



**FOR SALE**

# 12 Lot Development

2080 RIVERVIEW STREET | EUGENE, OREGON 97403

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE



**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Alan  
Evans**

alan@eebcre.com

**David  
Holland**

david@eebcre.com

**(541) 345-4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.



# Property Highlights

2080 RIVERVIEW STREET  
EUGENE OREGON 97403

## EAST EUGENE | HENDRICKS PARK

- Twelve lot Middle Housing Land, partition completed
- Lots average approximately 10,800 square feet
- Existing 4+ Bed | 2 Bath home leased to Oregon State University for \$2,564 per month through 5/31/2025
- Eleven additional lots
- Preliminary infrastructure budget available
- Frontage on Riverview and Bristol Lane; adjacent to Hendricks Park
- \$1,300,000



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# Property Overview

## LOCATION

The approximate 3 acre site lies in East Eugene with easy access to the University of Oregon, Downtown and all major highways with street frontage on Riverview Street and Bristol Lane in Hendricks Park.

## IMPROVEMENT

The new Middle Housing Partition has created a twelve (12) lot subdivision which includes retaining the original house as one of the lots. The new lots average approximately a quarter acre or 10,800 square feet.

The existing home is a 4+ bedroom, 2 bathroom house - approximately 1,575 square feet - that has been leased to Oregon State University. Lease rate currently is \$2,654 per month. The property is leased through May 31, 2025 and tenant has one additional option to renew.



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# SODA STRAW 1

A REPLAT OF LOT 63, OVERLOOK, LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 3 WEST  
OF THE WILLAMETTE MERIDIAN, EUGENE, LANE COUNTY, OREGON

DATE: SEPTEMBER 13, 2023

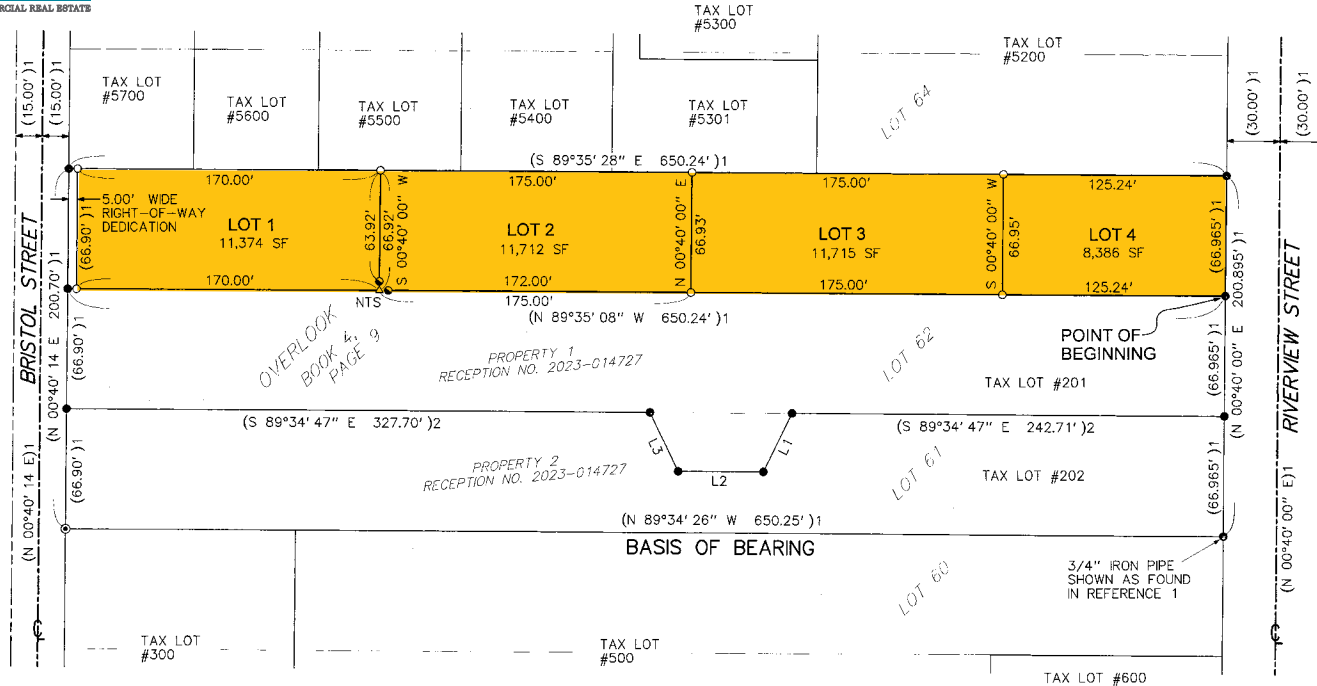
LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. **46283**  
FILE DATE **20 MAY 2024** 5

