



FOR SALE



EUGENE DEVELOPMENT LAND

Flat Development Land Opportunity

Price: \$6,249,349 (\$29.00 / SF) | ± 4.94 Acres (± 215,186 SF)

APN 1592029 Old Coburg Rd, Eugene, OR 97408

- Flat Development Land across from new Audi / Volkswagen / Volvo / Hyundai Dealerships
- Adjacent to VA Health Care Center
- Less than 4 miles from the University of Oregon
- Flexible [E-2 Mixed-Use Zoning](#) allows for: Motor Vehicle Sales / Retail / Education / Entertainment / Hospitality / Office / Medical / Light Industrial / Storage and more

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com

RILEY M. HENDERSON, MRED

Sr. Vice President | Licensed in OR & WA

503-975-9301

riley@capacitycommercial.com

MICHAEL HORTER

Sr. Associate Broker | Licensed in OR

503-936-8332

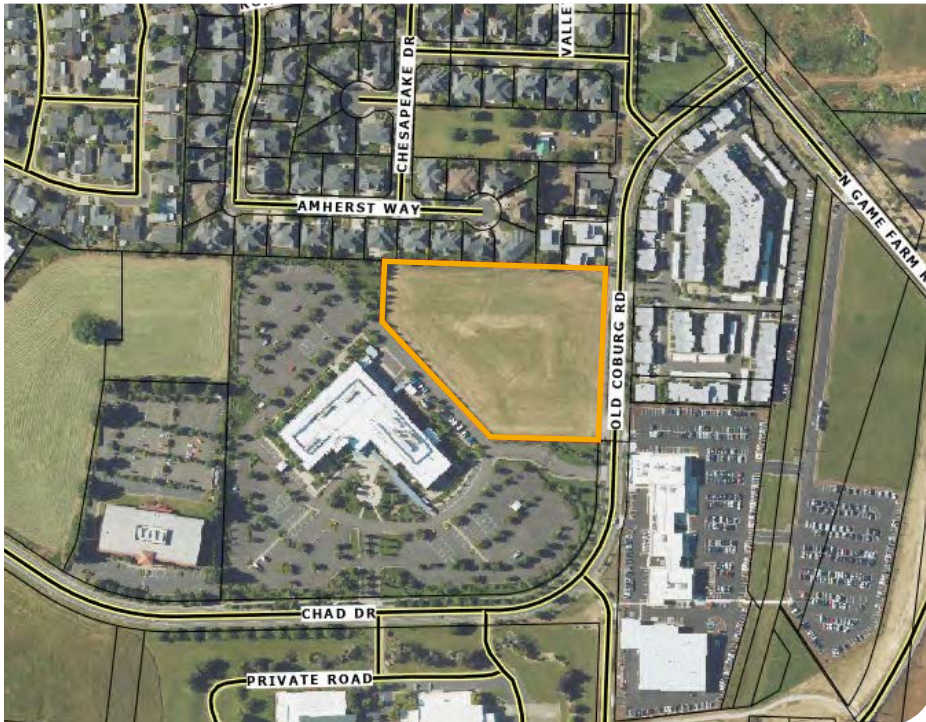
michaelhorter@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	APN 1592029 Old Coburg Rd Eugene, OR 97408
Parcel Size	± 4.94 Acres (± 215,186 SF)
Sale Price	\$6,240,394 (\$29.00 / SF)
Zoning	Eugene E-2, Mixed-Use Employment - View Online
APN	1592029

OFFERING SUMMARY

Capacity Commercial Group is pleased to exclusively represent prime development parcel along Old Coburg Rd in Eugene, OR. This infill development opportunity benefits from the flexible E-2 Zoning allowing for a wide mix of user or investment opportunities. The property is surrounded by a mix of retail, housing, office, and medical and provides easy access to I-5.

