



# 12 Lot Development

2080 RIVERVIEW STREET | EUGENE, OREGON 97403

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

**Alan  
Evans**

alan@eebcre.com

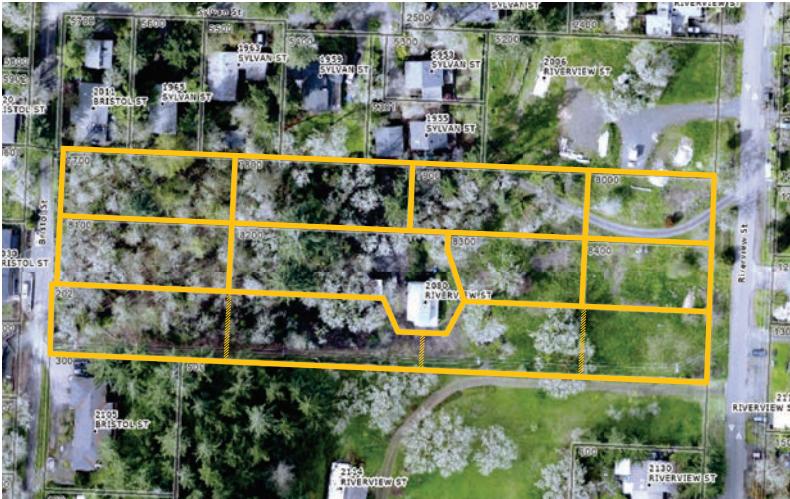
**David  
Holland**

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 for \$2,711 per month through 12/31/2026
- Eleven additional lots
- Preliminary infrastructure budget available
- Frontage on Riverview and Bristol Lane; adjacent to Hendricks Park
- ~~\$1,300,000~~ \$975,000

## CONTACT

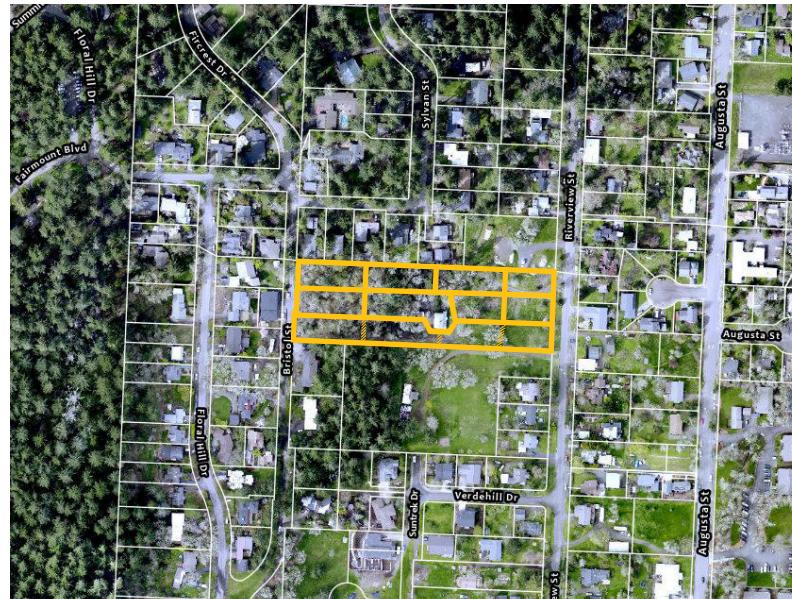
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# Property Overview

## 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. Lease rate currently is \$2,711 per month. The property is leased through December 31st, 2026.

