edwards
- Capacity - 820 Th/Hr (82 MMBTU/Hr)
- Pressure of line - 60 psig
- Distribution line size - 6 Inches
- Distance to distribution line - 2 Feet
- Ability to upgrade if needed

### Water

- City of Coburg - Brian Harmon
- Capacity - 500,000 gallons per day
- Water line size - 12 Inches
- Water line to be brought to property and extended along western boundary in Summer 2024
- Coburg has potential to upgrade capacity with outside water provider based on demand.

### Wastewater

- City of Coburg - Brian Harmon
- Distance to sewer line - 200 feet
- Capacity - 200,000 gallons per day
- Coburg has potential to upgrade capacity based on demand.

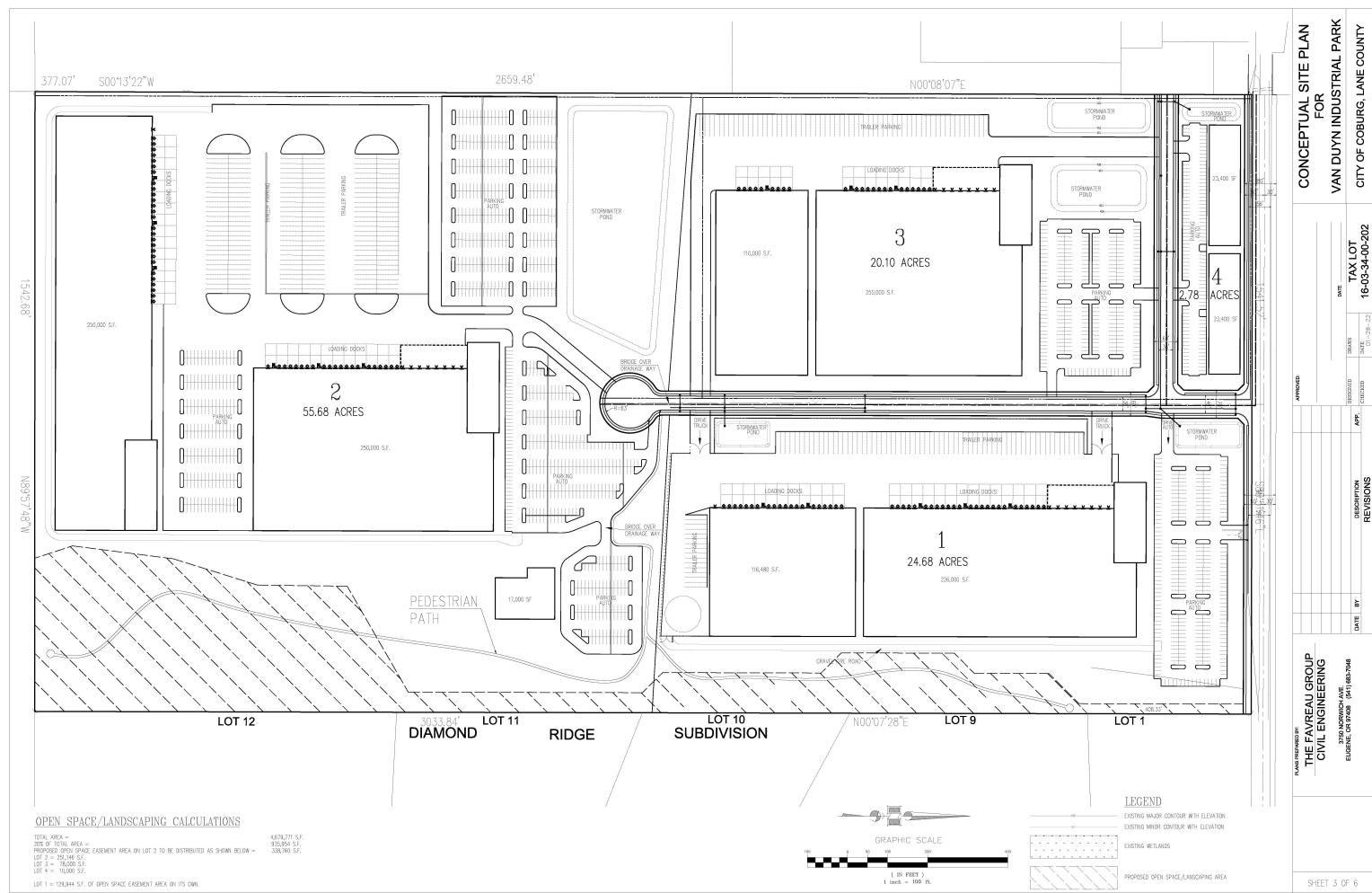
### Fiber

- Providers - DFN and Hunter
- DFN and Hunter both have service on west side of Interstate 5
  - Looking to bring service over to our property

