



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$60,000

SIZE: 9,148± Square Foot Residential Infill Development Site

ZONING: Medium Density Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 9,148± square foot residential development site is located along Deadmond Ferry Road in Springfield, approximately 1.5 miles east of Interstate-5 and north of PeaceHealth Sacred Heart Medical Center. The property is also near a large business park which includes Federal Express, Symantec Corporation, PeaceHealth, Gustina Resources, Richardson CAP, and additional companies, in part due to the excellent access to I-5. The irregular-shape site is primarily level, with all utilities available at Deadmond Ferry Road. There is a shared driveway with the adjoining home to the west.

The medium density residential zoning allows for 14-28 units per acre and the property could be developed for a triplex, duplex, or single family home, subject to the special Flood Hazard Overlay. Please see Supplemental Information Package for plan review details.

LOCATION: 255 Deadmond Ferry Road, Springfield, OR APN: 17-03-15-40-0152