Lane County Clerk  
Lane County Deeds and Records **2024-013632**

 **\$147.00**  
02115652202400136320010012 05/20/2024 09:26:18 AM

RRP-SUBD Cnt=1 Pgs=1 Str=45 CASHIER 04  
\$5.00 \$80.00 \$10.00 \$11.00 \$61.00

RECORDED  
DATE: **20 MAY 2024**  
COUNTY CLERK  
BY: *Teddy Smith*



**LEGEND**

- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ROBERTS SURV. INC." SET IN CSF 45912 OR CSF 45999 UNLESS OTHERWISE NOTED
- ⊙ MONUMENTS FOUND: 1/4 X 2-1/2 INCH MAG NAIL WITH BRASS WASHER INSCRIBED "ROBERTS SURV. INC." SET IN CSF 45912 OR CSF 45999 UNLESS OTHERWISE NOTED
- MONUMENTS SET: 5/8 X 30 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ROBERTS SURV. INC."
- MONUMENTS SET: 5/8 X 30 INCH IRON REBAR WITH RED PLASTIC CAP INSCRIBED "RM ROBERTS SURV. INC."
- △ COMPUTED POINT, NOTHING SET
- ( ) DATA OF RECORD
- CSF COUNTY SURVEY FILE NO.
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- NTS NOT TO SCALE

**NOTES:**

- 1) NO BUILDING, STRUCTURE, TREE, OR OTHER OBSTRUCTION SHALL BE PLACE OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- 2) MEASURED BEARINGS AND DISTANCES EQUAL DATA OF RECORD UNLESS OTHERWISE NOTED.
- 3) COVENANTS, CONDITIONS AND RESTRICTIONS LISTED ON WARRANTY DEED RECORDED FEBRUARY 16, 1933 IN BOOK 175, PAGE 567, DOES NOT AFFECT THE SUBJECT PROPERTY BECAUSE OF CURRENT CITY BUILDING AND ZONING CODES THAT ARE IN EFFECT.

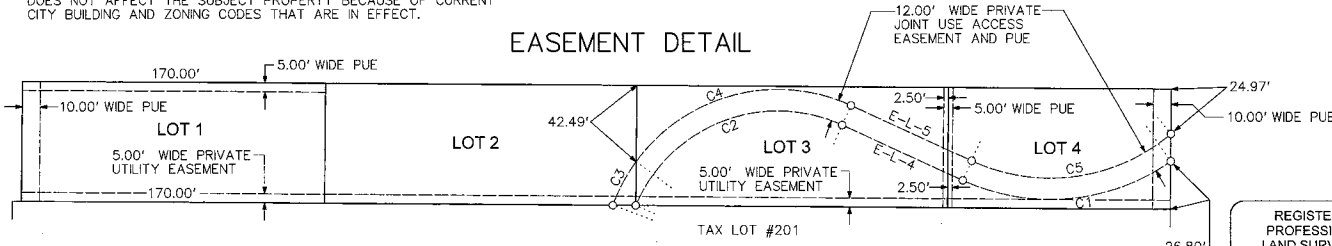
**LINE DATA**

- L1 (S 26°25' 13" W)2 (36.31')2
- L2 (N 89°34' 47" W)2 (48.00')2
- L3 (N 25°34' 47" W)2 (36.31')2

**REFERENCES**

- ( ) 1 CSF 45912 BY K. BAKER FILED FEBRUARY 21, 2023.
- ( ) 2 CSF 45999 BY K. BAKER FILED JUNE 13, 2023.

**EASEMENT DETAIL**



**EASEMENT CURVE DATA**

C1	C2	C3	C4	C5
R=118.50'	R=87.00'	R=99.00'	R=99.00'	R=106.50'
Δ=59°23' 21"	Δ=91°14' 14"	Δ=16°04' 23"	Δ=78°03' 38"	Δ=64°09' 02"
L=122.83'	L=138.54'	L=27.77'	L=134.88'	L=119.24'
S 84°48' 19" W	S 68°52' 55" W	N 28°24' 11" E	N 75°28' 11" E	N 82°25' 29" E
Ch=117.40'	Ch=124.36'	Ch=27.68'	Ch=124.69'	Ch=113.11'

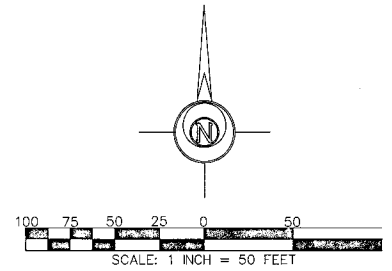
**EASEMENT LINE DATA**

- E-L-4 N 65°30' 00" W 74.30'
- E-L-5 S 65°30' 00" E 74.30'

CITY OF EUGENE PLANNING  
NO. MHF 23-07 & MHT 23-7  
LANE COUNTY ASSESSOR'S  
MAP NO. 18-03-04-13  
TAX LOT #200

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885  
RENEWS: 12-31-2025



**MIDDLE HOUSING LAND DIVISION**

CLIENT: **NANCY L. MILLER**  
DRAWN BY: **KB**  
DATE: **SEPT. 13, 2023**  
REVISION DATE:  
JOB NO. **2023-SUB-004**  
SHEET **1** OF **2**

**Roberts Surveying, Inc**  
2811 Lydick Way  
Eugene, Oregon 97401  
Bus. (541) 345-1112

# SODA STRAW 2

A REPLAT OF A PORTION OF LOT 61 & ALL OF LOT 62, OVERLOOK, LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, EUGENE, LANE COUNTY, OREGON

