



OFFERED AT **\$1,000,000**

THE EAST PARCEL • WILLIAMS HIGHWAY CORRIDOR

4.47-Acre, Three-Lot Assemblage on Williams Highway

2131 Williams Hwy, Grants Pass, OR 97527 • APNs R316942 • R316941 • R337867 • Map 360530BD

4.47 AC

THREE CONTIGUOUS LOTS

\$223,714

PER ACRE

\$5.14 /SF

ON 194,713 SF

\$16,200 /YR

IN-PLACE RENTAL INCOME

Three tax lots, one seller, one closing. The East Parcel assembles 4.47 acres of R-1-8 ground on the Williams Highway corridor, minutes from downtown Grants Pass, conveyed in a single transaction by one LLC under fully-executed member authority — with two rented homes offsetting carry from day one while the buyer plans on its own timeline.

- ◆ **Income in place:** \$16,200/yr verified from two month-to-month tenancies — vacancy on your schedule, not the tenants'
- ◆ **Corridor density proven next door:** the fully entitled 46-unit Sunrise Village townhome community sits directly across the highway under existing zoning
- ◆ **Priced as land, not a project:** \$223,714/acre — a fraction of the entitled ground marketed across the street
- ◆ **Multiple paths:** build under R-1-8 as of right, entitle & resell, entitle & build, or hold the income and land-bank
- ◆ **Optional upside lever:** future R-4 rezone potential — not entitled, approved, or assured
- ◆ **Clean transaction:** Williams Hwy (OR-238) frontage • public sewer • Ticor Title open • cash or conventional

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