

FOR SALE
DEVELOPMENT



VALLEY RIVER CENTER LAND - EUGENE, OREGON 97401

RIVERFRONT DEVELOPMENT OPPORTUNITY
VALLEY RIVER CENTER - EUGENE, OREGON
9.02 ACRES - 3 LOTS (CAN BE SOLD SEPARATELY)
C-2 (COMMUNITY COMMERCIAL ZONING)

Total Purchase Price: \$14,285,000 - Separate lot prices page 3



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RIVERFRONT DEVELOPMENT OPPORTUNITY

9.02 ACRES - VALLEY RIVER CENTER LOCATION

Offered for sale a rare opportunity to develop commercial land along the Willamette River next to Valley River Center in Eugene. At 9.02 acres (available in whole or in part), this may be the last large commercial property with river frontage that is feasible for development in Eugene. Additionally, the property is adjacent to Valley River Center, Eugene's largest regional shopping center, giving it many restaurants, retail, and service amenities. The property is zoned C-2 (Community Commercial), allowing for the development of residential, multifamily, hospitality, medical/professional offices, and retail.

Located along the Willamette River next to Valley River Center regional shopping center, the property has outstanding proximity to Delta Highway, which is minutes from Downtown Eugene and close to Beltline, which connects Interstate 5 to Hwy 126.

PROPERTY DETAILS

TOTAL SIZE.....9.02 Acres

NUMBER OF LOTS.....3 Lots*

SIZE OF LOTS.....4.60 Acres*, 2.33 Acres*, & 2.09 Acres**

ZONING.....C-2 (Community Commercial) / WR (Water Resource)
PD (Planned Unit Development)

SITE IMPROVEMENTS.....Majority of the site (all but lot 01700) is paved

Buyer responsible for due diligence related to development of properties, including, but not limited to setbacks from the river and floodway.

Property fronts Willamette River, however, the riverbank itself is owned by the city of Eugene.

* 4.60 and 2.33 acre lots are in the process of lot line adjustment by seller to reconfigure lots to the size and shape being offered for sale.

