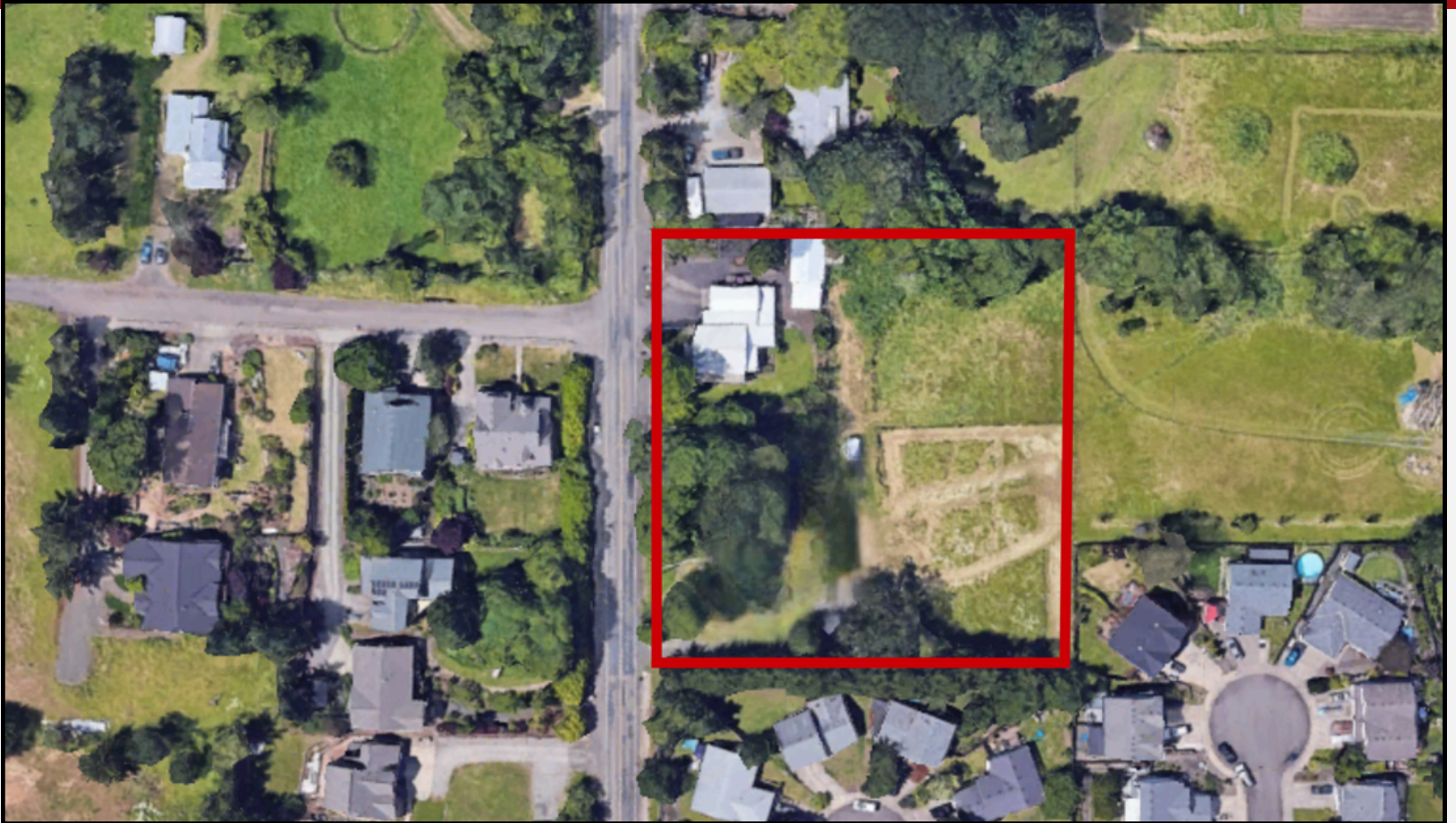


769 N 9th St Philomath, OR 97370



• **\$799,900** • **86,684 Sq. Ft.** • **1.99 ACRES**

Annexation is complete, there is a home of little to no value on the property. A conceptual design for a subdivision has been done. This allows under the current code for approximately 11 lots with a mix of 1-4 unit homes. Through the pre-application meeting it was determined that storm water retention is acceptable under the street, a wetlands delineation map is available for the small area that is wetlands. Zoning is R-2, Philomath is currently working on revisions to their residential zoning code that could increase the density.



