

Airport



# Klamath Falls Forty Acres - Development Zoning



Foothills Dental

Childrens Museum  
of Klamath Falls



**Connects  
Washburn & Main St.**

Offered @ \$545,000  
.31/sq. ft.



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Licensed Oregon Broker



Design

Community Development

Planning

# THE HIGHLANDS



So Many Possibilities.....

The Highlands is 40 value priced acres located within blocks or Old Town Downtown and similarly close to the major shopping and business district on Washburn Way. Multiple uses are going to be necessary to maximize the value and opportunity here.....

\*\* Recreational

\*\* Residential

\*\* Institutional

Better yet, this property has unencumbered views of the city with all the potential to be developed into a neighborhood of housing and lifestyle choices that are not currently offered in Klamath Falls and with lots of demand. Located inside the urban growth boundary and zoned by the County as RM, medium density residential. Annexation and city services are possible, if desired. Existing easements provide for direct access to Foothills Blvd and Washburn Way. This property could be integrated into the future of Main and Washburn or you could limit access and have a private community with recreational and rural opportunities, minutes from everything. There isn't another property with these options this close to town.



# Potential Connections Per County Transportation System Plan



*First American Title*

R-3809-02700-00600-000

No Site Address

, OR



## Aerial



Subject



Taxlot

12/8/2023

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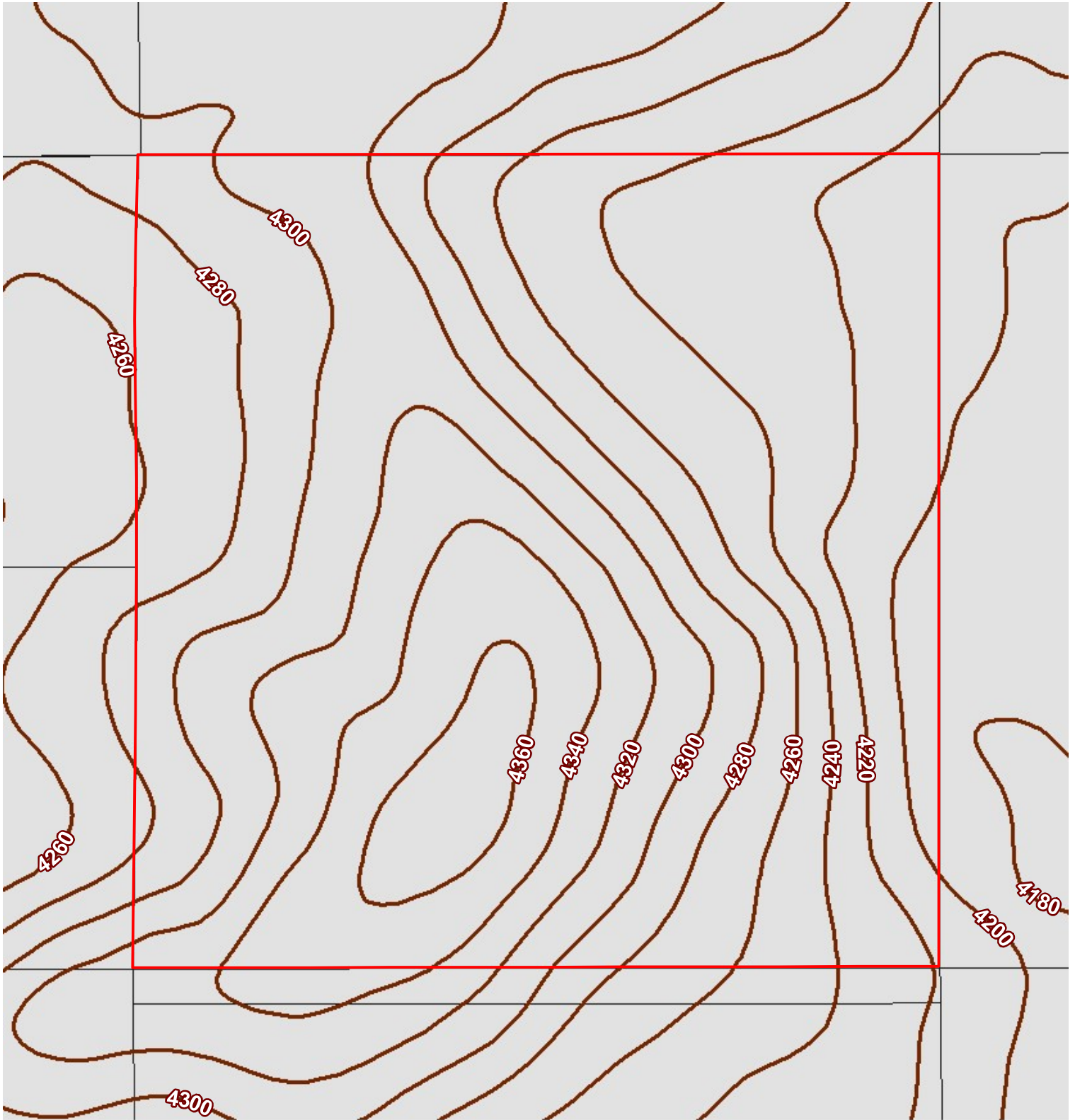
# Aerial












