

# 13+ ACRES ZONED MU

S SANTIAM (LOT #102) HWY. LEBANON, OR



**FOR SALE**



**ASKING \$2.17 PSF**

MOTIVATED SELLER. WILL REVIEW ALL OFFERS.

**\$1,300,000**

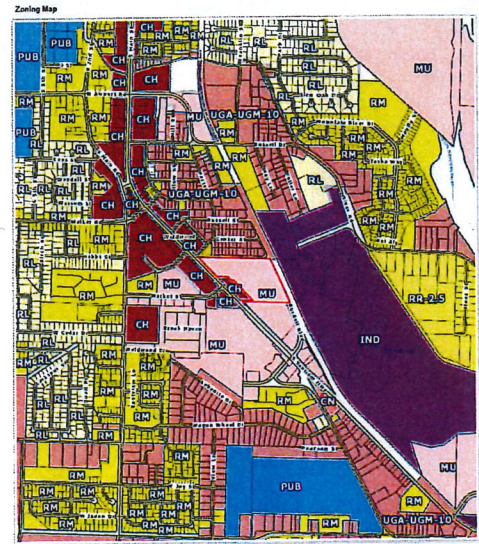
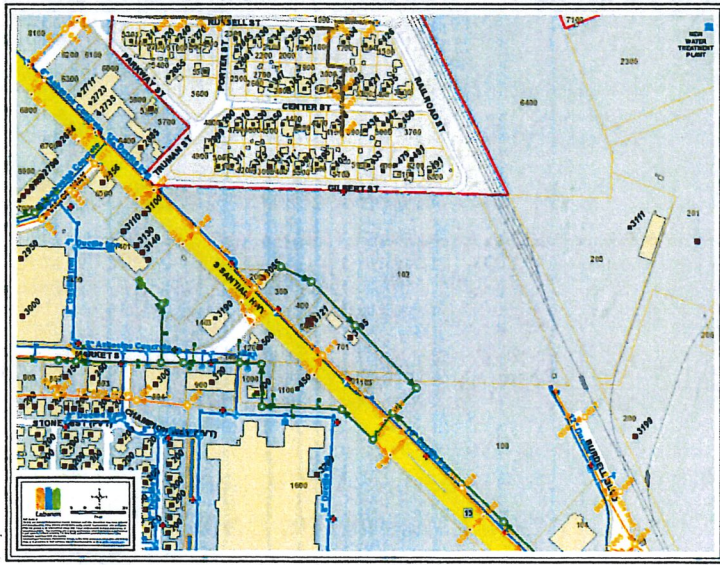
Zoned for MIXED USE, this 13.76 acre (599.386 sf) lot is ready for a wide range of commercial or multifamily use!

- ✓ GREAT SOUTH SIDE LOCATION, HWY 20 VISIBILITY WITH HIGH TRAFFIC COUNT
- ✓ ACCESS FROM GILBERT STREET ON THE WEST, BURDELL BLVD ON THE EAST AND PORTER STREET ON THE NORTH
- ✓ MARKET STREET SIGNAL LIGHT IS IN PLACE AND COULD BE EXTENDED ONTO THE PROPERTY
- ✓ FLAT & LEVEL TOPOGRAPHY



**MULTIFAMILY LAND**  
HIGHLY VISIBLE LOCATION!

**ZONED:  
MIXED USE**



**GILLOTT**  
HOME TEAM

541.905.3258

**Bill Flesher**

Licensed Oregon Broker

**kw** MID-WILLAMETTE  
KELLERWILLIAMS REALTY



255 E Grant St. | Lebanon, OR

BILLF@LAURAGILLOTT.COM

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED. LICENSED OREGON BROKER.



### Parcel Information

Parcel #:	0761532
Tax Lot:	12S02W23B00102
Site Address:	Lebanon OR 97355
Owner:	McKibbin, Trust McKibbin Michael T Trust 1749 Edgewood Rd Redwood City OR 94062
Twn/Range/Section:	12S / 02W / 23 / NW
Parcel Size:	13.76 Acres (599,386 SqFt)
Lot:	
Census Tract/Block:	030904 / 2039
Levy Code Area:	00973
Levy Rate:	20.8827
Market Value Land:	\$1,785,420.00
Market Value Impr:	\$0.00
Market Value Total:	\$1,785,420.00
Assessed Value:	\$282,320.00