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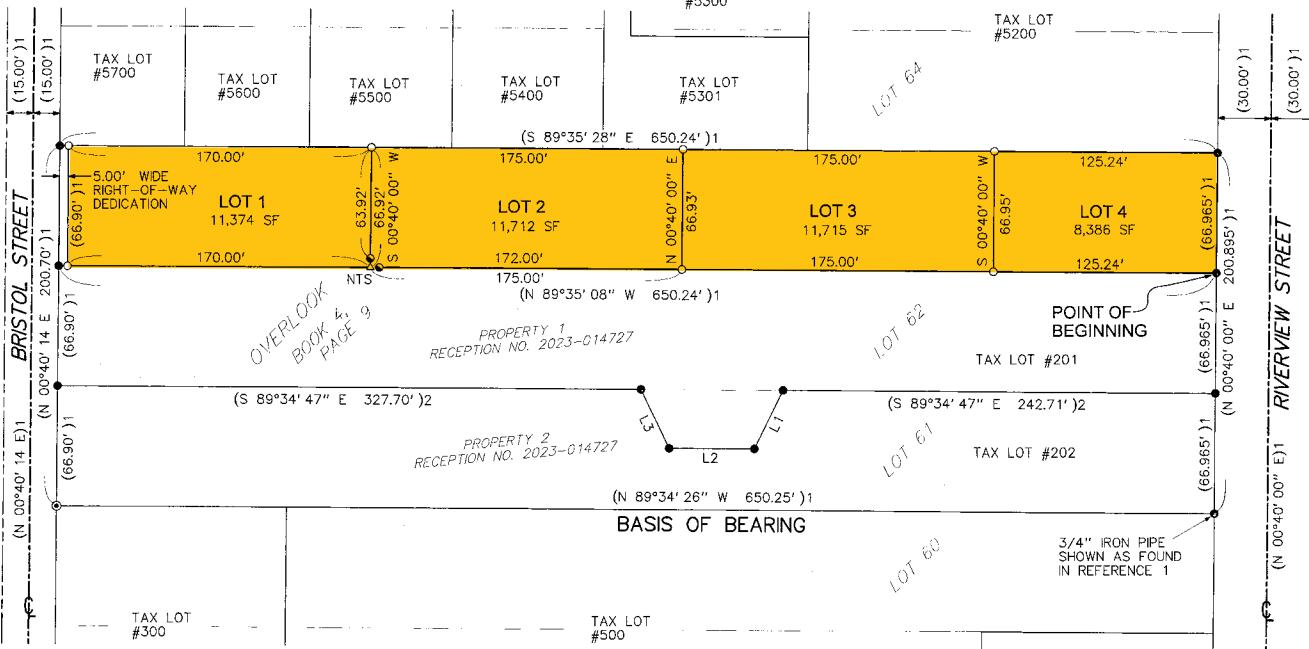
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CITY OF EUGENE PLANNING  
NO. MHF 23-07 & MHT 23-7  
LANE COUNTY ASSESSOR'S  
MAP NO. 18-03-04-13  
TAX LOT #200

C1 R=118.50' C2 R=87.00' C3 R=99.00' C4 R=99.00' C5 R=106.50'  
R=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 CURVE DATA**

**EASEMENT LINE DATA**  
E-L-4 N 65°30' 00" W 74.30'  
E-L-5 S 65°30' 00" E 74.30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
OREGON  
JULY 15, 2003  
KENT BAKER  
#59685  
RENEWES: 12-31-2025

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

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

Lane County Clerk  
Lane County Deeds and Records 2024-013632

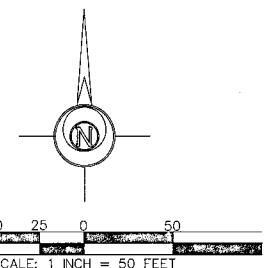
**RECORDED**  
DATE: 20, MAY, 2024  
COUNTY CLERK  
BY: Teddy Smith

**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 MAC NAIL WITH BRASS WASHER INSCRIBED "ROBERTS SURV. INC." SET IN CSF 45912
- 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

**EASEMENT AND MAINTENANCE AGREEMENT**

DECLARATION OF 12.00 FOOT WIDE  
PRIVATE JOINT USE ACCESS EASEMENT  
AND MAINTENANCE AGREEMENT, AND  
PUBLIC UTILITY EASEMENT  
RECEPTION NO. 2024-013633



**MIDDLE HOUSING LAND DIVISION**

## 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

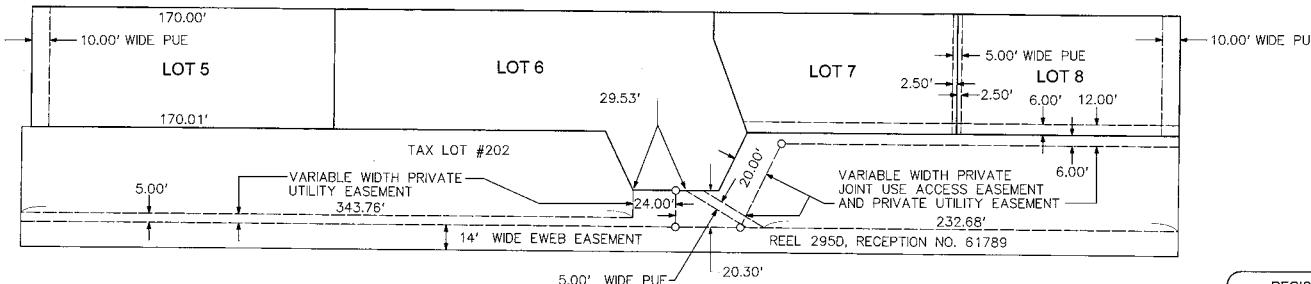
Lane County Clerk 2024-017625  
Lane County Deeds and Records