## ADDITIONAL INFORMATION

## Development Land Coburg Oregon

## 3-Site Plan



#### OPEN SPACE/LANDSCAPING CALCULATIONS

TOTAL AREA = 200' OF TOTAL AREA =  
PROPOSED OPEN SPACE EASEMENT AREA ON LOT 2 TO BE DISTRIBUTED AS SHOWN BELOW  
LOT 2 = 251,146 S.F.  
LOT 3 = 78,000 S.F.  
LOT 4 = 10,000 S.F.  
LOT 1 = 128,944 S.F. OF OPEN SPACE EASEMENT AREA ON ITS OWN.

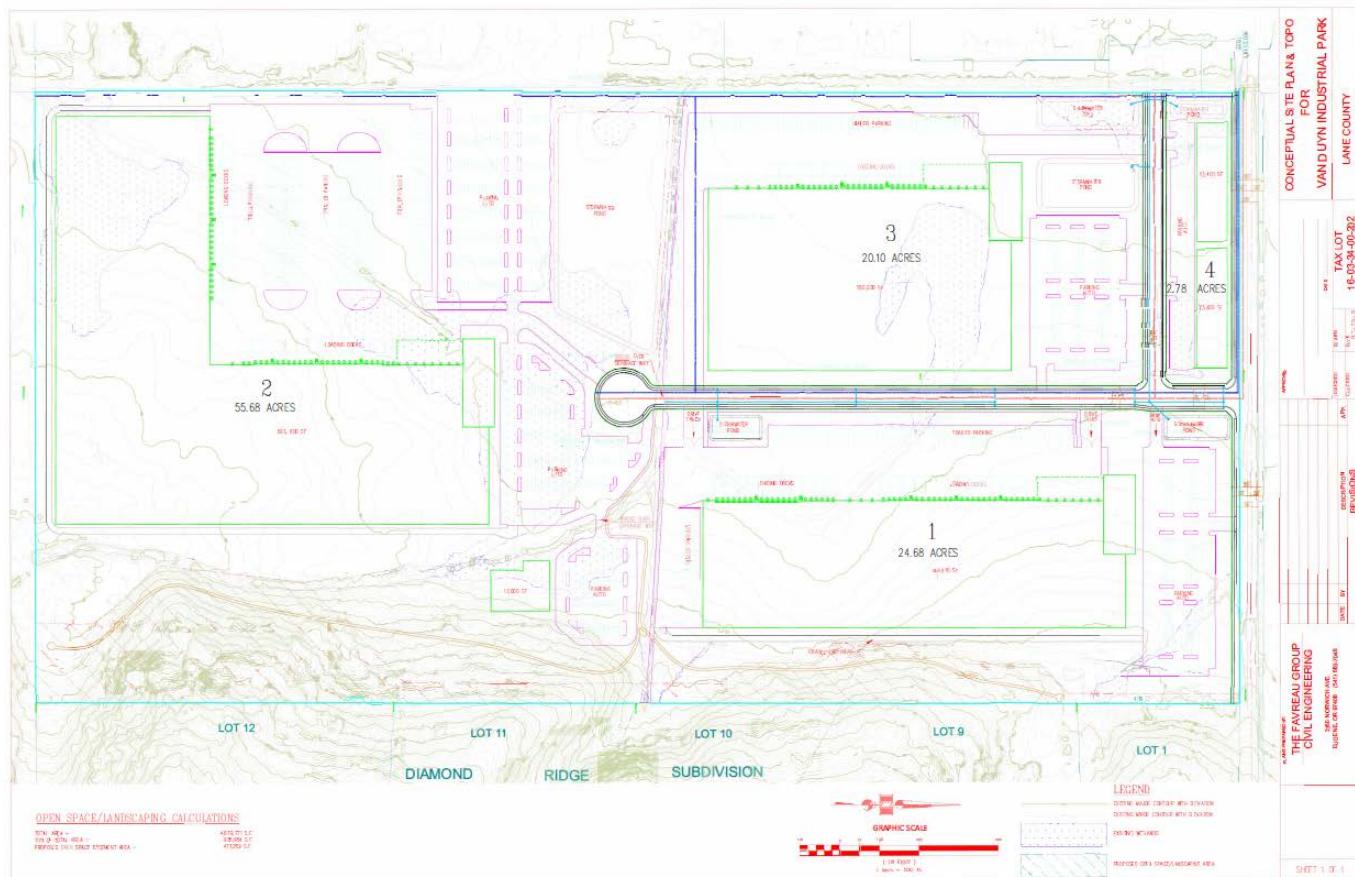
4,679,771 S.F.  
935,954 S.F.  
338,760 S.F.

