

DEVELOPMENT OPPORTUNITY

Middle Housing Development Site

Next door to 1708 RIVER ROAD at the cross street of Hamilton and River Rd. | \$750,000

Total Lot Size: 38,121 square feet (.87 acres)

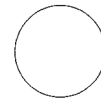
POTENTIAL TO DEVELOP ENTIRE PROPERTY



Development Site:
38,121 sqft (.87 acres)

- **Zoning:**
R-2 Medium Density Residential
- **Allowable Density:**
10-28 units per acre
- 35 foot maximum height
- **Ideal site for Middle Housing:** duplex/triplex, townhomes, rowhouses, apartments, or cottage cluster

Property Line Change



Planning & Development
Planning Division

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
KENT BAKER
#59885

RENEWALS: 12-31-2025

OWNER:

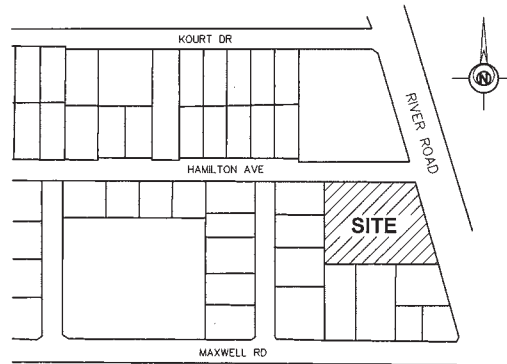
1708 RIVER ROAD LLC
1056 GREEN ACRES RD #102-267
EUGENE, OR 97408

PROPERTY 1
17,483 SQUARE FEET
(BEFORE ADJUSTMENT)

38,121 SQUARE FEET
(AFTER ADJUSTMENT)

PROPERTY 2
34,410 SQUARE FEET
(BEFORE ADJUSTMENT)

13,772 SQUARE FEET
(AFTER ADJUSTMENT)



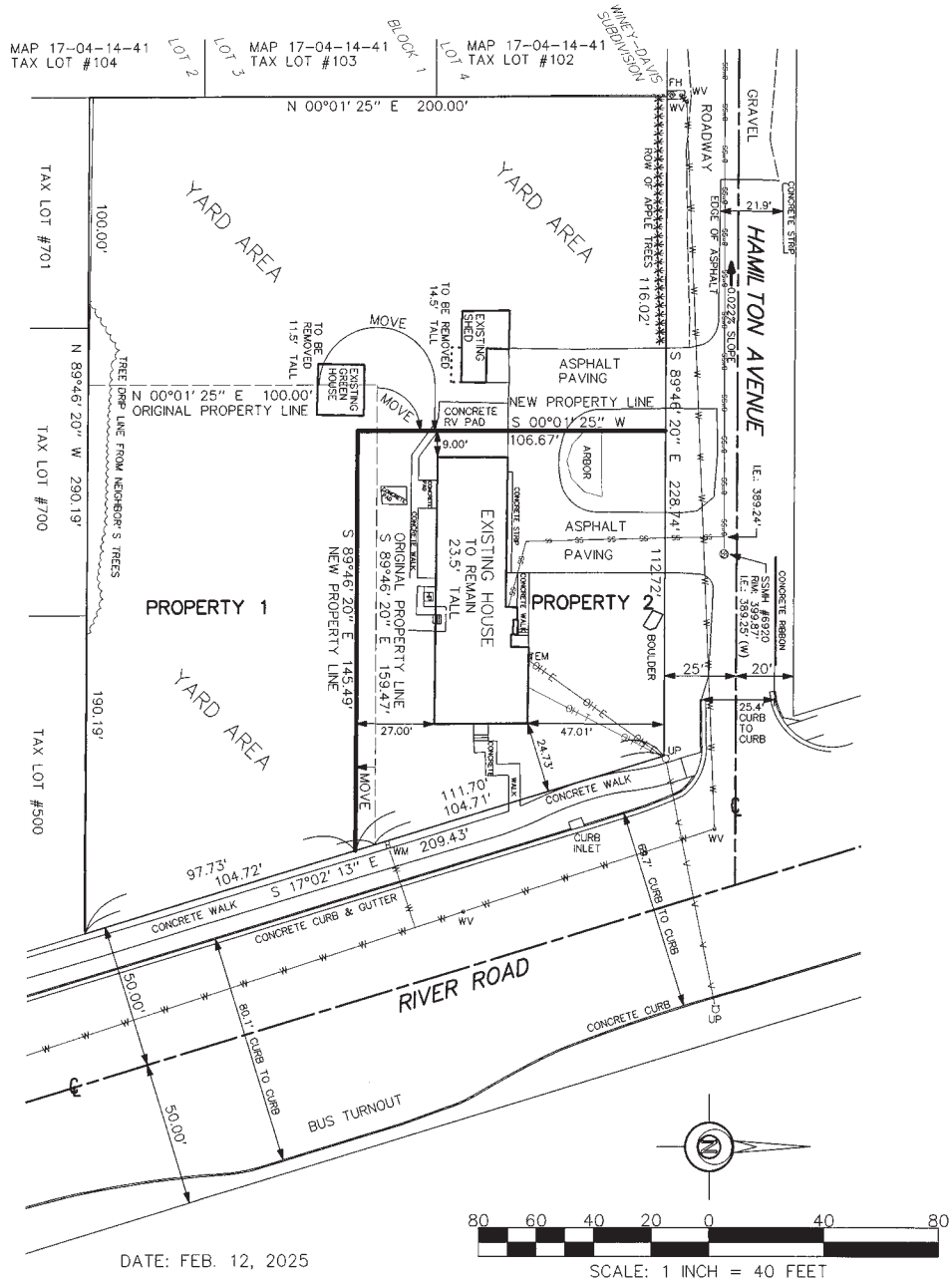
VICINITY MAP (NOT TO SCALE)