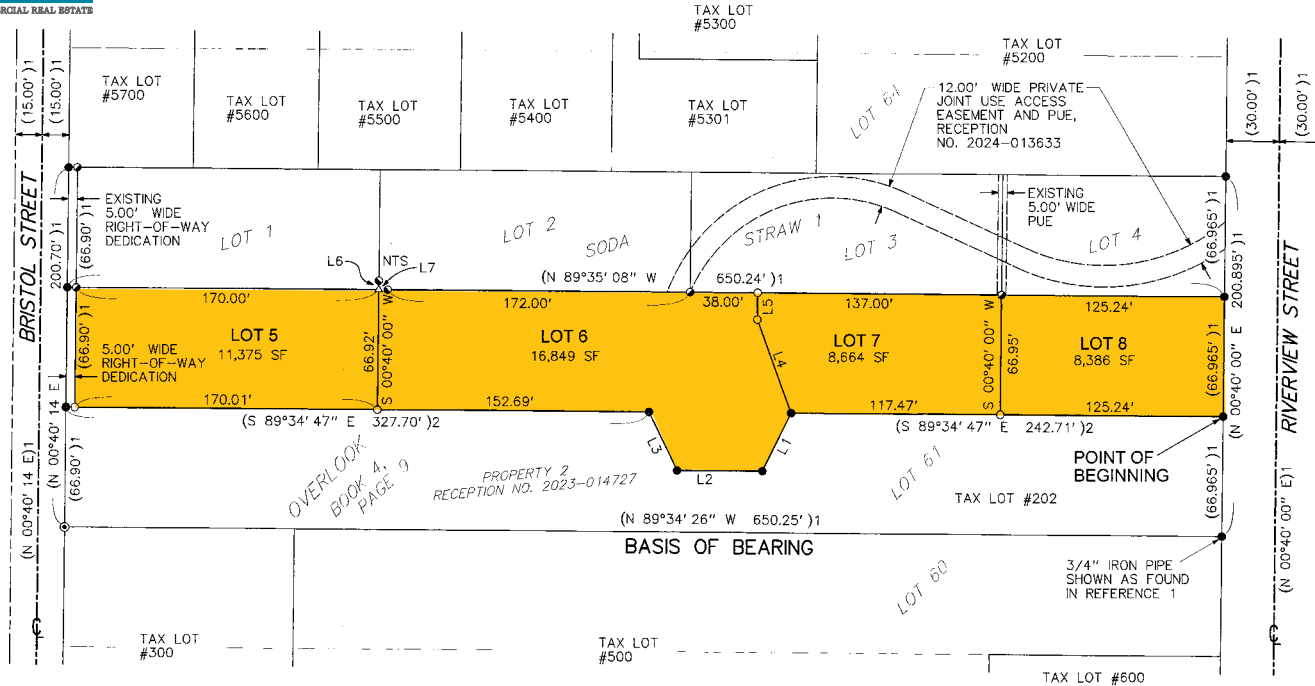
DATE: SEPTEMBER 13, 2023

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 46321  
FILE DATE 26 Jun 2024 S

Lane County Clerk Lane County Deeds and Records **2024-017625**

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\$5.00 \$69.00 \$10.00 \$11.00 \$61.00

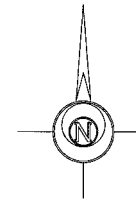
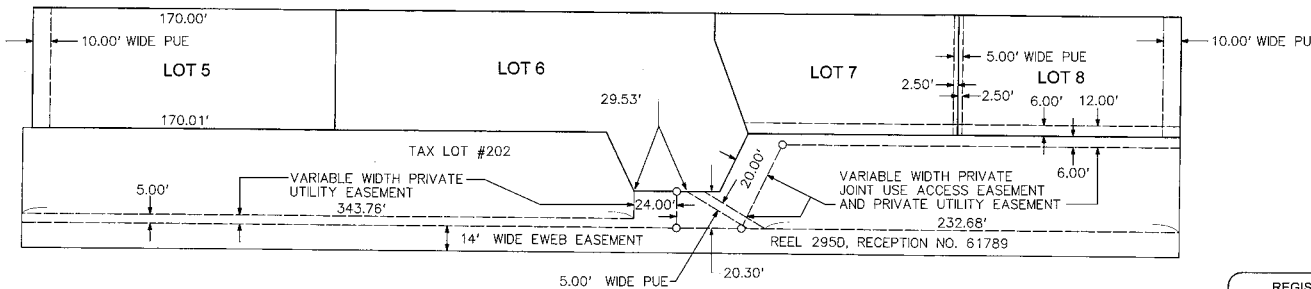
RECORDED  
DATE: 27 Jun 2024  
COUNTY CLERK  
BY: Teddy Smith



**LEGEND**

- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ROBERTS SURV. INC." SET IN CSF 45912 OR CSF 45999 UNLESS OTHERWISE NOTED
- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ROBERTS SURV. INC." SET IN SODA STRAW 1 (CSF 46283)
- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH RED PLASTIC CAP INSCRIBED "RM ROBERTS SURV. INC." SET IN SODA STRAW 1 (CSF 46283)
- MONUMENTS SET: 5/8 X 24 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC."
- ⊙ MONUMENTS FOUND: 1/4 X 2-1/2 INCH MAG NAIL WITH BRASS WASHER STAMPED "ROBERTS SURV. INC." SET IN CSF 45912
- △ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) DATA OF RECORD
- CSF COUNTY SURVEY FILE NO.
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- NTS NOT TO SCALE

**EASEMENT DETAIL**



100 75 50 25 0 50  
SCALE: 1 INCH = 50 FEET

**REFERENCES**

- ( 1 ) CSF 45912 BY K. BAKER FILED FEBRUARY 21, 2023.
- ( 2 ) CSF 45999 BY K. BAKER FILED JUNE 13, 2023.
- ( 3 ) SODA STRAW 1 BY K. BAKER RECORDED MAY 20, 2024, RECEPTION NO. 2024-013632 AND FILED AS CSF 46283.

