

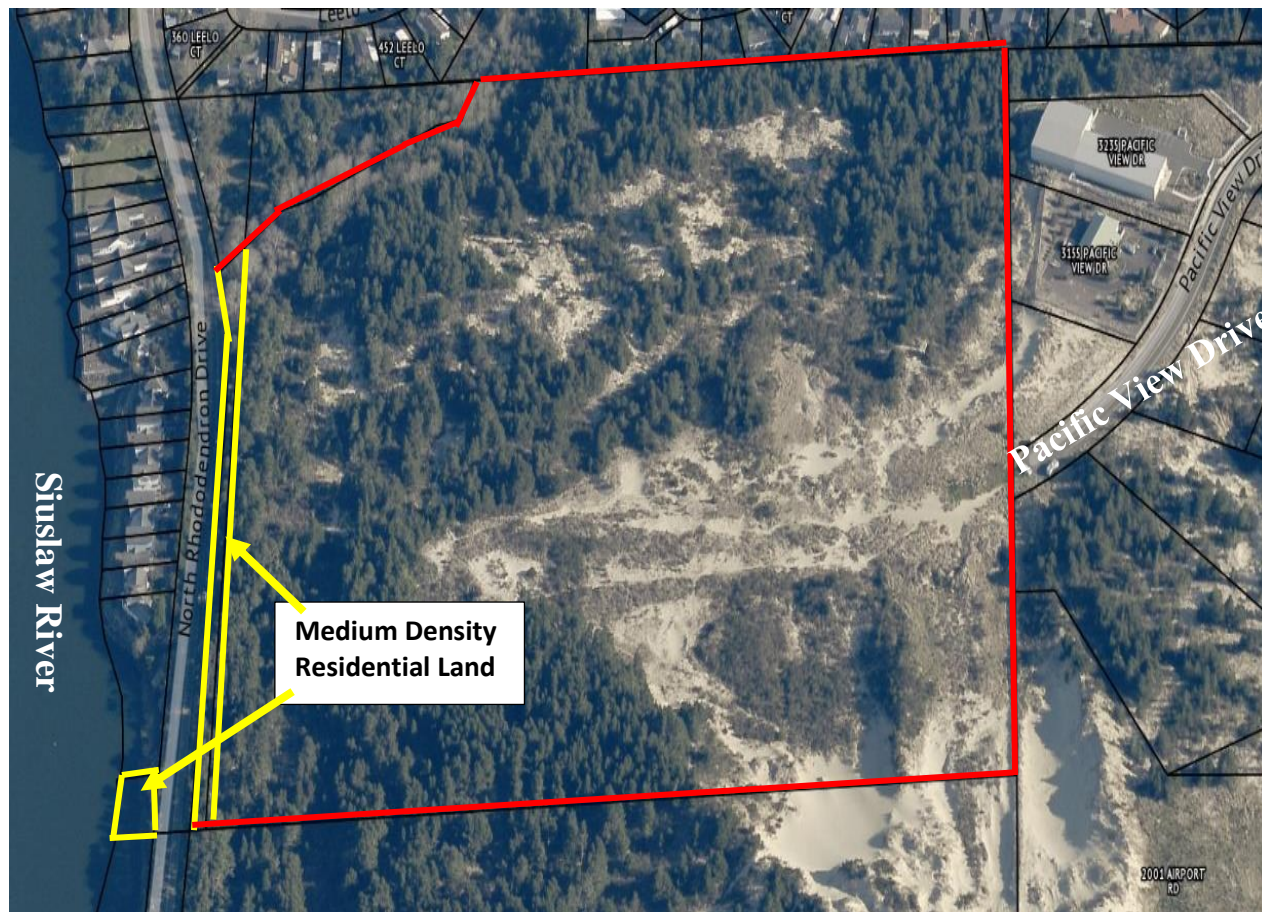


FOR SALE

- Rhododendron Dr. / Pacific View Dr. - Florence, OR

- 39.15 Acres of undeveloped, industrial property in the City of Florence. Includes 6,534 SF residential lot on Siuslaw River.
- The property is bordered by Rhododendron Dr. to the west and access from Pacific View Dr. on the east. River access from MDR lot.
- Three total legal lots – Potential for lotline adjustment to create residential lots on Rhododendron Drive.
- Buyer to do their own Due Diligence.
- Zoning: Pacific View Business Park. Residential piece is Medium Density Residential.