#5000

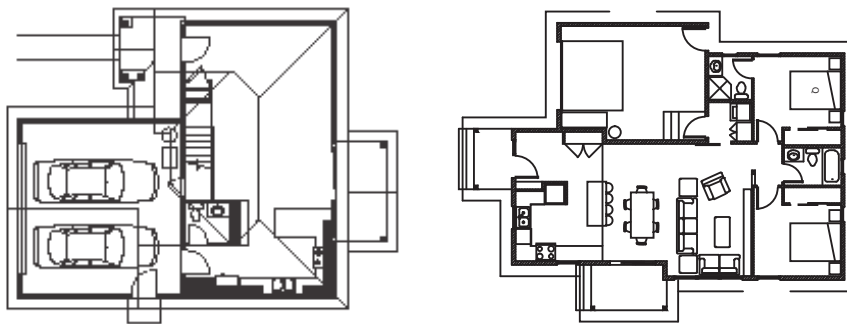
Tax Lot Number(s)

17-04-13-32

Assessor's Map(s)



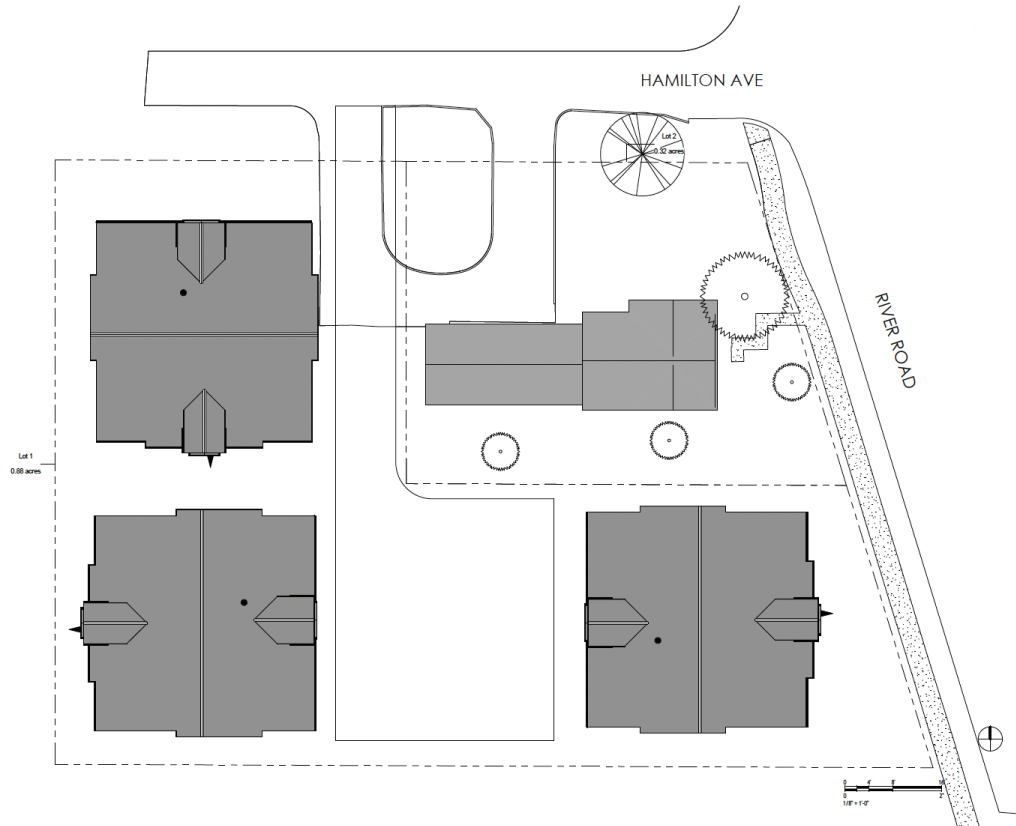