2024-017625

**\$147.00**

**\$147.00**

## 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.

## EASEMENT AND MAINTENANCE AGREEMENT

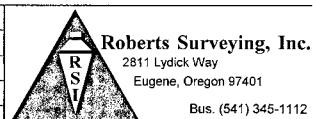
DECLARATION OF VARIABLE WIDTH  
PRIVATE JOINT USE ACCESS EASEMENT  
AND MAINTENANCE AGREEMENT AND  
PRIVATE UTILITY EASEMENT  
RECEPTION NO. 2024-134626

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885

MIDDLE HOUSING LAND DIVISION  
NT: NANCY L. MILLER  
BY: KB  
SEPT. 13, 2023  
ON DATE:  
2023-SUB-004  
1 OF 2

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

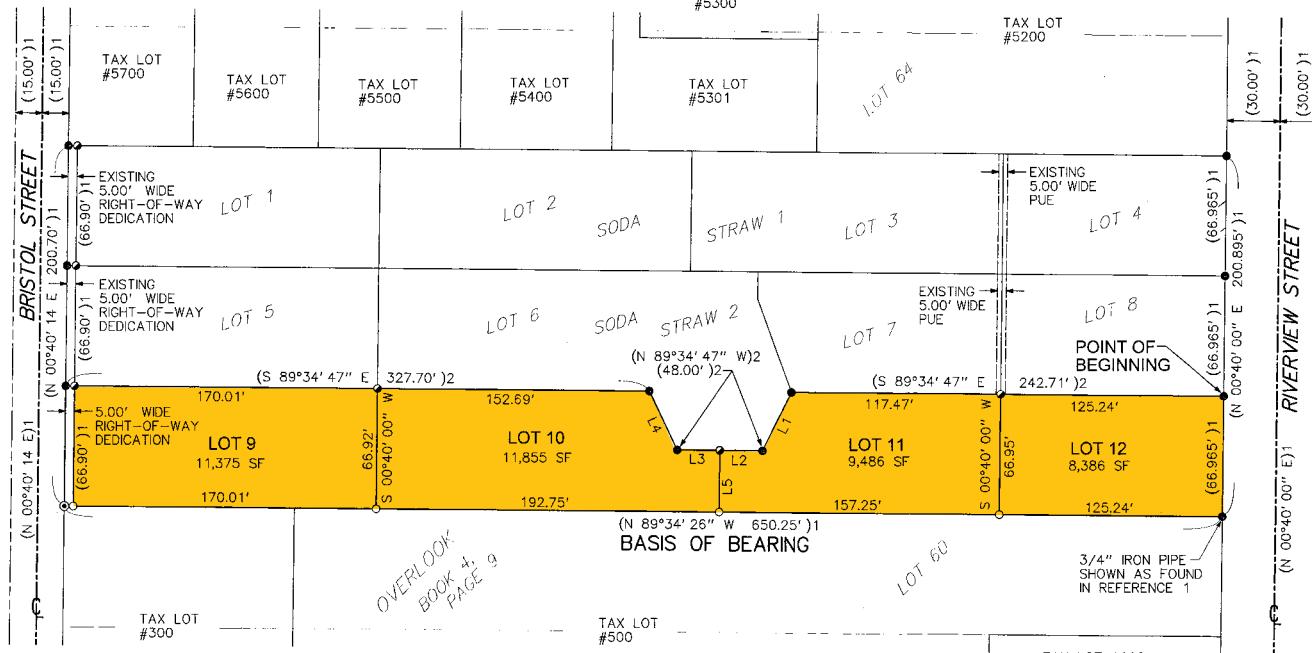


The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

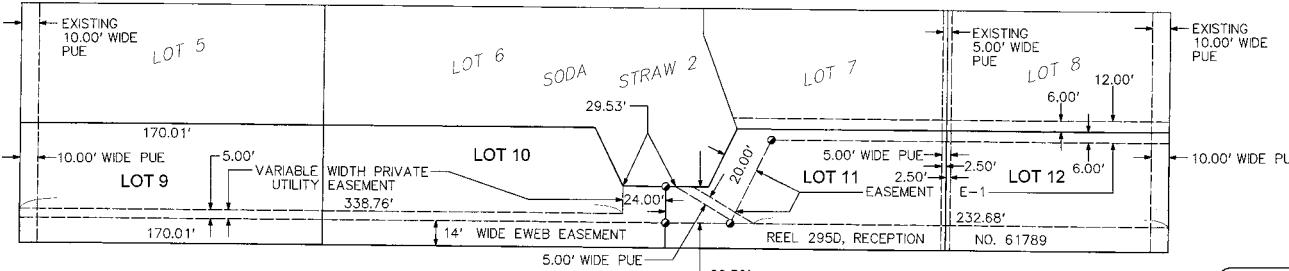
# SODA STRAW 3

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



## 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.

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

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  