** 2.09 acre lot is existing. Lane County Map & Tax Lot # 17-04-24-40-01700.

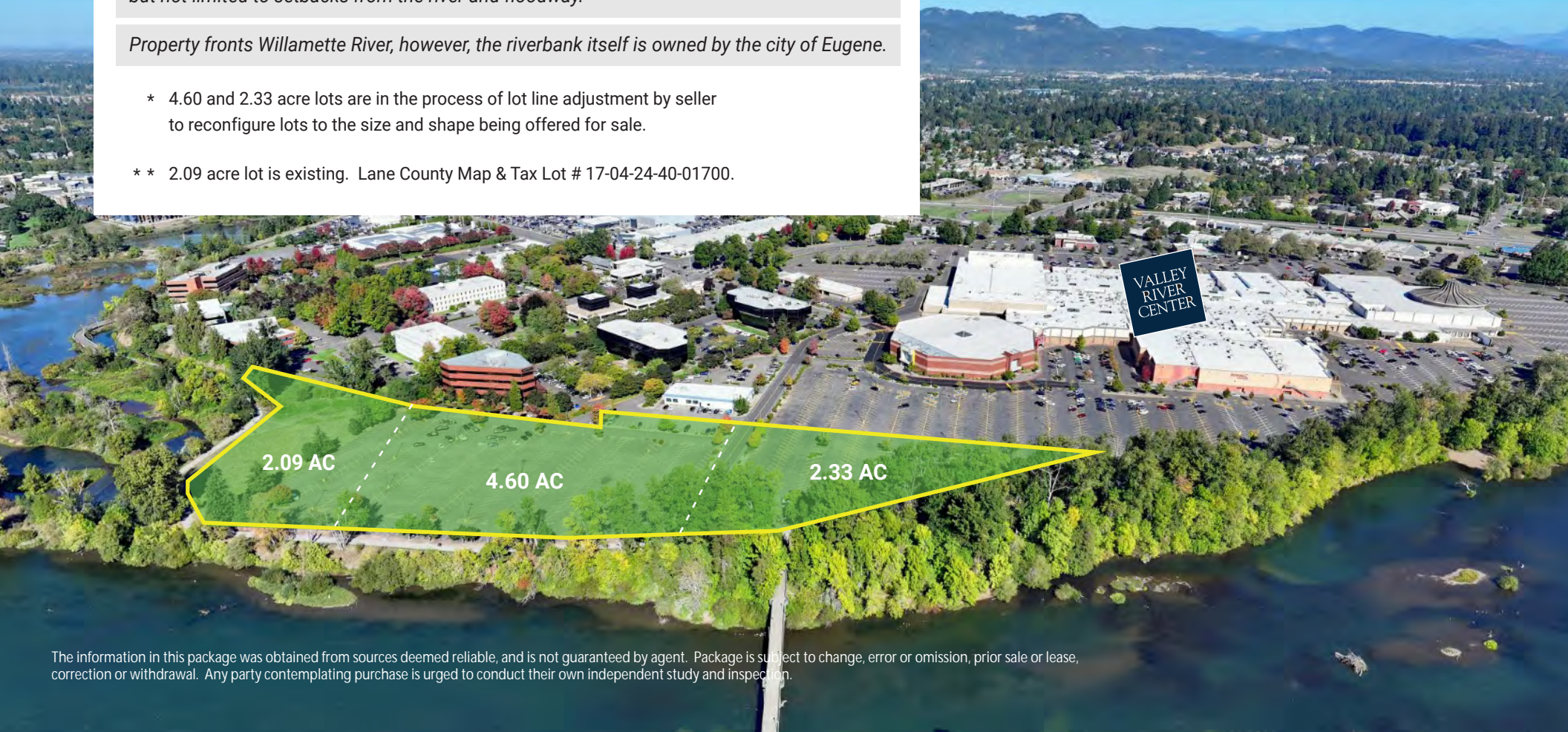
PURCHASE PRICE

TOTAL SALE PRICE.....\$14,285,000*

2.09 Acre Lot.....\$2,813,976

4.60 Acre Lot.....\$7,714,288

2.33 Acre Lot.....\$3,865,802



RIVERFRONT DEVELOPMENT OPPORTUNITY

9.02 ACRES - EUGENE, OR



DELTA OAKS

- Walmart
- DICK'S SPORTSHOES
- THE HOME DEPOT
- MARKET CHOICE

APARTMENT & TOWN HOMES

- EVERWALK
- boulders ON THE CLIFF
- RIVER TERRACE

RIVERBEND HOSPITAL

DELTA HWY

VALLEY RIVER OFFICE PARK

RUTH BASCOM RIVERBANK TRAIL SYSTEM

9.02 ACRES

VALLEY RIVER CENTER

- macy's
- jcpenney
- H&M
- Bath & Body Works
- HOLLISTER
- VICTORIA'S SECRET

OAKWAY CENTER

- TRADER JOE'S
- PRITTY BARS
- OLD NAVY
- NORDSTROM
- rack
- STARBUCKS
- BED BATH & BEYOND
- DSW

EUGENE COUNTRY CLUB

AUTZEN STADIUM

Valley River Inn

- TRUCKEE FIVE MARKET
- PENDLETON
- NEWT WIST
- Hill Center
- Nike
- Marke
- WILLIAMS-SONOMA