Concept A: 8 Single Family Homes



8 Single Family Homes

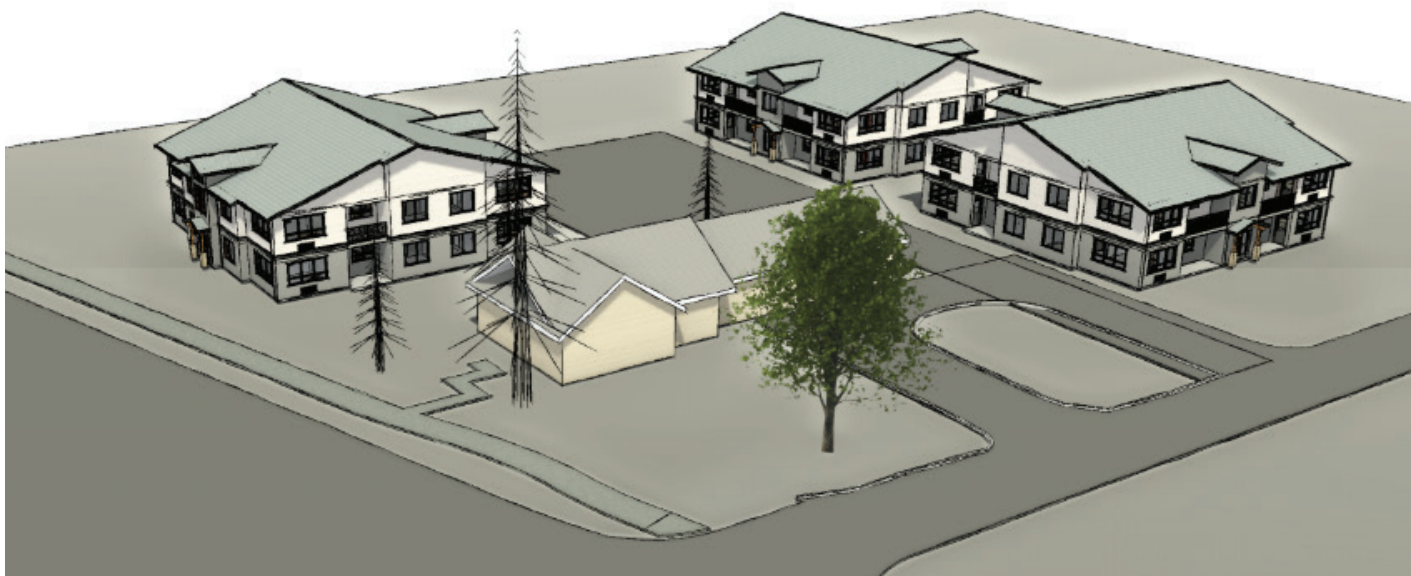
These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

