



PUBLISHED RESERVE: Sale Pending

LAST ASKING: First Time Offered

SIZE: 23,800± Square Feet

ZONING: Medium Density Residential (MD)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 23,800± square foot residential development parcel is situated at the northeast corner of Modoc and Trinity Streets, in a residential neighborhood of Klamath Falls. The property has a moderate slope topography, with a more significant slope along the northwestern one-quarter of the site. The property's Medium Density Residential zoning allows for a variety of residential uses including single family and duplexes, as well as tri-plexes and four-plexes under conditional uses. The zoning requires a minimum lot size of 5,000 square feet for single family and duplexes.

All utilities are available to the site.

LOCATION: Intersection of Modoc Street and Trinity Street, Klamath Falls, Oregon. APN: 38-09-29BC. Tax Lot 4200