#59865  
RENEWES: 12-31-2025

MIDDLE HOUSING LAND DIVISION

CLIENT: NANCY L. MILLER

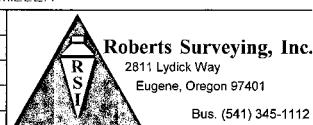
DRAWN BY: KB

DATE: SEPT. 13, 2023

REVISION DATE:

JOB NO. 2023-SUB-004

SHEET 7 OF 2



## LEGEND

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● 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

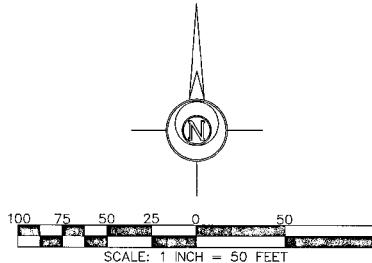
CSF COUNTY SURVEY FILE NO.

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'



## CONTACT

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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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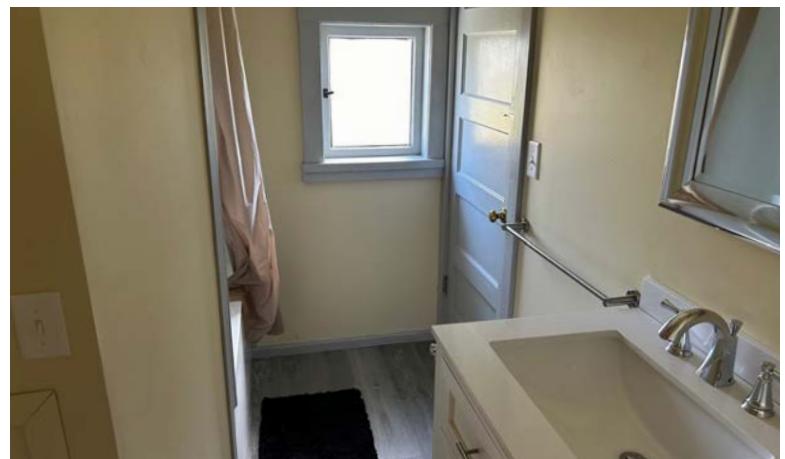
**(541) 345-4860**

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# Photographs

Existing Improvement



## LEASE INFORMATION

- House is currently leased
- \$2,711 per month
- Leased through 12/31/2026
- Tenant has one additional option to

