

115 and 116

West Eugene Industrial and Multi-Family Development Sites by Walmart Eugene, Oregon



	#115	#116
PUBLISHED RESERVE:	\$6,250,000	\$1,495,000
	Parcel A - 2.16± Acres - \$485,000*	Parcel A - 8± Acres - \$1,145,000**
	Parcel B - 25± Acres - \$3,000,000*	Parcel B - 4± Acres - \$350,000**
	Parcel C - 20± Acres - \$2,765,000*	
LAST ASKING PRICE:	First Time Offered	First Time Offered
SIZE:	47.16± Acres	12.07± Acres
ZONING:	I-2/C-2/R-1 with WB/WP Overlay Zones	R-4/R-1 with WB/WP Overlay Zones

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These two development parcels with industrial and residential zoning represent one of the largest development opportunities in west Eugene, along W. 11th Street by Walmart, Target and Willow Creek Industrial Park. The Greenhill Technology Park is just west of the property, along W. 11th Street. The two Auction Properties have access from W. 11th Street and Willow Creek Road.

Both properties are part of the West Eugene Wetlands Plan, approved by the city of Eugene, the county, state and federal agencies, and have been designated for development. The protected wetlands in the West Eugene Plan have been purchased by the Federal Bureau of Land Management, which owns the Luk-Wah-Prairie adjoining Auction Property #115, as well as by The Nature Conservancy, which owns the nearby Willow Creek Natural Area across from Auction Property #116.

The seller has produced a Wetland Determination Report and Draft Mitigation Improvement Plan that will be provided to prospective bidders. Under the terms of the Auction, the bid to purchase these properties will be provided a one-year option, with up to a twelve-month extension, to the prospective buyer, in order to obtain entitlements from local, state and federal