**Sale Price: ~~\$1,900,000~~
\$1,650,000 (\$0.99/SF)**



PENNINGTON REALTY, INC.

1144 Gateway Loop Suite 205

Springfield, OR 97477

Office: 541-344-5959

Cell (John): 541-579-4600

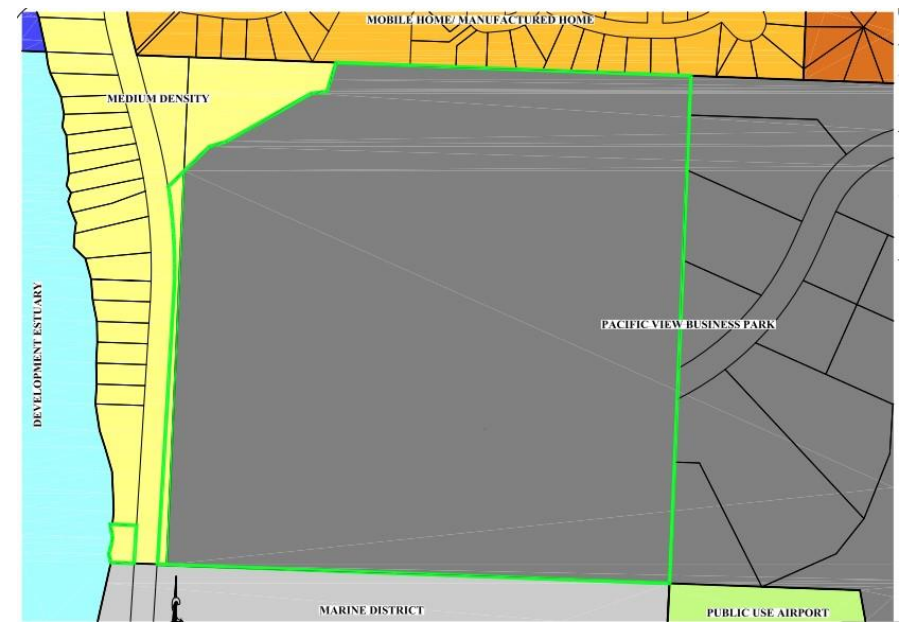
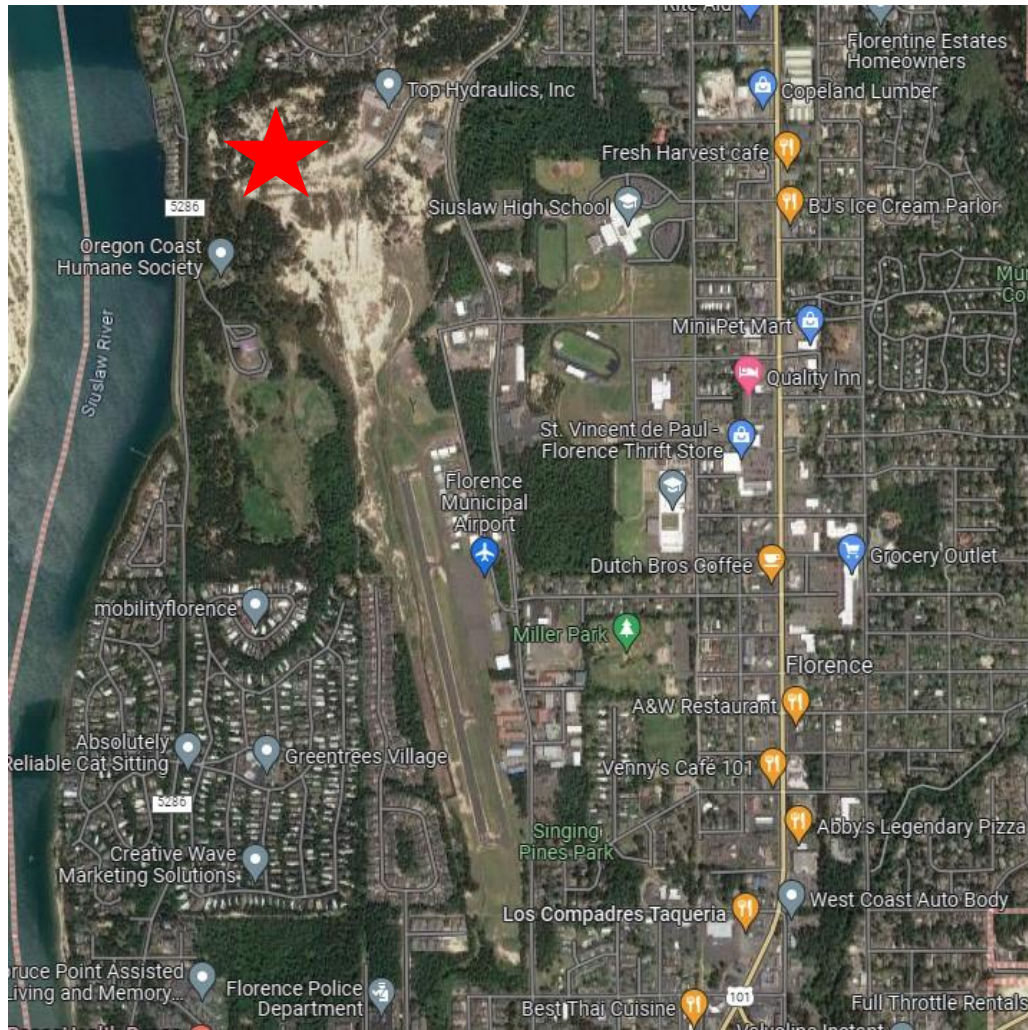
Cell (Jack): 541-513-0918