Concept B: 24 Apartments



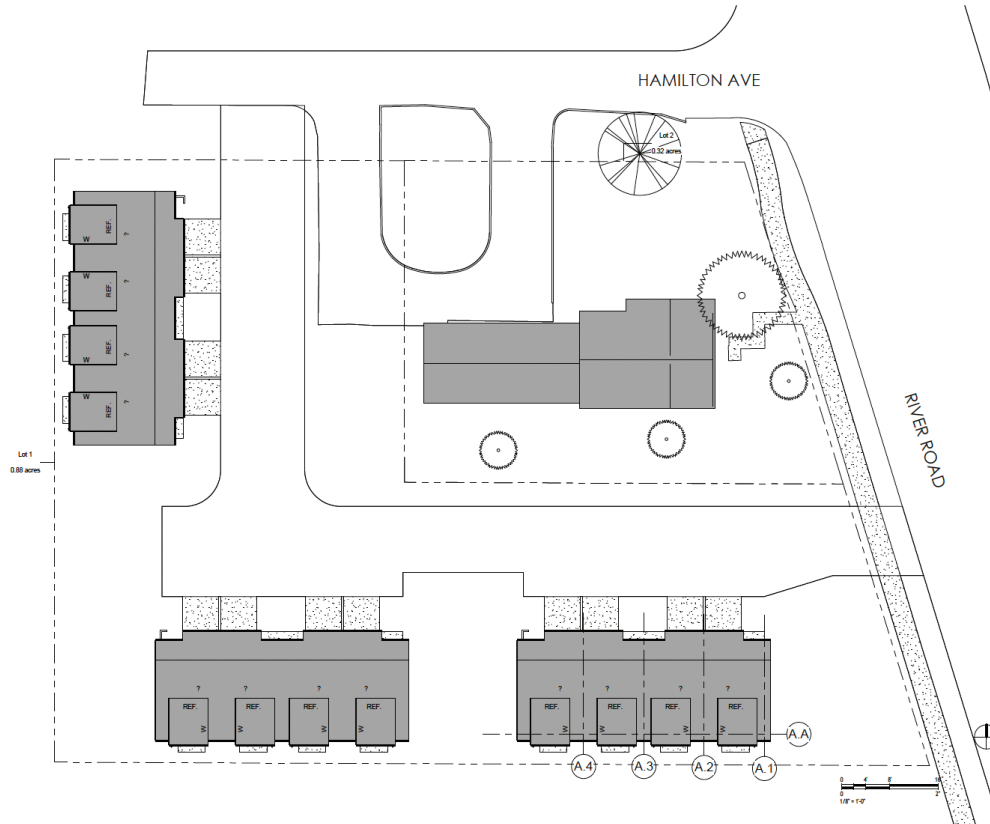
① Site Plan
1/16\" = 1'-0"

24 unit Apartment option



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Concept C: 12 Townhomes



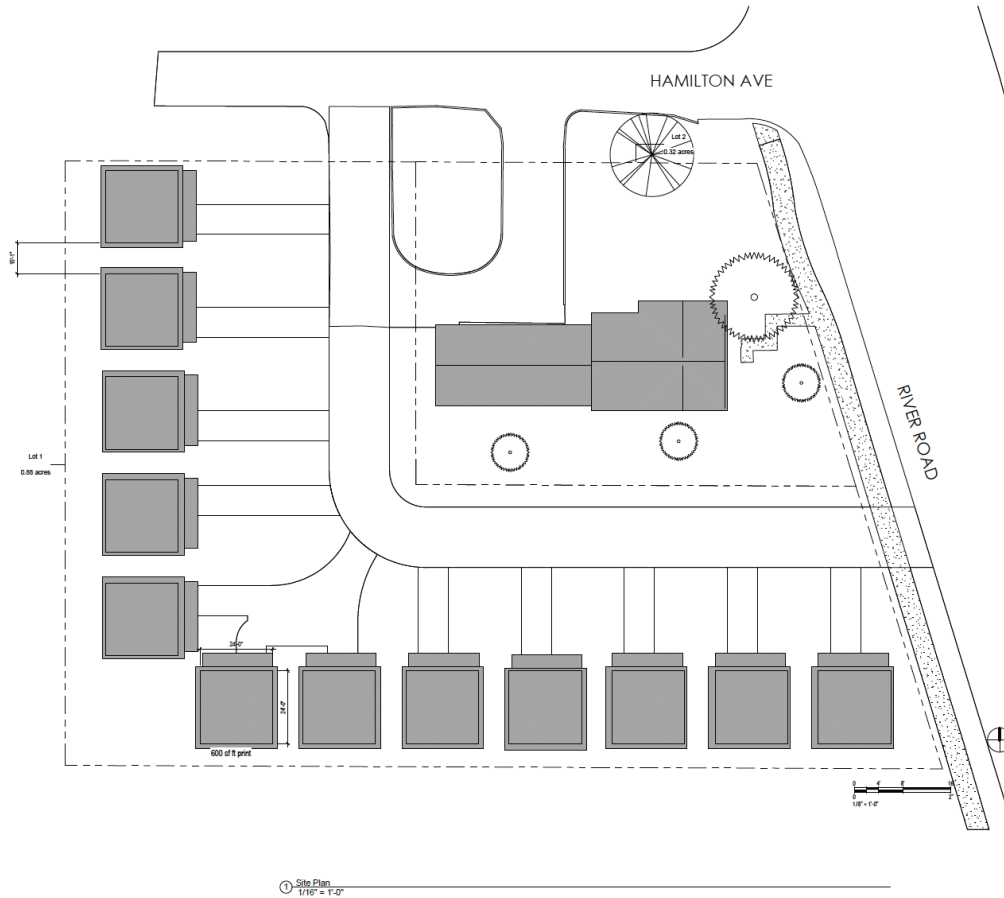
① Site Plan
1/16\" = 1'-0"