### Tax Information

Tax Year	Annual Tax
2019	\$5,895.59
2018	\$5,849.72
2017	\$5,711.77

### Legal

MORGAN SUB

### Land

Land Use:	200 - COMMERCIAL VACANT	Zoning:	Lebanon-MU - Mixed Use
Watershed:	Hamilton Creek-South Santiam River	Std Land Use:	CMSC - Commercial Miscellaneous
Recreation:		School District:	9Z5 - Lebanon
Primary School:	Riverview School	Middle School:	Seven Oak Middle School
High School:	Lebanon High School		

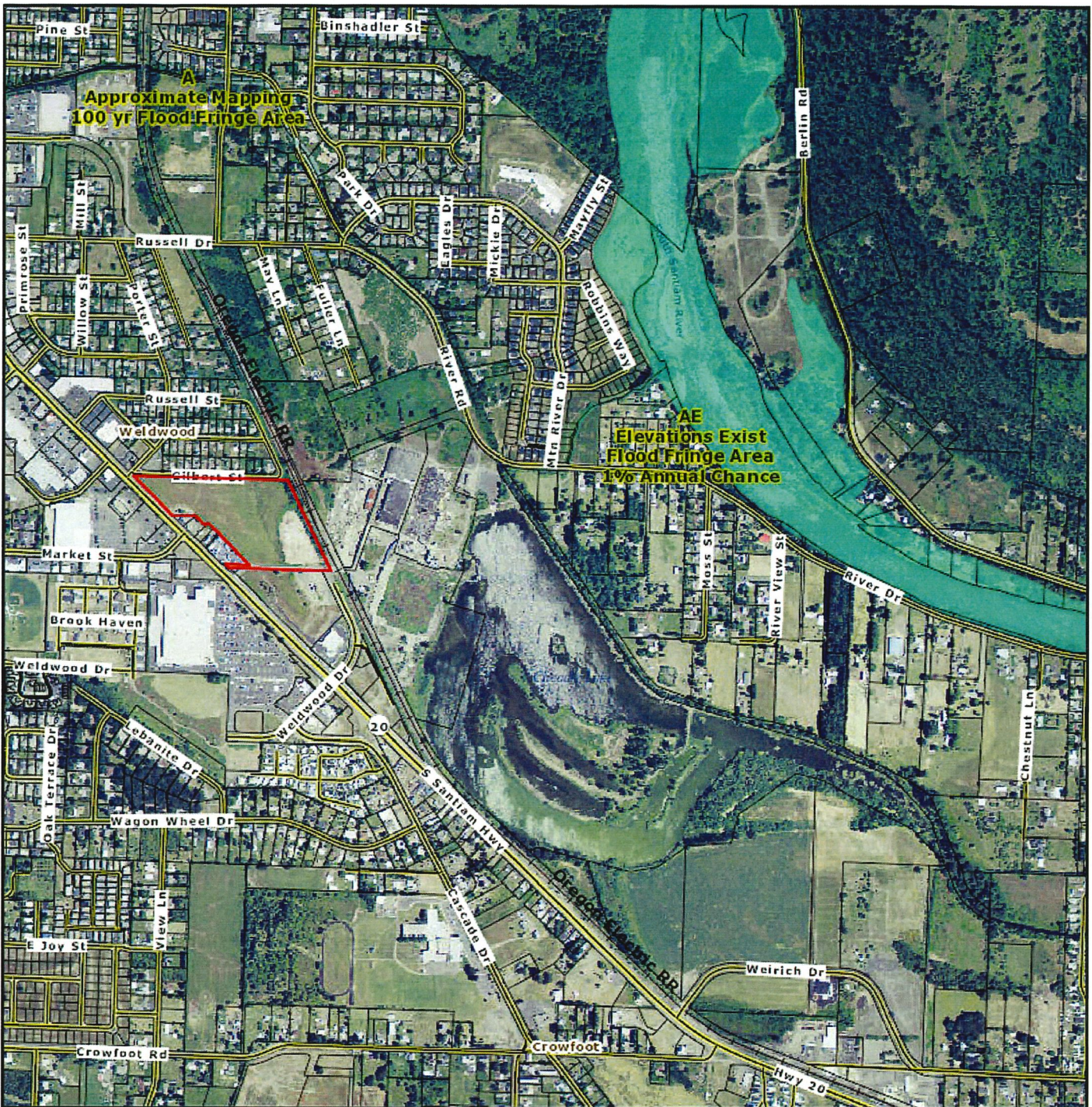
### Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Pool:
Bldg Type:		

### Transfer Information

Rec. Date: 04/22/2019	Sale Price:	Doc Num: 6068	Doc Type: Deed
Owner: McKibbin Trust		Grantor:	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



**TICOR TITLE™**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage