

1885 HUBBARD LANE

Grants Pass, Oregon

22-UNIT MULTI-FAMILY DEVELOPMENT OPPORTUNITY

2.12 acres | General Commercial zoning | City pre-application completed

\$499,000

ASKING PRICE

\$22,682

PER PROPOSED UNIT

JUSTIN BURTON | eXp REALTY

541-660-0121 | justin.burton@exprealty.com | justinburtonhomes.com

A lower land basis for a 22-unit concept

The site has completed a formal City of Grants Pass pre-application conference for a 22-unit residential development.

ASKING PRICE \$499,000	PROPOSED UNITS 22 Conceptual townhome/multi-family plan	LAND BASIS / UNIT \$22,682 Based on 22 proposed units	SITE AREA 2.12 AC Two existing tax lots
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INVESTMENT HIGHLIGHTS

- City pre-application file #001-00527-25 confirms the proposed multi-dwelling residential use is allowed in the General Commercial zoning district.
- Concept plan provides 22 units with 36 parking spaces and shared internal driveways.
- City utilities are present along Hubbard Lane and Esther Lane, including water, sewer and storm infrastructure.
- Redwood Highway frontage with access from Hubbard Lane and a proposed second connection from Esther Lane.
- No Transportation Impact Analysis was required for the 22-unit concept based on the City pre-application trip estimate.
- Vacant infill site surrounded by existing residential and commercial development.

IMPORTANT STATUS NOTE

The 22-unit plan is conceptual and the City pre-application is not a land-use approval. A formal application and agency review remain required. Buyer should independently verify all entitlements, development standards, fees, utilities and environmental requirements.

CONCEPTUAL 22-UNIT SITE PLAN

GERLITZ ENGINEERING | PRE-APPLICATION



What the City has already confirmed

POSITIVE PRE-APPLICATION FINDINGS

- Proposal reviewed as a 22-unit residential development on 2.12 acres.
- General Commercial zoning: City response to "Will zoning allow proposed uses?" was "Yes."
- If clear and objective standards are met, the project may proceed through a Minor Site Plan Review / Type I-C Director's Decision path.
- City estimated 161.04 average daily trips and 12.32 PM peak-hour trips; a Transportation Impact Analysis was not required for the concept.
- The site is inside City limits and is within the Enterprise Zone.

WHAT REMAINS

- Formal planning application and complete review against applicable City development standards.
- Potential Property Line Vacation if the two tax lots are to function as a single development site.
- Wetland determination / possible delineation and applicable state permits related to Sand Creek and adjacent wetlands.
- Final civil engineering, building plans, landscape/irrigation plans, parking plan and agency approvals.
- Final utility sizing, fire protection, SDCs, reimbursement district charges and other permit fees.

BOTTOM LINE

The pre-application materially reduces early-stage zoning uncertainty, but the site is not "shovel ready." A buyer is acquiring a concept with documented City feedback and a defined path to formal application.

Infrastructure is already at the street frontages

WATER

16-IN MAIN

Hubbard Lane; 8-in main in Esther Lane

SEWER

10-IN MAIN

Hubbard Lane; 8-in main in Esther Lane

STORM

CURB & GUTTER

Present in Hubbard Lane and Esther Lane

IRRIGATION

GPID ASSETS

Assets in both street corridors; easement issue on site

ACCESS & CIRCULATION

- Existing driveway approach from Hubbard Lane.
- Concept proposes an additional connection to Esther Lane.
- Residential driveways serving more than two dwellings require a minimum 24-foot two-way approach.
- The property fronts Redwood Highway (US 199); ODOT has jurisdiction over the state highway frontage.
- Concept includes 36 off-street parking spaces and internal fire-department turnarounds.

UTILITY DESIGN CONCEPT

The engineering narrative proposes shared sanitary sewer trunk lines within the internal drives and master water meters on each side of Sand Creek, with sub-meters for individual tenants. Final utility design and capacity remain subject to formal review.

Key issues a developer should price and investigate early

SAND CREEK / RIPARIAN AREA

Sand Creek bisects Tax Lot 3200 and is identified by the City as Essential Salmon Habitat for Summer Steelhead.

WETLANDS

The City notes a mapped wetland adjacent to the creek. DSL determination is required after a complete planning application; a delineation and permits may be required.

GPID EASEMENT

The City notes a Grants Pass Irrigation District asset on the site and a requested 15-foot easement.

REIMBURSEMENT DISTRICTS

Both parcels are within active reimbursement districts for Hubbard Lane improvements and a waterline extension. Amounts are due at building permit application.

PROPERTY LINE / LOT CONFIGURATION

If the two tax lots are combined operationally, a Property Line Vacation may be necessary and is processed separately.

HIGHWAY FRONTAGE

Redwood Highway is under ODOT jurisdiction. Final frontage, noise attenuation and right-of-way issues should be verified.

Developer takeaway: price the environmental and infrastructure diligence into the acquisition schedule - do not treat the concept plan as final

A compelling land basis at approximately \$22.7K per proposed door

PRICE / PROPOSED UNIT

\$22,682

PRICE / ACRE

\$235,377

PRICE / LAND SF

\$5.40

CONCEPT DENSITY

10.4 U/AC

22 units / 2.12 gross acres

CITY PRE-APPLICATION SDC SNAPSHOT

Transportation SDC	\$23,608.46	City estimate based on 161.04 trips
Parks SDC	\$24,133.56	22 units x \$1,096.98
Storm Drain SDC	~\$15,317	Illustrative: \$0.331 x 46,275 SF concept impervious area
Water SDC	TBD	Based on final meter size and pressure zone
Sewer SDC	TBD	Based on plumbing fixtures / discharge strength

ILLUSTRATIVE KNOWN SDC COMPONENTS: ~\$63,059

This combines the City transportation and parks estimates with an illustrative storm calculation using the concept plan impervious area. It excludes water, sewer, reimbursement district charges, application/engineering fees, building permits and other costs.

Infill site with highway visibility and existing neighborhood context



DEVELOPER POSITIONING

- 2.12-acre vacant infill site.
- Two parcels with approximately 1.61 + 0.51 acres.
- Redwood Highway exposure.
- Existing residential neighborhoods immediately nearby.
- Commercial use adjacent to the western portion of the site.
- Concept preserves the Sand Creek corridor and organizes units on both sides.
- Multiple potential exit strategies: build-to-rent townhomes, multifamily hold, or revised residential concept subject to approvals.

MARKETING STORY

Do not market this simply as 2.12 acres of commercial land. Market it as a documented 22-unit residential development concept with City pre-application feedback, existing street utilities and a \$22,682-per-door land basis.

22-UNIT CONCEPT \$499,000

2.12 acres | Grants Pass, Oregon

AVAILABLE MATERIALS

- City of Grants Pass pre-application conference file #001-00527-25
- Gerlitz Engineering pre-application narrative
- 22-unit conceptual site plan
- Tax assessor / vicinity mapping
- City comments regarding utilities, access, environmental review and fees

CONTACT

Justin Burton

REALTOR® | eXp Realty

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justin.burton@exprealty.com

www.justinburtonhomes.com

ASKING PRICE: \$499,000

Approximately \$22,682 per proposed unit

This offering memorandum is for marketing purposes only. Information is derived from owner-supplied materials and City pre-application documents and is believed reliable but not guaranteed. Buyer and buyer's consultants must independently verify zoning, density, utilities, environmental conditions, development feasibility, fees, costs and approvals.