Wide Variety of Uses Under E-2 Zoning, Including:

- Motor Vehicle Sales
- Office
- Retail
- Medical
- Education
- Light Industrial
- Entertainment
- Storage
- Hospitality
- And More

[Eugene E-2, Mixed-Use Employment - View Online](#)

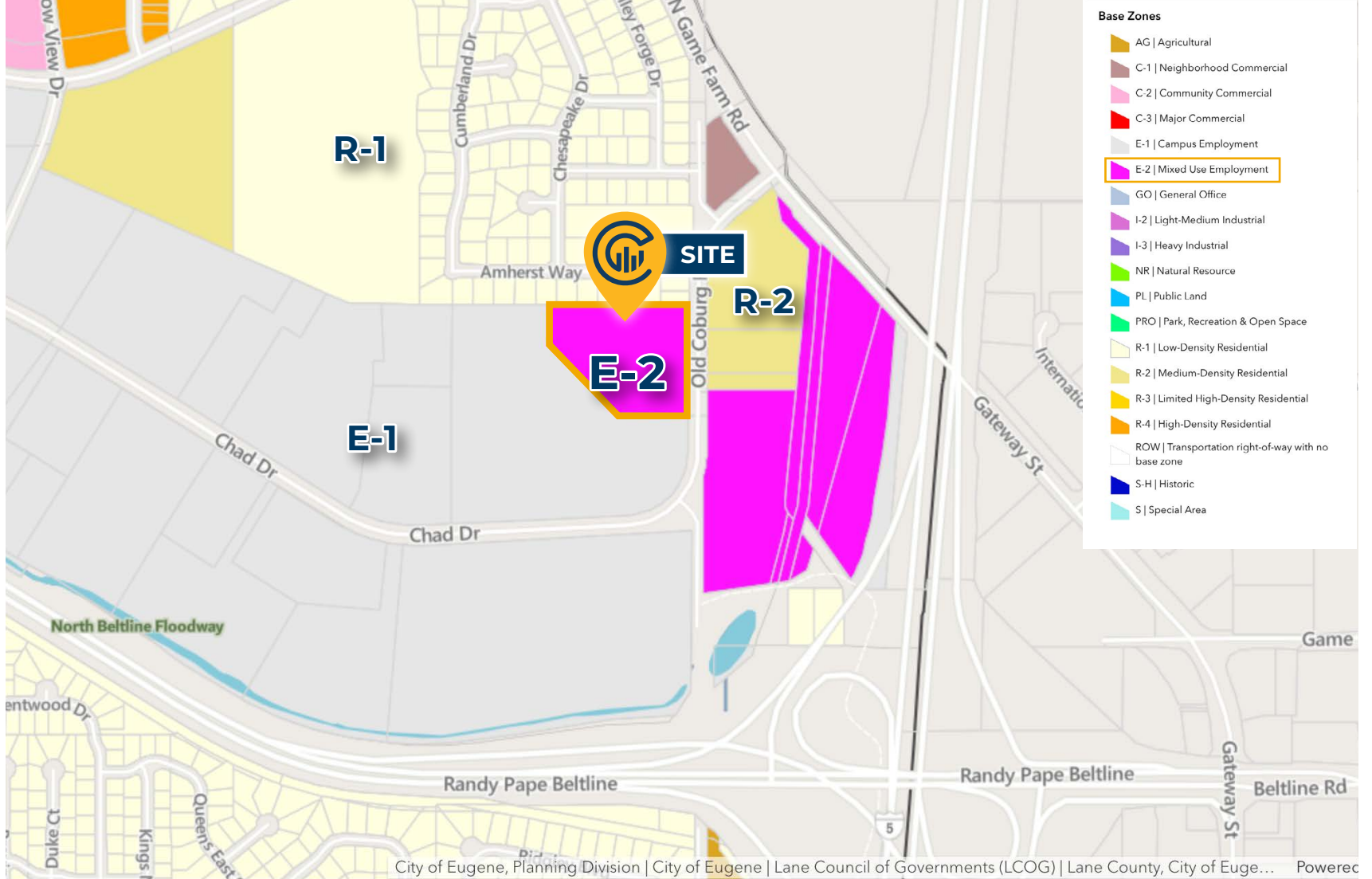
Nearby Highlights

- VA Health Care
- Cabela's
- Costco
- Kohl's
- First American Title Insurance Company
- Best Buy
- Audi / Volkswagen / Volvo / Hyundai Dealerships
- Michaels
- Walmart
- Duluth Trading Company
- Target
- Peace Health Sacred Heart Medical Center
- Petco
- Pacific Source
- Cinemark
- Richardson
- The Shoppes at Gateway
- University of Oregon