12 unit TH option

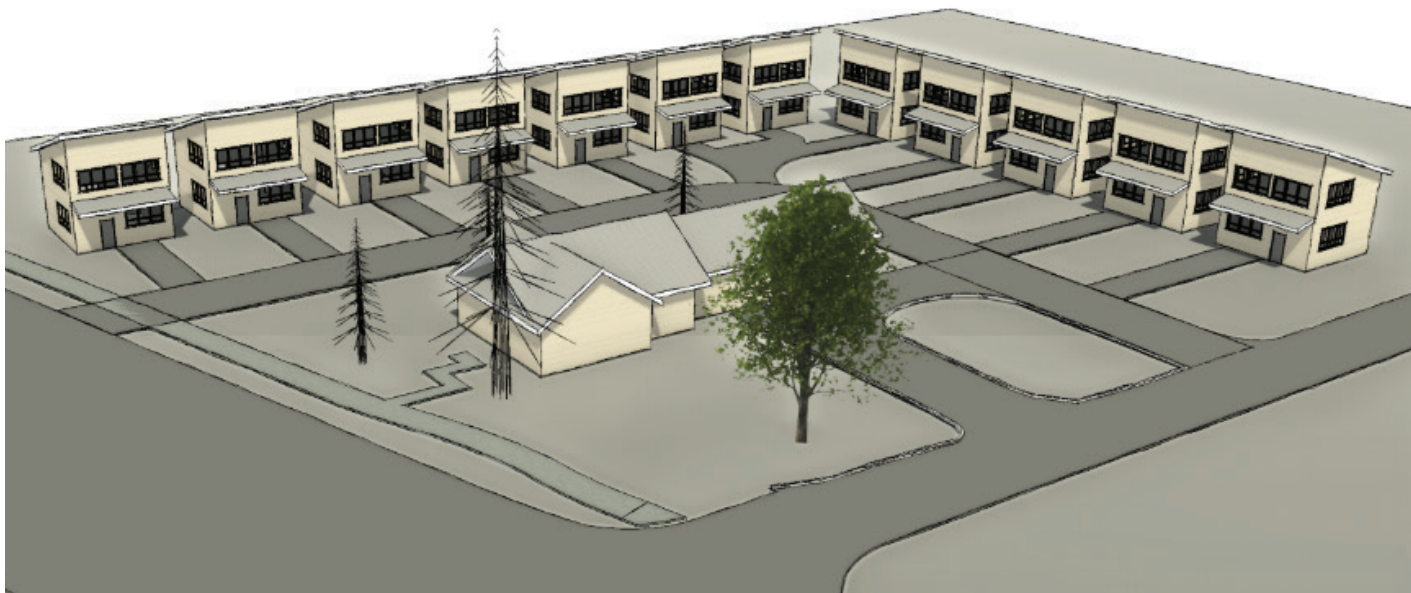


These are concepts only, and buyer should conduct their own due diligence regarding feasibility of development.

Concept D: 12 Cottages



12 units Cottage option



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FOR MORE INFORMATION CONTACT



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AARON BLOOM REAL ESTATE

Seller is a licensed Realtor