

WILLIAMS HWY CORRIDOR

A ±1.36-acre two-parcel assemblage in South Grants Pass, held under common ownership and offered together only at **\$895,000 — approximately \$15.11 per land square foot across 59,242 SF**. A ±0.96-acre General Commercial frontage parcel on OR-238 joins an adjoining ±0.40-acre R-3 high-density residential parcel on SE Grandview Ave, delivering frontage, depth, a second street orientation and dual zoning in one acquisition. No rezoning, no annexation and no multi-party assemblage — the site is inside the Urban Growth Boundary with both designations in place today.

OFFERED AT
\$895,000
±\$15.11 PSF · 59,242 SF

- ◆ **Land-Driven Valuation:** Priced on closed deeds, not a pro forma. The vacant ±1,817 SF structure is carried at zero value — any usable life sits above the price, not inside it.