

*the*  
RIVER  
DISTRICT  
*eugene, oregon*



RETAIL DEVELOPMENT OPPORTUNITY

WHERE THE CITY MEETS THE RIVER

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE



# AVAILABLE LOTS

**PARCEL 6**  
Lot size: 14,810 square feet  
Ground Lease Opportunity

**PARCEL 7R**  
Lot size: 6,969 square feet  
For Sale or Ground Lease

**PARCEL 8**  
Lot size: 18,295 square feet  
Ground Lease Opportunity



## WHERE THE RIVER MEETS THE CITY

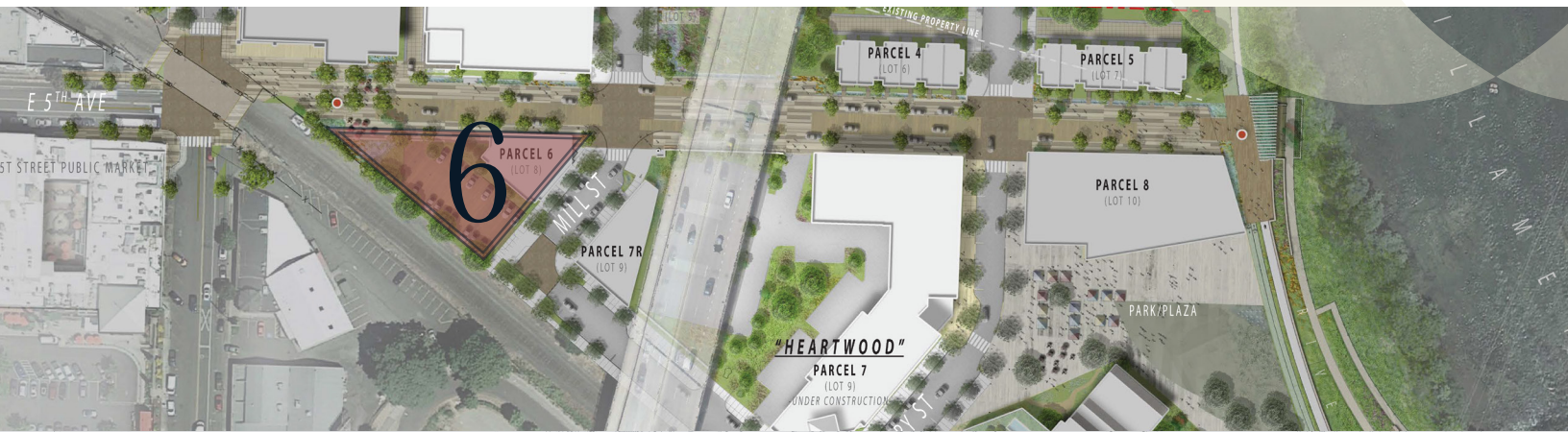
Located in Downtown Eugene, The River District site has a rich history of providing industry and recreation to the citizens of Eugene. Today, the site will continue to serve Eugene as a transformative community that connects the past and present just as it merges the city and nature. A new, reimagined walkable urban community that teems with as much life as the river that runs adjacent to it.



For the first time, the **Eugene River District** offers the opportunity to develop commercial and retail spaces in conjunction with the extensive housing development that is already underway. Nestled along the Willamette River, this new development seamlessly connects downtown Eugene with the riverfront. As the only downtown area with direct river access, this vibrant district promises business and commercial opportunities. With a variety of housing options attracting a diverse and dynamic community, the Eugene River District is poised to become a bustling hub for retail, dining, and entertainment. Invest in the future of Eugene and be part of the city's most exciting new development.







SAMPLE RENDERING | MILL STREET ELEVATION

## PARCEL 6

LOT SIZE: 14,810 SF  
Ground Lease Opportunity

MAP & TAX LOT  
17-03-32-22-02400

ZONING  
S-DR Downtown Riverfront  
Special Area

UTILITIES  
Water, sewer, electric, natural  
gas and fiber connections are  
available at the curb.

CALL 541-345-4860  
for additional information







SAMPLE RENDERING | MILL STREET ELEVATION

## PARCEL 7R

LOT SIZE: 6,969 SF  
For Sale or Ground Lease

MAP & TAX LOT  
17-03-32-22-02501

ZONING  
S-DR Downtown Riverfront Special Area

UTILITIES  
Water, sewer, electric, natural gas & fiber connections are available at the curb.