ZONING MAP

ZONING MAP

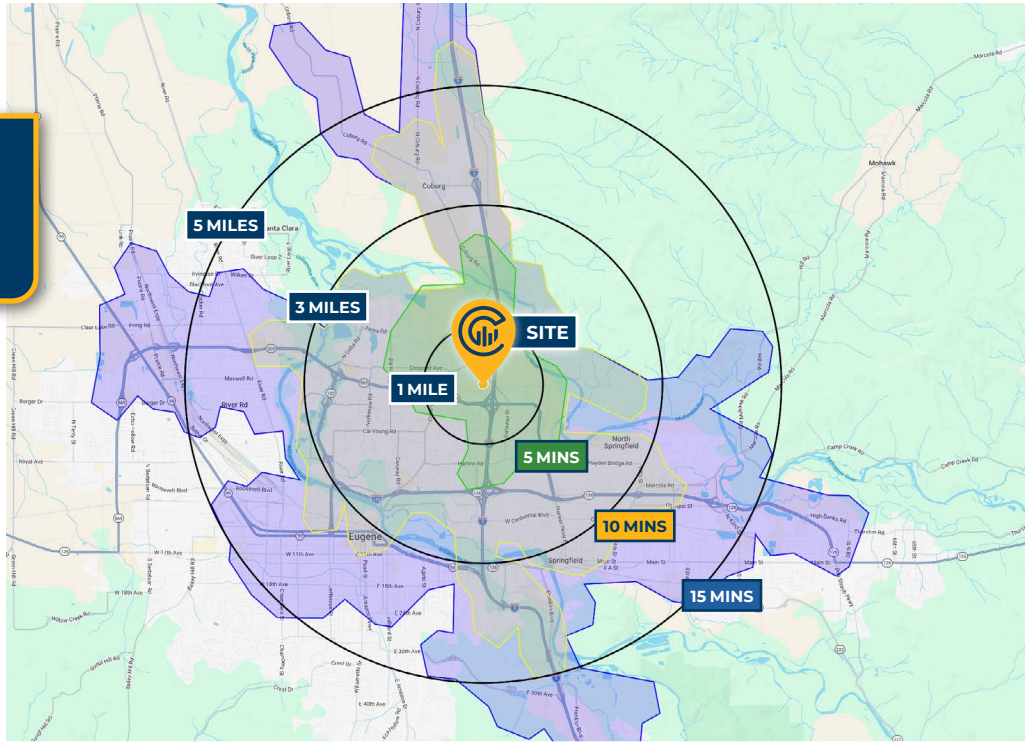


Flexible E-2 Mixed-Use Zoning allows for: Motor Vehicle Sales / Retail / Education / Entertainment / Hospitality / Office / Medical / Light Industrial / Storage & more

[Eugene E-2, Mixed-Use Employment - View Online](#)



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	10,014	72,681	179,107
2030 Projected Population	9,555	71,314	177,056
2020 Census Population	10,570	72,239	177,246
2010 Census Population	8,964	64,470	159,487
Projected Annual Growth 2025 to 2030	-0.9%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	0.8%
Households & Income			
2025 Estimated Households	4,506	31,673	76,459
2025 Est. Average HH Income	\$120,774	\$101,281	\$91,856
2025 Est. Median HH Income	\$95,817	\$80,388	\$70,662
2025 Est. Per Capita Income	\$54,565	\$44,515	\$39,762
Businesses			
2025 Est. Total Businesses	618	3,417	9,825
2025 Est. Total Employees	6,639	31,307	86,605
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1			

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