

# FOR SALE

## 1700 Highway 99 North, Eugene

- 3.4 Acres (multi-parcel)
- Prime Hwy 99 frontage
- 1,400 sq ft Office Building + 6,100 sq ft warehouse

**\$2,950,000**



- Extensive paved & usable yard area suitable for storage & operations
  - Zoned C-2 Community Commercial
  - Immediate operational utility for owner-users or investors

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# SITE & IMPROVEMENTS OVERVIEW

The property consists of four contiguous tax lots functioning together as a single integrated commercial site. The improvements are well-suited for yard-intensive and service-oriented users seeking immediate occupancy without the delays and costs associated with new construction or site development.

## Building Details

Office Building ( $\pm 1,400$  SF):

- Single-story office structure
- Functional layout suitable for administrative, sales, or customer-facing operations
- Direct access to yard and shop areas

Shop Building ( $\pm 6,100$  SF):

Industrial shop structure designed for service, repair, fabrication, or storage uses

- Clear-span working areas with multiple access points
- Proximate to yard for efficient equipment and vehicle circulation

## Site Improvements

- Large paved and improved yard areas
- Established access points and drive aisles
- Utilities in place, supporting immediate use

## Zoning & Permitted Uses

### Zoning: C-2 Community Commercial

The zoning allows a wide range of commercial, service, and light industrial uses, including contractors, fleet and service companies, equipment dealers, RV/marine users, and owner-users seeking yard-oriented functionality. Redevelopment or interim-use strategies are also supported under the current zoning framework.

## Value Proposition

- Fully assembled and improved site — not raw land
- Immediate usability with no entitlement or construction delay
- Meaningful discount to estimated replacement cost
- Scarcity of comparable large, functional yard sites within Eugene
- Flexible use profile supporting both owner-user and investment strategies

*The property should be viewed as a turnkey, assembled, functional commercial facility offered at a meaningful discount to replacement cost, with immediate usability and longterm redevelopment optionality.*

### Zoning and Use Disclaimer:

Zoning information is provided for marketing purposes only and is believed to be accurate but is not guaranteed. Prospective buyers should independently verify zoning, permitted uses, and development standards with the City of Eugene during their due diligence period.

### Information Disclaimer:

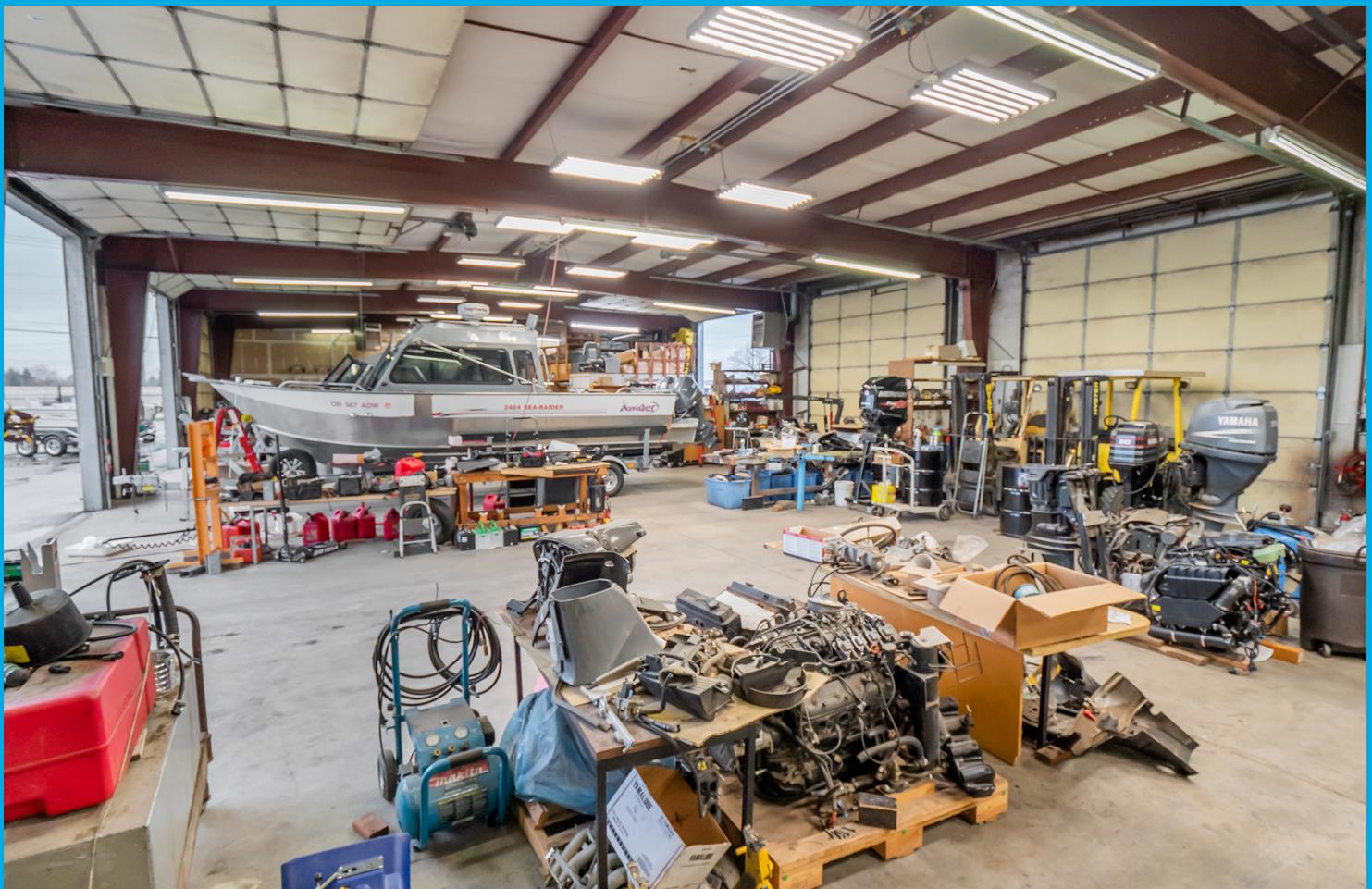
All information contained herein is from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness thereof. Prospective buyers are encouraged to conduct their own independent investigation and due diligence regarding all aspects of the property.

## PARCEL SUMMARY

Tax Lot	Map & Taxlot #	Approx Acres	2025 RMV	Improvements	Notes
00600	17-04-22-14-00600	2.31	\$1,488,018	1,400 SF office + 6,100 SF shop	Core improved site; primary yard & buildings
00700	17-04-22-14-00700	0.41	\$364,495	Small building / improved	Hwy 99 frontage support parcel
00800	17-04-22-14-00800	0.40	\$297,872	Yard / paved area	Support yard / parking
01100	17-04-22-14-01100	0.28	\$187,304	Yard / support land	Additional yard / storage area







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## **INITIAL AGENCY DISCLOSURE PAMPHLET - (OAR 863-015-215(4))**

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

**Real Estate Agency Relationships** An "agency" relationship is a voluntary legal relationship in which a real estate licensee (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 both 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.

**Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer.** 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 agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, 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. When representing a buyer, 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 or to show properties for which there is no written agreement to pay compensation to the buyer's agent. None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

**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, buyer(s) and their agent. When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) 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 agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

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 instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell. No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise. You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.