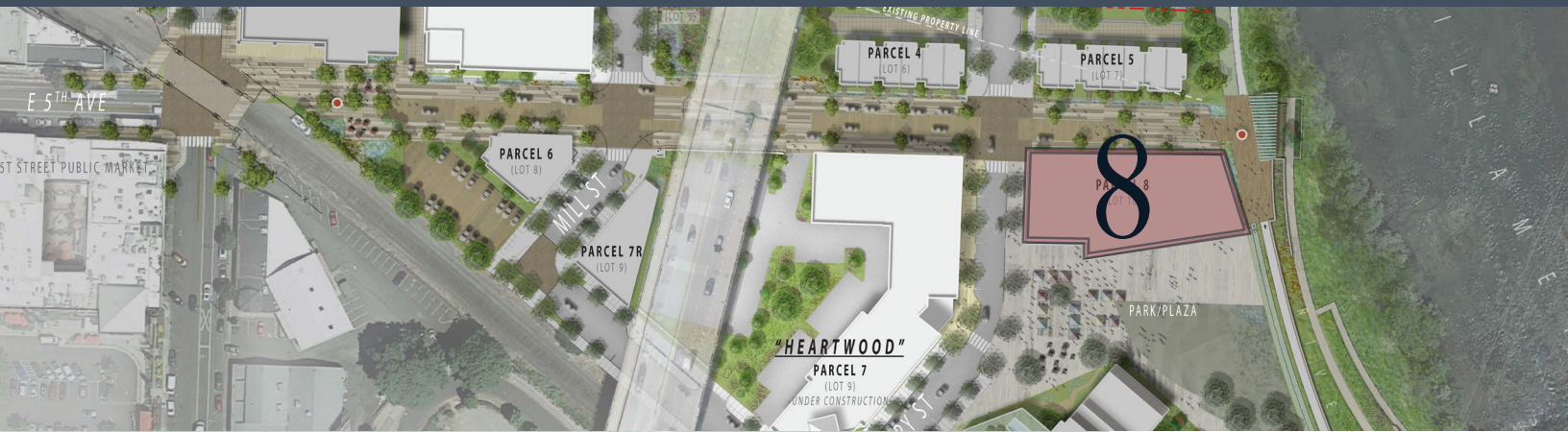
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## PARCEL 8

LOT SIZE: 18,295 SF  
Ground Lease Opportunity

MAP & TAX LOT  
17-03-32-22-02600

ZONING  
S-DR Downtown Riverfront  
Special Area

UTILITIES  
Water, sewer, electric, natural  
gas and fiber connections are  
available at the curb.

CALL 541-345-4860  
for additional information



SAMPLE RENDERING | RIVER PATH ELEVATION

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**DISTRICT**  
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**HAPPENING**  
**AT THE RIVER AS OF**

*July 2024*



*where the river meets the city*

**RESIDENTIAL DEVELOPMENT | 617 UNITS**

**HEARTWOOD | 95 units | Completed**

Designed for adventure inside and out, Heartwood brings a contemporary yet comfortable living experience to The River District. Enjoy unparalleled access to the destinations and nature outside your door plus all the luxurious features and amenities inside.

**PORTAL | 130 units | Currently Under Construction**

Vibrant new apartment residences with unexpected details, smart design and an eclectic mix of modern and vintage touches throughout. All designed to reflect Eugene's unique and innovative spirit.

**THE LANDING | 237 units**

Just steps from the Market District, The Landing apartment residences feature stylish spaces to relax and enjoy. From thoughtfully designed homes to social amenity spaces, contemporary and comfortable living awaits.

**THE PARKER | 80 units**

Refined apartment residences where life flows naturally and beautifully. A habitat teeming with thoughtful features, natural touches, special places to gather and incredible views of the river that inspire what's inside.

**PARCEL 10 | 75 units**

2023

**PORTAL APARTMENTS**  
Construction Began

2024

**HEARTWOOD APARTMENTS**  
Completed & Leasing

**CITY HALL**  
Relocated to The River District

**PARK PLAZA**  
Under Construction

UP  
NEXT

**THE LANDING APARTMENTS**

**THE PARKER APARTMENTS**

**PARCEL 10 RESIDENTIAL**

**FERRY STREET VIADUCT PLAZA**



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*eugene, oregon*

*vision meets opportunity*



# DISCOVER EUGENE

## *Recreation*

When it comes to outdoor recreation, Eugene is a destination in itself. From hiking, biking and running the trails to kayaking and paddleboarding the Willamette or hitting the powder in the nearby mountains, it's rare that two days are the same here. Whether you're a longtime outdoor enthusiast, a runner who feels at home in TrackTown or you're dipping your toes in the water for the first time, Eugene offers the type of recreation everyone will appreciate.

## *Arts & Culture*

Although Eugene's reputation as an outdoor destination is hard to deny, there's still plenty to do indoors. The city's rich heritage of arts and culture shines through from the art galleries that dot the city to the Hult Center for Performing Arts and the John G. Shedd Institute for The Arts. And between notable venues like The Jazz Station, McDonald Theater and Cuthbert Amphitheater, music fans will have a full schedule ahead.

## *Innovation Center*

An incredible \$1 Billion Investment to the University of Oregon's infrastructure, the Phil and Penny Knight Campus for Accelerating Scientific Impact is set to foster Eugene-based scientific research & development just one mile away from the River District. Providing workshops, funding support, mentor-ship programs, meeting rooms, wet labs and procedural spaces, the state-of-the-art facility supports students and faculty in fully realizing and commercializing their groundbreaking research.

## *Growth & Business Climate*

Industriousness and entrepreneurship have been home to Eugene since the days it was founded. Today, that spirit only grows stronger as one of the country's hottest job markets. In fact, Eugene's job growth is predicted to outpace the US average as it continues to establish itself as a new hub for tech in the Pacific Northwest. From collaborative co-working spaces to an increasing number of exciting startups, more and more companies are gravitating to Eugene over Seattle and Silicon Valley as a new hub for business innovation.

## *University of Oregon*

As the home to the University of Oregon, you can add "college town" to Eugene's long list of adjectives. On any given day you'll experience exciting events, football or basketball games and the vibrant spirit that comes with having a world-class university right here at the city's core.

## *Out & Around*

As a city with a reputation as a haven for locally grown food, markets and restaurants, the dining scene is savored in Eugene. Paired with celebrated breweries and wineries, your cup and your plate will always be full. Downtown Eugene is also home to small businesses of every variety from bookstores to bike shops and local outfitters to specialty boutiques.



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Seubert**  
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# Initial Agency Disclosure

(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.*