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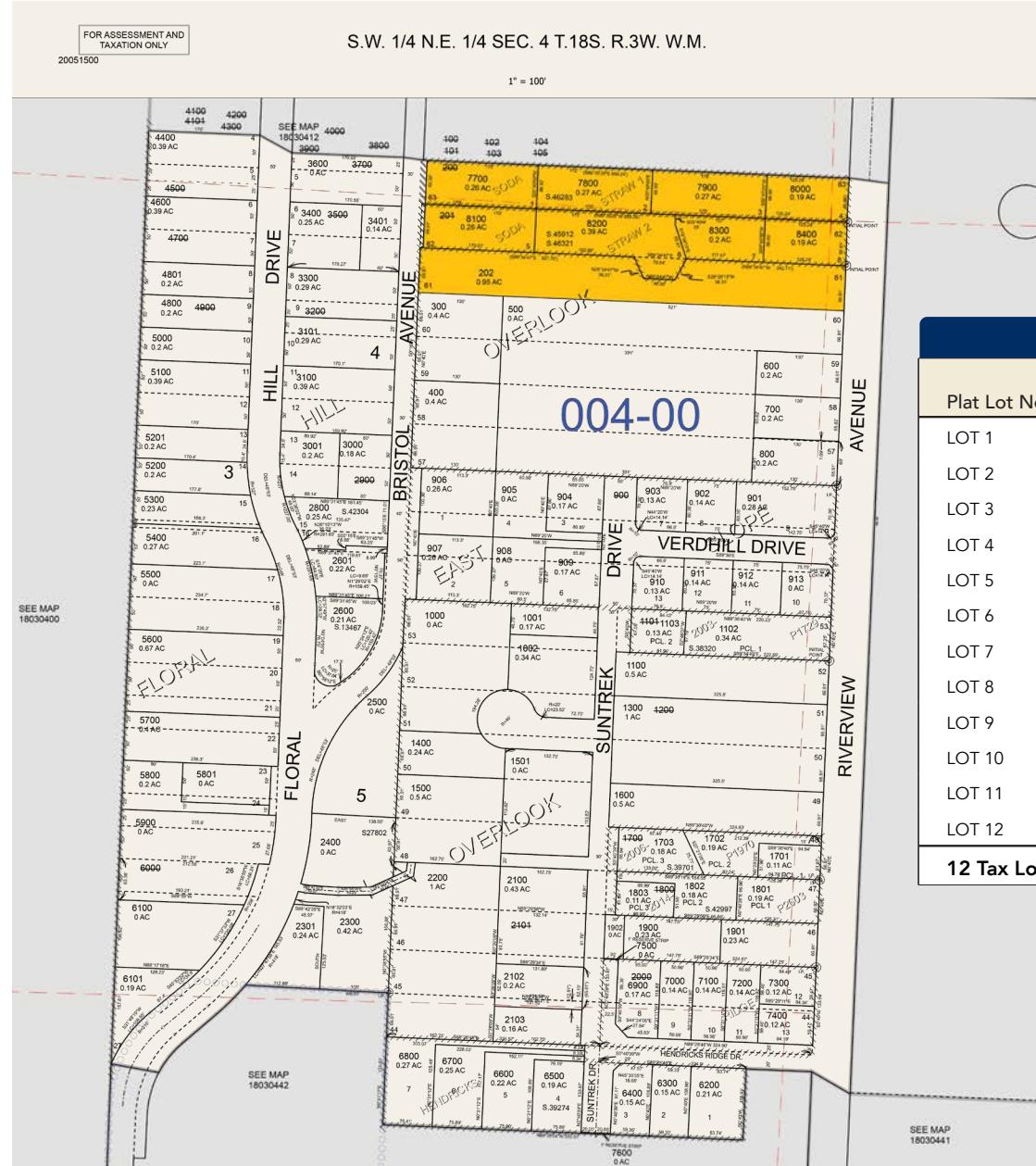
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# Lane County Assessor's Information



18030413  
EUGENE  
Lane County

## Lane County

CANCELLED  
1800  
2101  
100  
101  
102  
103  
104  
105  
1101  
1200  
1700  
2000  
2900  
3200  
3500  
3700  
3800  
2000

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**  
2009-12-21 - LCAT167 - CONVERT MAP TO GIS  
2012-03-19 - LCAT115 - LLA BETWEEN TL's 2601 & 2800  
2012-07-23 - LCAT154 - NTL 201 & 202 OUT OF TL 4800  
2013-07-17 - LCAT112 - PTF1000 OUT TO SINTREK4  
2013-07-17 - LCAT115 - CANC TL 1800 OUT TO 2014-P2  
2017-05-03 - LCAT114 - NTL 4801 OUT OF TL 4800  
2019-06-20 - LCAT148 - NTL 3401 OUT OF TL 3400  
2020-02-13 - LCAT174 - EDIA ANNOTATION LT NUMBER  
2020-06-14 - LCAT184 - NTL 201 & 202 OUT OF TL 2000  
2023-06-16 - LCAT100 - MAP CODE: 2000  
2023-06-16 - LCAT100 - CANC TL 1800 OUT TO SINTREK4  
2014-02-18 - LCAT116 - CANC TL 2000 TO SODA STB#W  
2014-02-18 - LCAT116 - CANC TL 2000 TO SODA STB#W

EUGENE  
18030413

## Location



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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.*