CITY OF EUGENE PLANNING NO. MHF 23-08 & MHT 23-8  
LANE COUNTY ASSESSOR'S MAP NO. 18-03-04-13  
TAX LOT #201

**EASEMENT AND MAINTENANCE AGREEMENT**

DECLARATION OF VARIABLE WIDTH PRIVATE JOINT USE ACCESS EASEMENT AND MAINTENANCE AGREEMENT AND PRIVATE UTILITY EASEMENT, RECEPTION NO. 2024-17626

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 15, 2003  
**KENT BAKER**  
#59885  
RENEWS: 12-31-2025

**MIDDLE HOUSING LAND DIVISION**

CLIENT: NANCY L. MILLER

DRAWN BY: KB  
DATE: SEPT. 13, 2023  
REVISION DATE:  
JOB NO. 2023-SUB-004  
SHEET 1 OF 2

**Roberts Surveying, Inc.**  
2811 Lydick Way  
Eugene, Oregon 97401  
Bus. (541) 345-1112

# SODA STRAW 3

A REPLAT OF A PORTION OF LOT 61, OVERLOOK, LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, EUGENE, LANE COUNTY, OREGON

DATE: SEPTEMBER 13, 2023

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 46340  
FILE DATE 26 Jul 2024 S

Lane County Clerk  
Lane County Deeds and Records **2024-021358**

1147.00  
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07/26/2024 09:06:32 AM

RRR-SUBD Cnt=1 Pgs=1 Str=45 CASHIER 04  
\$5.00 \$50.00 \$100.00 \$11.00 \$51.00

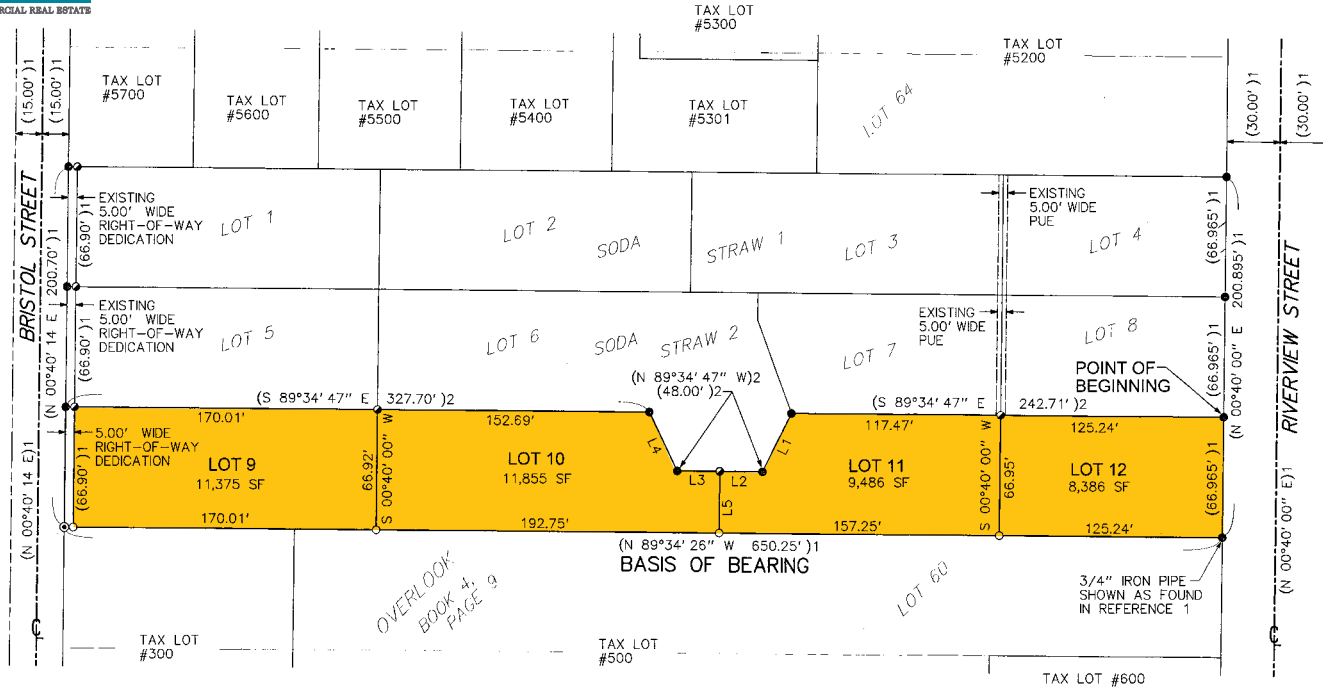
RECORDED  
DATE: 26 Jul 2024  
COUNTY CLERK  
BY: Tudley Smith