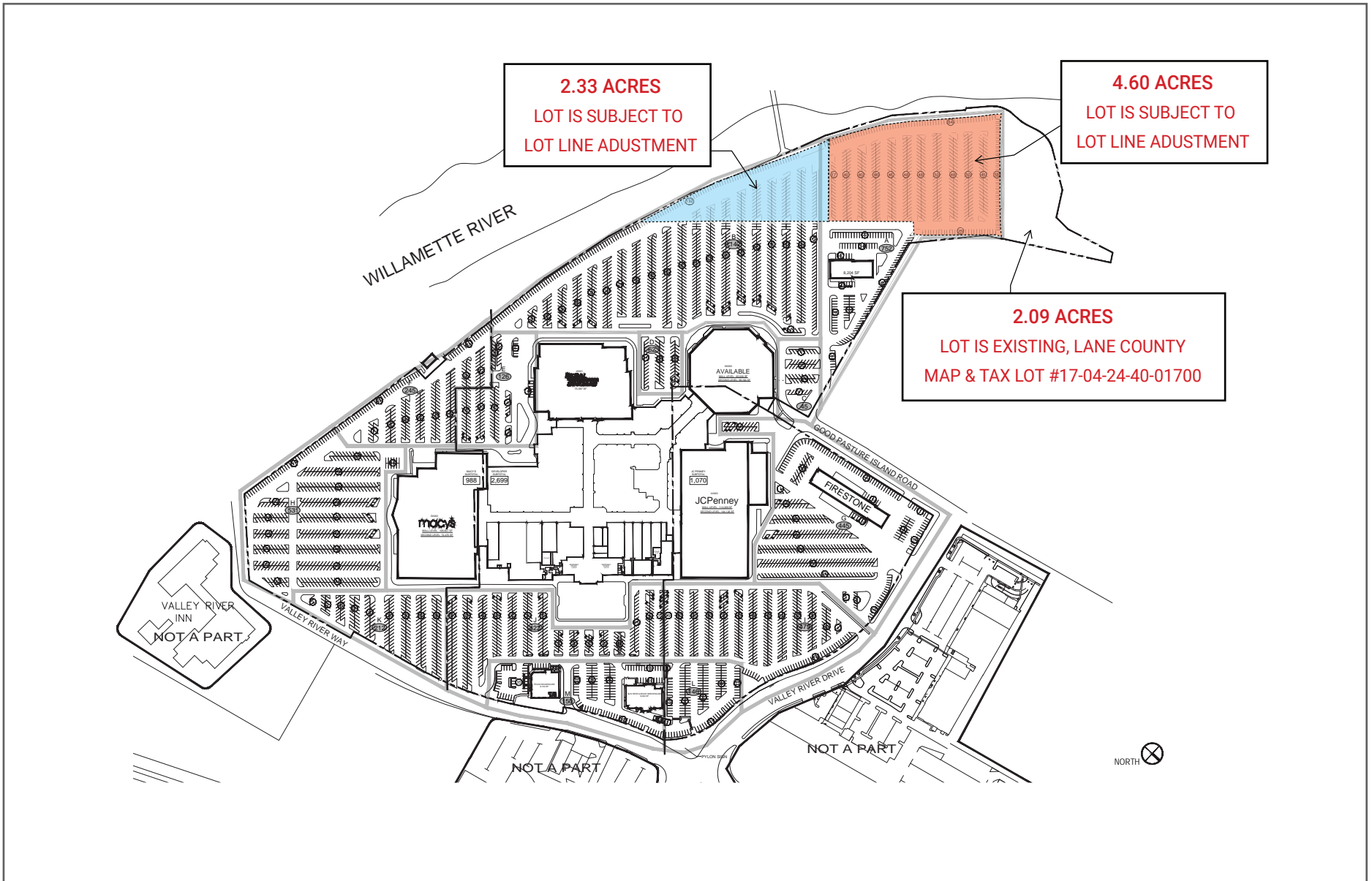


DOWNTOWN EUGENE

MAURIE JACOBS RIVERFRONT PARK

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PROPERTY SITE PLAN



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ADDITIONAL PARCEL DEVELOPABLE AREA



LEGEND

	PROPERTY LINE
	SET BACK LINE
	FLOODPLAIN LINE
	TOP OF BANK - RIVER
	EDGE OF POND
	DO NOT DISTURB ZONE

NOTES:

- PER CITY OF EUGENE CODE, FRONT AND SIDE SETBACKS ARE AS FOLLOWS:
 MIN = 0'
 MAX = 15'
 A 0' SETBACK IS USED IN THIS EXHIBIT TO SHOW MAXIMUM AVAILABLE SPACE.