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## ADDITIONAL INFORMATION

## Development Land Coburg Oregon

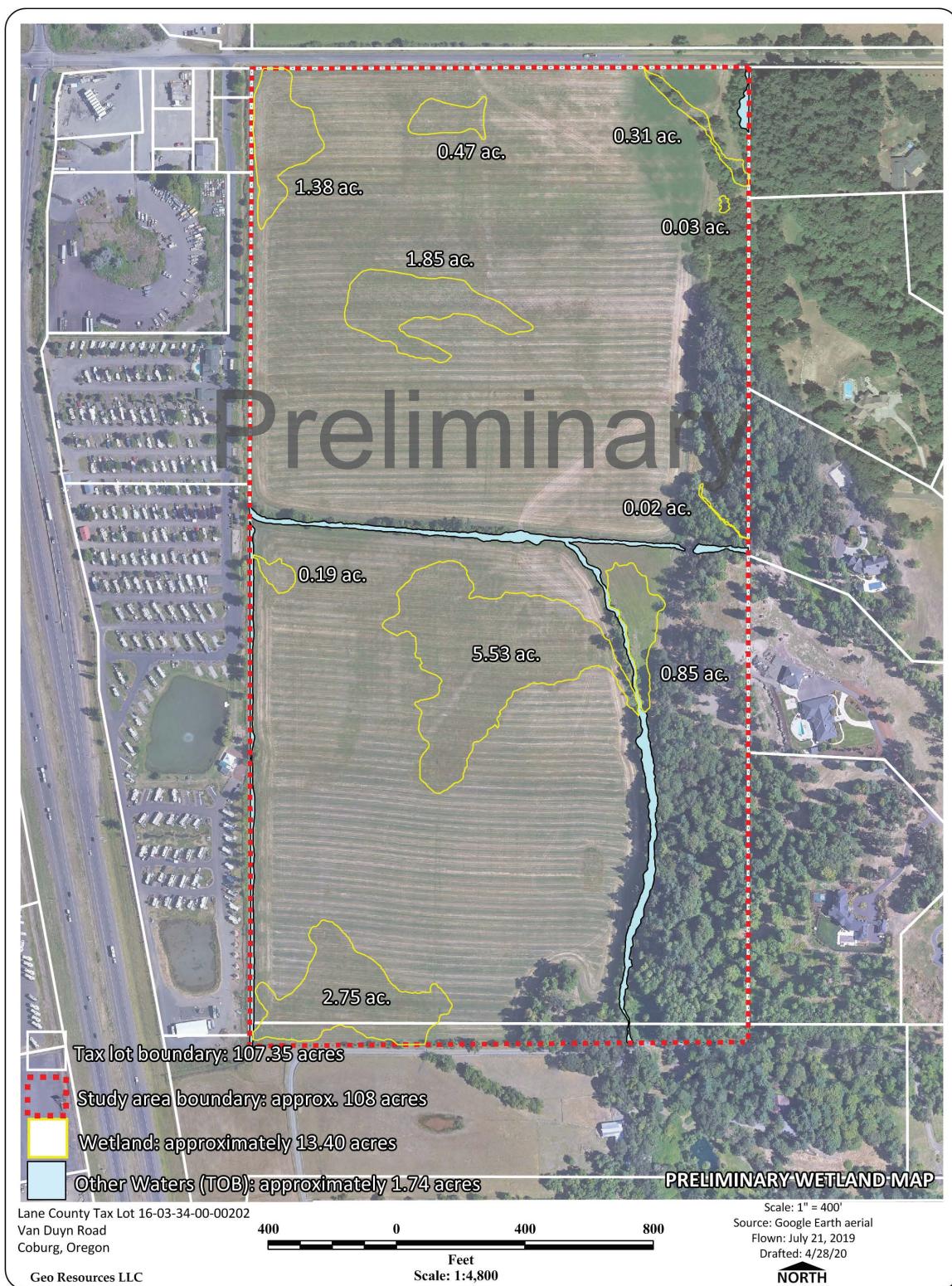