Samantha Alley
Principal Broker for The Home Team

Give me a call for more
information on this property

☎ (541) 565-HOME (4663)

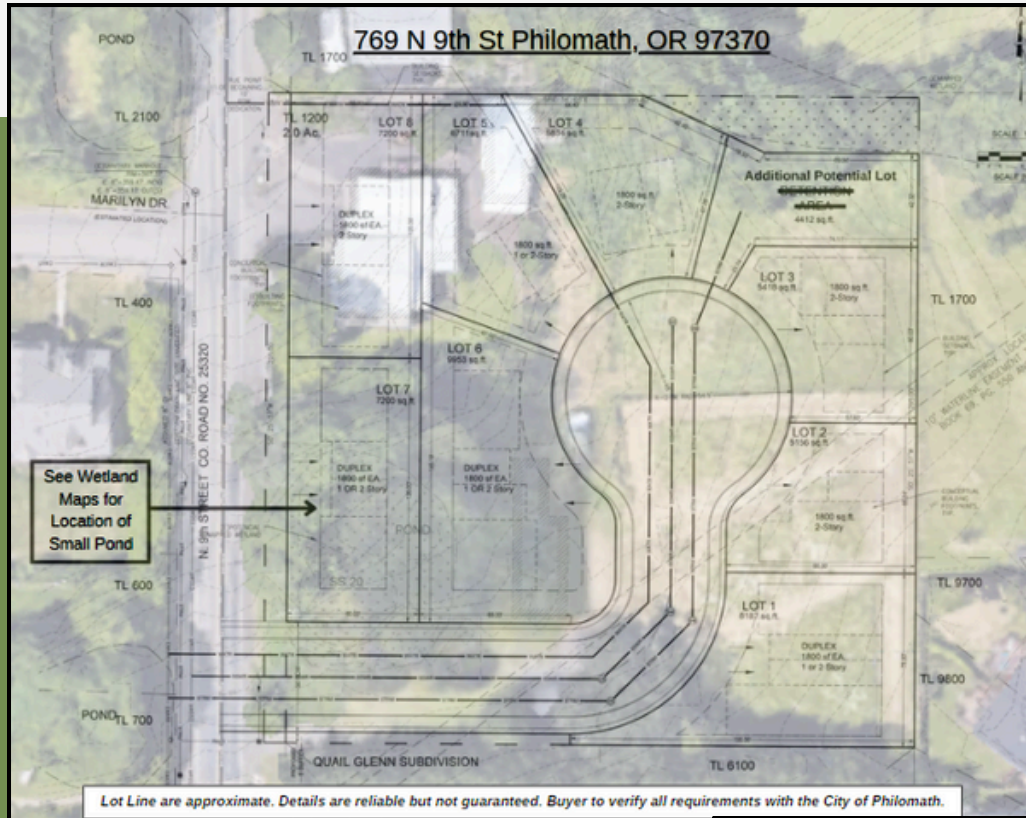
✉ sam@hometeamoregon.com

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535 SW 2nd St.
Corvallis, OR 97333