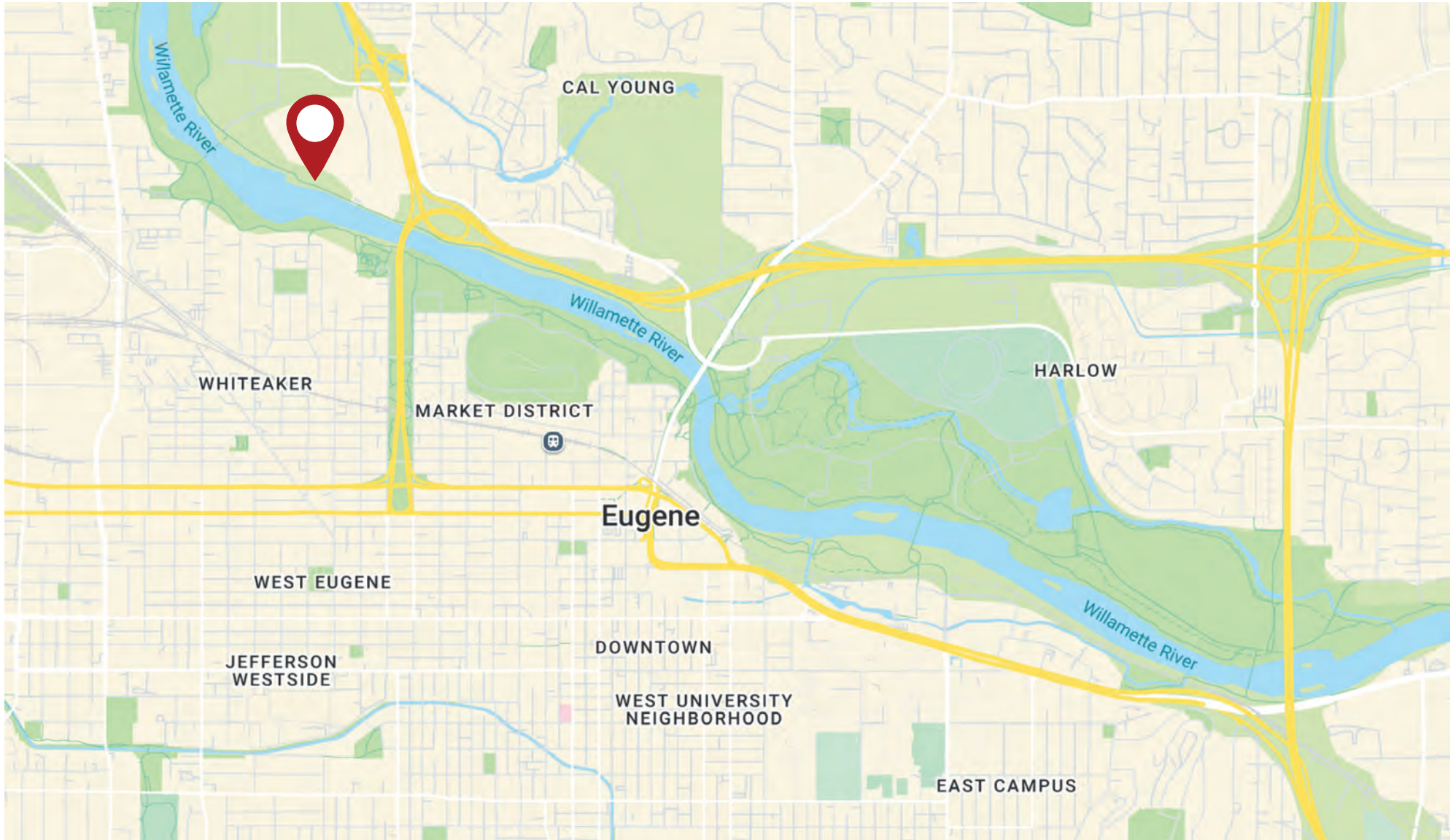


VALLEY RIVER CENTER
 PARCEL 17-04-24-40-01700 DEVELOPABLE AREA
 09/13/2018

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PROPERTY LOCATION



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Eugene, Oregon

A THRIVING COLLEGE TOWN

Eugene, Oregon, is a vibrant and diverse city located in the Pacific Northwest, known for its dynamic economy and cultural scene. As of the most recent data, Eugene has a population of approximately 177,000 residents, making it the second largest city in Oregon. The city is renowned for its strong educational presence, anchored by the University of Oregon, which significantly influences the local economy and demographic composition. The university attracts a substantial number of students, academics, and professionals, contributing to a youthful and highly educated population. This demographic influx fosters a robust market for housing, retail, and entertainment industries, catering to the needs and preferences of both the student population and long-term residents.