### LEGEND

- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC." SET IN CSF 45912 OR CSF 45999 UNLESS OTHERWISE NOTED
- MONUMENTS FOUND: 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC." SET IN SODA STRAW 1 (CSF 46283) OR IN SODA STRAW 2 (CSF 46321)
- MONUMENTS SET: 5/8 X 30 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC."
- ⊙ MONUMENTS FOUND: 1/4 X 2-1/2 INCH MAG NAIL WITH BRASS WASHER STAMPED "ROBERTS SURV. INC." SET IN CSF 45912
- ( ) DATA OF RECORD
- CSF COUNTY SURVEY FILE NO.
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT

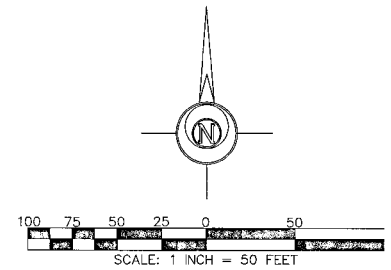
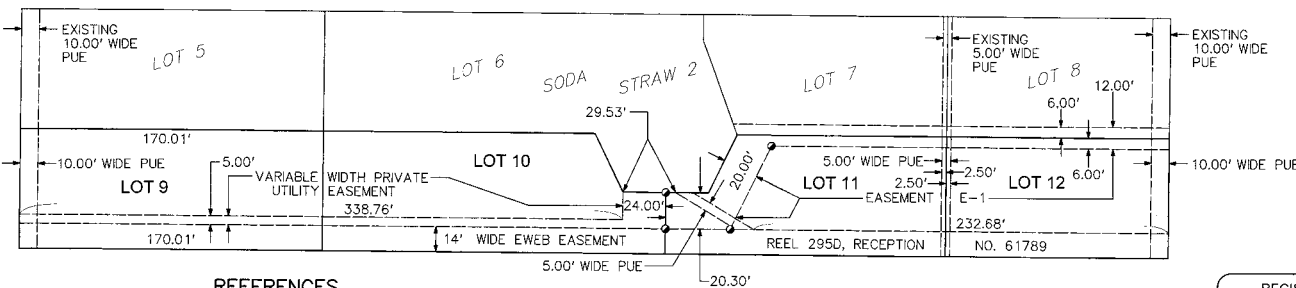
### LINE DATA

- L1 (S 26°25' 13" W)2 (36.31') 2
- L2 (N 89°34' 47" W)2 24.00'
- L3 (N 89°34' 47" W)2 24.00'
- L4 (N 25°34' 47" W)2 (36.31') 2
- L5 S 00°40' 00" W 34.30'



OVERLOOK  
BOOK 4,  
PAGE 9

### EASEMENT DETAIL



### REFERENCES

- ( ) 1 CSF 45912 BY K. BAKER FILED FEBRUARY 21, 2023.
- ( ) 2 CSF 45999 BY K. BAKER FILED JUNE 13, 2023.
- ( ) 3 SODA STRAW 1 BY K. BAKER RECORDED MAY 20, 2024, RECEPTION NO. 2024-013632 AND FILED AS CSF 46283.
- ( ) 4 SODA STRAW 2 BY K. BAKER RECORDED JUNE 27, 2024, RECEPTION NO. 2024-017625 AND FILED AS CSF 46321.