Email: Jack@jpennington.com

This information has been secured from sources deemed to be reliable. However, no warranty or guaranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions

**JACK PENNINGTON
JOHN PENNINGTON, CCIM**





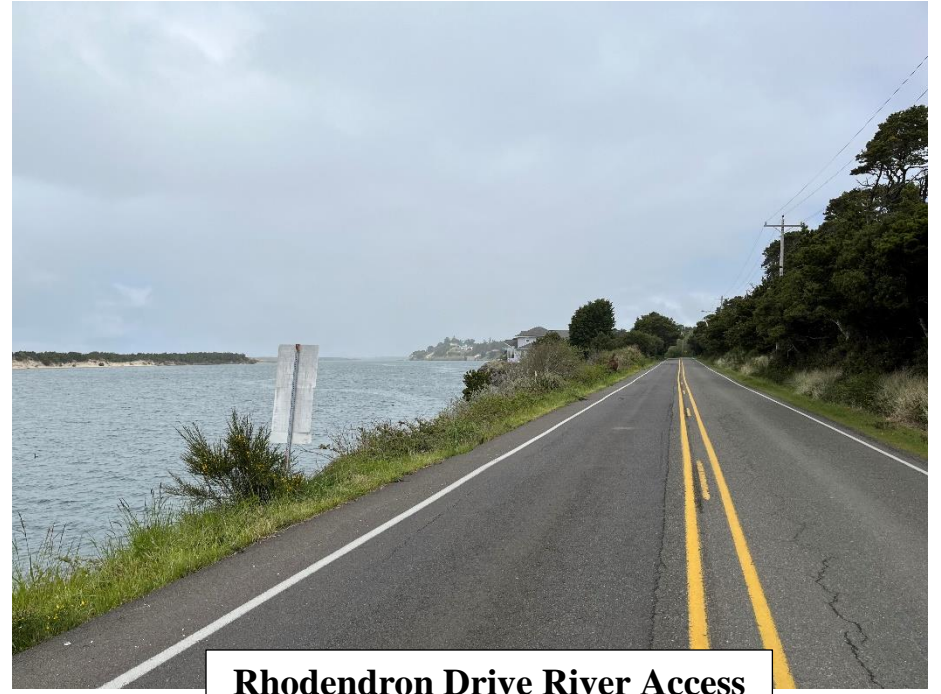
LEGEND

	MEDIUM DENSITY
	MOBILE HOME/ MANUFACTURED HOME
	COMMERCIAL
	PACIFIC VIEW BUSINESS PARK
	MARINE DISTRICT
	PUBLIC USE AIRPORT
	DEVELOPMENT ESTUARY
	CONSERVATION ESTUARY

- The property has been annexed into the City of Florence.
- Just northwest of the Florence airport, west of Siuslaw High School and approximately 1/2 mile west of Hwy 101.
- The lot slopes slightly towards the west providing views of the Siuslaw River and Pacific Ocean.
- Storm water drain in place that runs from Pacific View Dr. through the center of the property.
- Potential for a Buyer to subdivide the property and sell off lots individually.
- [Zoning Code Link](#)



Pacific View Drive Access



Rhodendron Drive River Access



Facing West



Facing East

