



PUBLISHED RESERVE:	Bulk \$3,995,900	Parcel A \$3,845,000*	Parcel B \$150,000*
*Sale of Parcel A and Parcel B is subject to bids in the aggregate to total, or exceed, \$3,995,900			
LAST ASKING:	\$6,508,000	\$6,298,000	\$210,000
SIZE:	8.24± Acres	7.69± Acres	.55± Acres

ZONING:

Parcel A – C-2/PD/SR Community Commercial with Planned Unit Development and Site Review Overlay

Parcel B – R-2/PD/SR Medium Density Residential with PUD

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 8.24± acre site is located within the Santa Clara neighborhood of Eugene and is one of the largest bank-owned, mixed-use development sites in the Eugene market. It had been planned as an 85,000± square foot village-type development with farmers market, central pedestrian plaza and apartments.

Entitlements for the property have been extended until May 2015 by the city of Eugene. A Planned Unit Development and Site Review Performance Agreement (#2009-042520) was recorded on July 23, 2009 with conditions for tentative development approval (data site is available with documents, studies and other information).