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Conceptual Designs

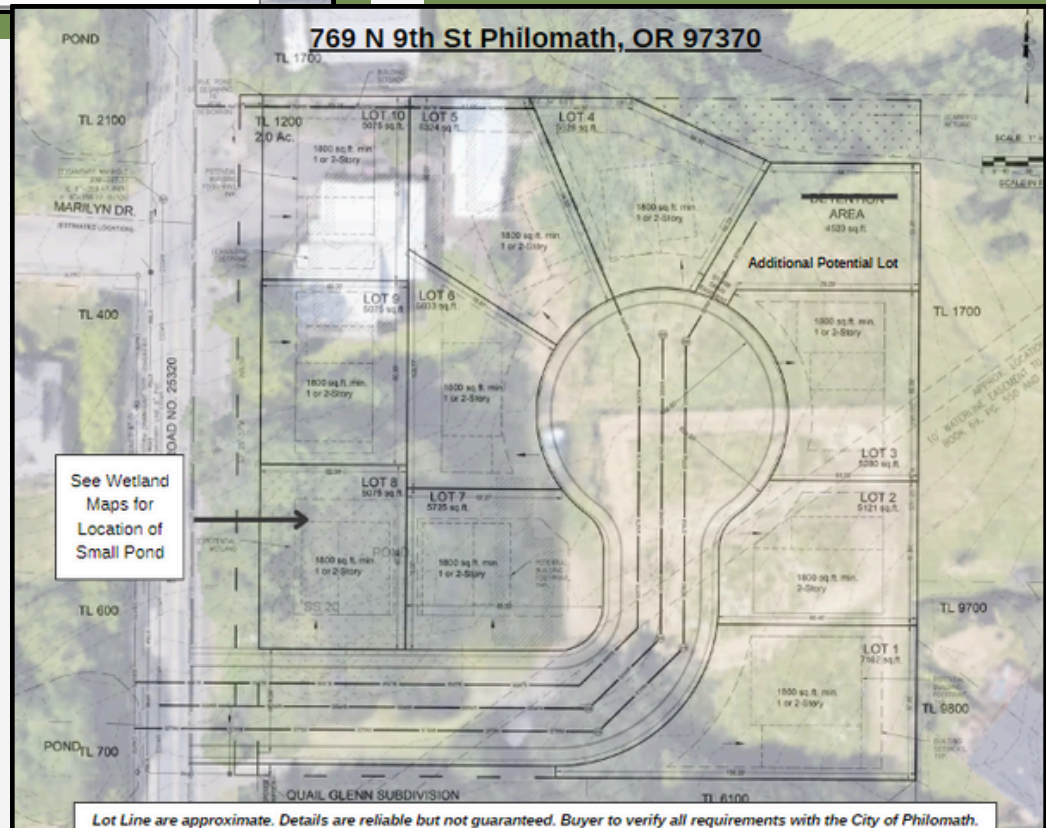


Possible Housing Design Under Current R-2 Zoning

Design incorporates duplex and single family detached homes. Maps for available utilities are available from public works. Hydrant testing for flows is complete. Buyer to verify requirements for improvements and all building code requirements.

Possible Housing Design Under Current R-2 Zoning

Design for single family detached homes. Devco Engineering is very familiar with the project and would be a great choice for subdivision due diligence.



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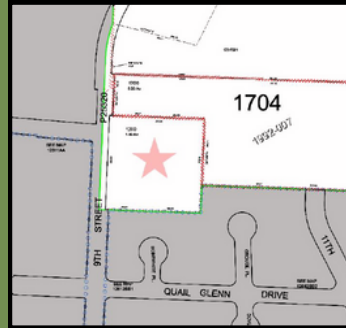
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Devco Engineering
helped with the design
and analysis



Fire department is
interested in a Learn to
Burn for the house



- This property offers an exciting development opportunity with the annexation process already complete. Currently, there is a home on the property that holds little to no value, allowing developers to focus on the potential for subdivision and new construction. A conceptual design has been drafted, proposing approximately 11 lots with a mix of single-family homes and 1-4 unit structures, all compliant with the current zoning regulations (R-2).
- A pre-application meeting with the city has been completed, confirming that stormwater retention can be managed beneath the street, ensuring efficient use of land. Additionally, a wetlands map is available for the small area identified as wetlands, allowing developers to plan accordingly.
- Zoning is currently R-2, but Philomath is actively working on revisions that could potentially increase allowable density within this zoning type. This presents an excellent opportunity for future development flexibility and greater returns. The groundwork has been laid for this property to become a desirable residential community, making it a valuable prospect for developers.
- Disclaimer: All information provided regarding the conceptual design, zoning, stormwater retention, and wetlands should be independently verified by the buyer. The buyer is responsible for confirming all details related to their intended development plans to ensure compliance with local codes, zoning laws, and any future revisions that may affect the property.



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Figure 6:
Wetland
Delineation
Map (DRAFT)

Date: 9/19/2024

Tax Lot 12612BB01200 Phelps Family Trust Wetland Delineation

Philomath, Benton County, Oregon



Legend

- | | | | |
|--|----------------|--|-------------------|
| | Survey Control | | Sample Plot |
| | Tax Lot | | Upland |
| | Study Area | | Wetland |
| | Wetland | | Non-Wetland Water |
| | Wetland | | Pond (FUBx) |
| | Wetland | | Waterway |
| | Wetland | | Culvert |

Notes:

1. All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
2. Tax Lot boundaries provided by Benton County, assumed accurate to within 1-meter.
3. Native size of map layout is 8.5"x11".
4. Aerial imagery courtesy ESRI/Maxar, 2023 (10/30/2023).



1:850



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