### EASEMENT AND MAINTENANCE AGREEMENT

E-1: DECLARATION OF VARIABLE WIDTH PRIVATE JOINT USE ACCESS EASEMENT AND MAINTENANCE AGREEMENT AND PRIVATE UTILITY EASEMENT, RECEPTION NO. 2024-017626

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 15, 2003  
**KENT BAKER**  
#58885  
RENEWS: 12-31-2025

### MIDDLE HOUSING LAND DIVISION

CLIENT: NANCY L. MILLER

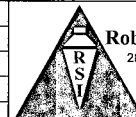
DRAWN BY: KB

DATE: SEPT. 13, 2023

REVISION DATE:

JOB NO. 2023-SUB-004

SHEET 1 OF 2



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CITY OF EUGENE PLANNING  
NO. MHF 23-09 & MHT 23-9  
LANE COUNTY ASSESSOR'S  
MAP NO. 18-03-04-13  
TAX LOT #202



## CONTACT

**Alan  
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**David  
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# Photographs

Existing Improvement



## DETAILS

- Four+ bedrooms
- Two bathrooms
- Constructed in 1938
- Many recent updates
- Central heat
- Metal roof



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# Photographs

Existing Improvement



## LEASE INFORMATION

- House is currently leased to Oregon State University
- \$2,564 per month
- Leased through 5/31/2025
- Tenant has one additional option to renew lease, which they plan to execute.



# Lane County Assessor's Information

## CONTACT

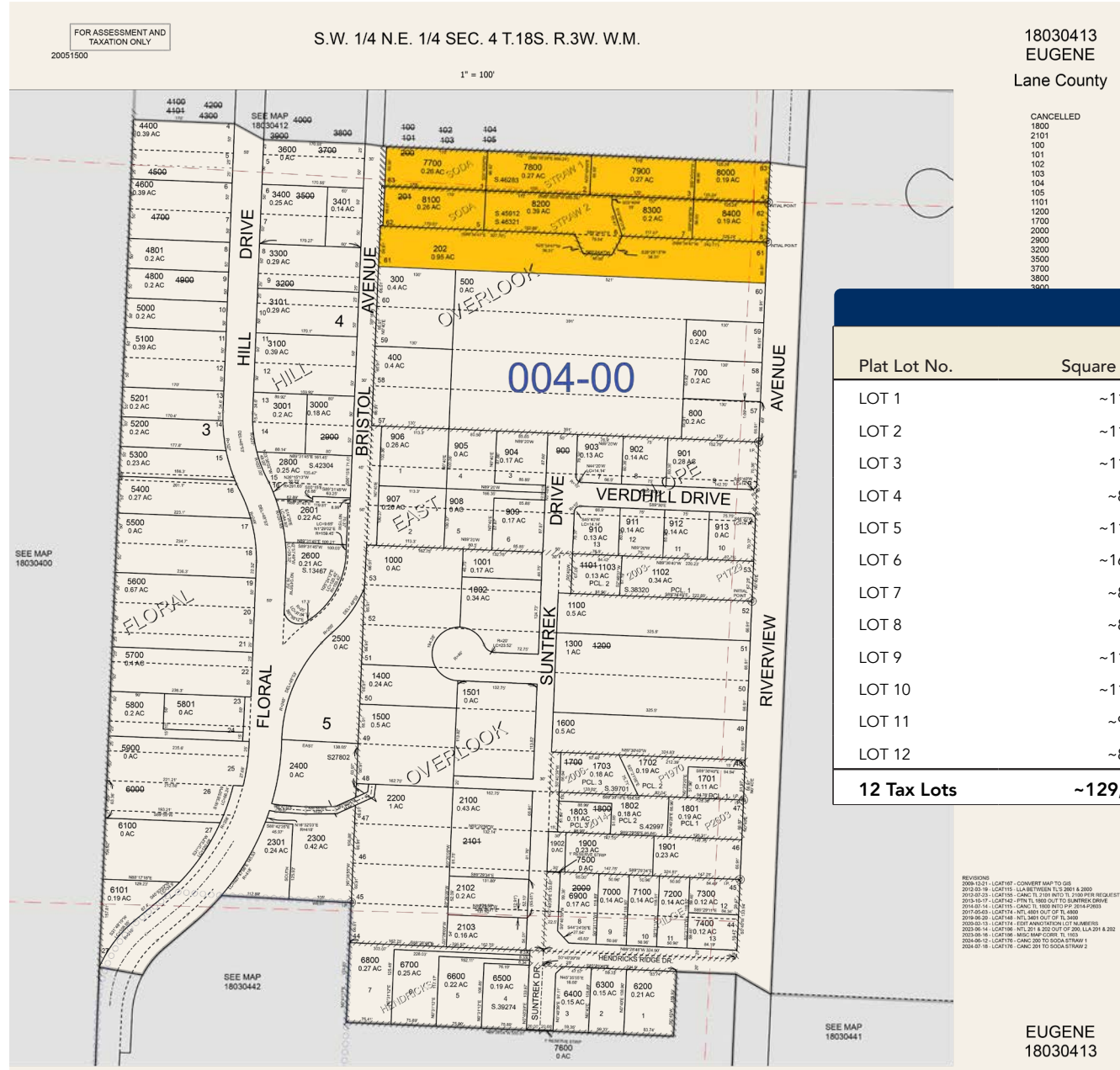
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**David Holland**  
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18030413  
EUGENE  
Lane County