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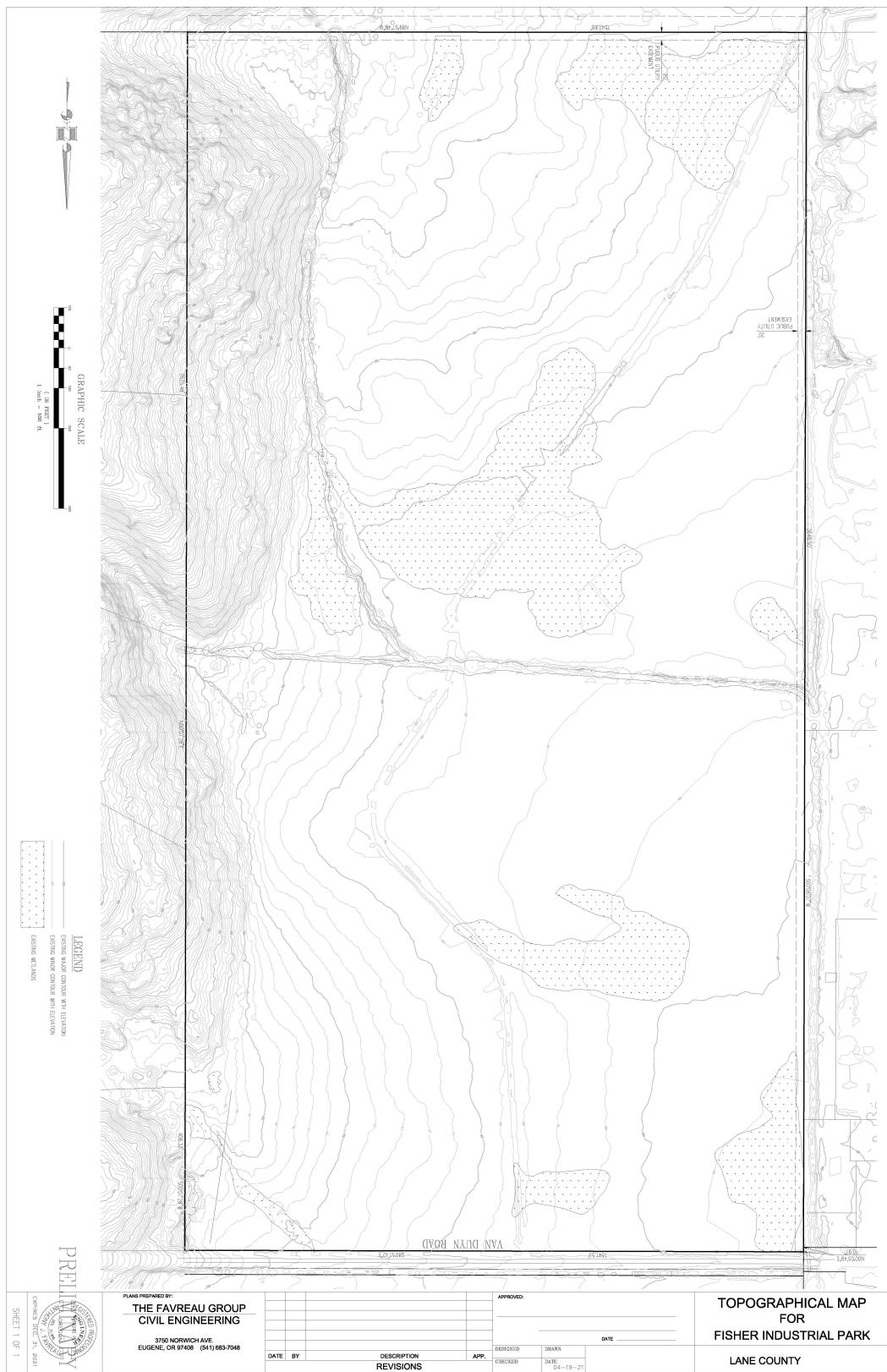
## ADDITIONAL MAPS

Development Land - Coburg, Oregon



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