Subject

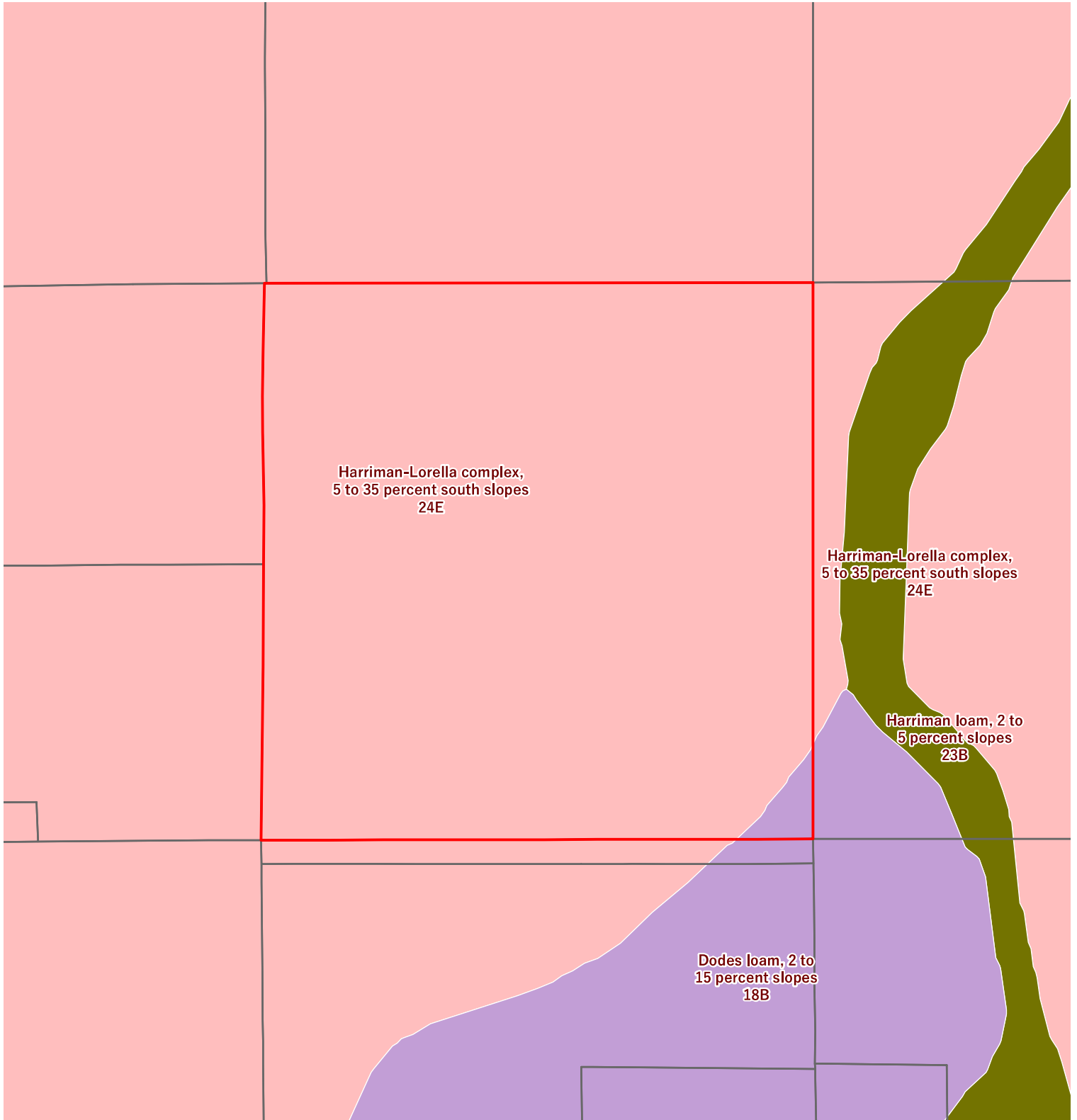


Taxlot



### Natural Features

-  Contour
  1% Annual Chance Flood
  0.2% Annual Chance Flood
  Special Floodway
-  Wetlands
  Area of Undetermined Flood
  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
  Future Conditions 1% Annual Chance Flood Hazard



## Soil



Subject



Taxlot