- CANCELLED
- 1800
  - 2101
  - 100
  - 101
  - 102
  - 103
  - 104
  - 105
  - 1101
  - 1200
  - 1700
  - 2000
  - 2800
  - 3200
  - 3500
  - 3700
  - 3800
  - 3900

NEW LOT SIZE		
Plat Lot No.	Square Feet	Acres
LOT 1	~11,374	~0.26
LOT 2	~11,712	~0.27
LOT 3	~11,715	~0.27
LOT 4	~8,386	~0.19
LOT 5	~11,375	~0.26
LOT 6	~16,849	~0.39
LOT 7	~8,664	~0.20
LOT 8	~8,386	~0.19
LOT 9	~11,375	~0.26
LOT 10	~11,855	~0.27
LOT 11	~9,486	~0.22
LOT 12	~8,386	~0.19
<b>12 Tax Lots</b>	<b>~129,563</b>	<b>~2.97</b>

REVISIONS  
2008-02-21 - LCAT187 - CONVERT MAP TO GIS  
2010-09-08 - LCAT118 - LIA BETWEEN T.L. 2801 & 2802  
2010-09-22 - LCAT118 - CANC. L. 2781 WITH T.L. 2801 PER REG-837  
2010-10-17 - LCAT142 - PFN TL 1800 OUT TO SUNTEK DRIVE  
2014-04-14 - LCAT118 - CANC. TL 1800 WITH PFN 2014 PFN03  
2019-05-03 - LCAT174 - INTL AREA OUT OF TL 4800  
2019-06-20 - LCAT186 - INTL AREA OUT OF TL 3600  
2020-01-13 - LCAT174 - EXT ANNOTATION LOT NUMBERS  
2020-06-14 - LCAT186 - INTL 2018 & 2020 OUT OF 2001, L.A. 2018 & 2020  
2020-08-18 - LCAT186 - INTL AREA OUT OF TL 3600  
2024-06-12 - LCAT176 - CANC 200 TO SODA STRAW 1  
2024-07-18 - LCAT176 - CANC 201 TO SODA STRAW 2







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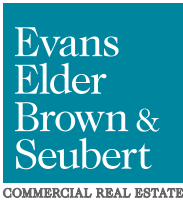
**(541) 345-4860**

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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.*