The economic landscape of Eugene is diverse, with key sectors including education, healthcare, technology, and manufacturing. The city's location within the Willamette Valley, a region noted for its fertile agricultural land, also supports a thriving local food and beverage industry, with a particular emphasis on organic and sustainable products. Additionally, Eugene has a reputation as a hub for outdoor recreation and environmental consciousness, further enhancing its appeal as a destination for both residents and visitors. The real estate market in Eugene reflects its growing population and economic vitality, with a steady demand for both residential and commercial properties. Overall, Eugene's market is characterized by a blend of traditional and emerging industries, supported by a diverse and engaged community.

374,748

EUGENE MSA
POPULATION
(ESTIMATED)

\$61,288

2022 MEDIAN
HOUSEHOLD
INCOME

\$162K

2022 HOUSEHOLDS
2022-2027:
GROWTH 3.7%



UNIVERSITY OF OREGON'S AUTZEN STADIUM

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Eugene, Oregon

ATTRACTIVE DESTINATION FOR DEVELOPMENT

STRATEGIC PACIFIC NW LOCATION

This prime land in Eugene is perfectly suited for a variety of development types, including residential communities, multifamily complexes, hospitality ventures, medical professional offices, and retail spaces. Its unbeatable location offers seamless connectivity to major highways, rail lines, and the Eugene Airport, making it easy to attract both residents and businesses.

SKILLED WORKFORCE

Eugene's thriving academic institutions, including the University of Oregon, provide a continuous stream of highly skilled professionals. Whether your development is commercial, industrial, or mixed-use, the city's talent pool is an invaluable asset, with workers trained in technical, creative, and innovative industries.

SUPPORTIVE BUSINESS ENVIRONMENT

Real estate developers in Eugene benefit from a business-friendly climate designed to encourage growth. The city offers a range of incentives—tax breaks, grants, and assistance with site selection and permitting—helping you streamline your project from concept to completion. Eugene's supportive local government actively facilitates industrial and commercial development.

SUSTAINABLE PRACTICES

Eugene's strong commitment to sustainability aligns perfectly with forward-thinking development projects. The community's focus on renewable energy, green building, and sustainable practices makes this location ideal for environmentally-conscious projects. Develop a site that aligns with growing demand for eco-friendly spaces while tapping into a receptive market for green businesses.

QUALITY OF LIFE

Eugene offers an exceptional quality of life that can significantly enhance the appeal of your development. Access to outdoor recreation, vibrant cultural attractions, and the beauty of the Pacific Northwest will attract both businesses and residents to your project. This blend of urban amenities and natural surroundings ensures tenant satisfaction and long-term occupancy.

INNOVATION AND COLLABORATION

Eugene fosters innovation and cross-industry collaboration, making it a key area for new developments. Whether you're planning commercial offices, industrial parks, or mixed-use developments, the proximity to tech firms, startups, and research institutions means your project can benefit from the city's dynamic, innovation-focused economy.

INITIAL AGENCY DISCLOSURE

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

the licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

To deal honestly and in good faith;

To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the seller;

(3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

(4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

(5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

(6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

(7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only if the buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

(1) To deal honestly and in good faith;

(2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or

(3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

(1) To exercise reasonable care and diligence;

(2) To account in a timely manner for money and property received from or on behalf of the buyer;

(3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

(4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

(5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

(6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

(7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

(1) To the seller, the duties listed above for a seller's agent

(2) To the buyer, the duties listed above for a buyer's agent; and

(3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

(a) That the seller will accept a price lower or terms less favorable than the listing price or terms;

(b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

(c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

(1) To disclose a conflict of interest in writing to all parties;

(2) To take no action that is adverse or detrimental to either party's interest in the transaction; and

(3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.