



OFFERING MEMORANDUM

5.05 Acres Commercial Land

OWEN LOOP N, & ED CONE BLVD, EUGENE, OR 97402



ICON
REAL ESTATE GROUP

Exclusively Listed By

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Executive Summary

Rare opportunity to secure a versatile parcel in Eugene's Employment Zone, offering the flexibility to accommodate light industrial, research and development, tech, office, or warehouse use. Ideally situated with quick access to I-5, Beltline, and major arterials, this property provides excellent connectivity for employees, clients, and freight. Public utilities are available, with potential for high-speed internet and future build-to-suit development.

Surrounded by established businesses and within reach of Eugene's skilled workforce, including University of Oregon and Lane Community College, the site is positioned for growth and innovation. Employment zoning allows for a wide range of uses, with strong potential for long-term value in Eugene's expanding market. Whether you're looking to create a headquarters, logistics hub, or research facility, this parcel offers the blank canvas to bring your vision to life.

E-1 Zoning



for a complete description of code usage please see (**Eugene.Municipal.Codes**)

1. Accessory Uses

Administration offices
Storage and distribution incidental to the primary site use

2. Horticultural Uses

Field crops
Orchards
Berries and nursery or flower stock

3. Eating & Drinking Establishments (conditionally permitted with limitations marked (4))

Bars and taverns
Delicatessens
Restaurants
Specialty food and beverage shops (e.g., coffee, bakery)

4. Education, Cultural & Religious Uses

Artist galleries/studios (in E-2 but not E-1)
Ballet, dance, martial arts, and gym schools (conditional use with notation (6))
Clubs and lodges of national/state organizations
Libraries
Museums
Business or specialized educational training (e.g., vocational schools)
5. Financial & Government Services
ATMs
Banks, credit unions, savings and loan offices (subject to (4))

General government services (e.g., fire station, city agencies)

6. Information Technology & Software Services

Computer networking and tech support centers
E-commerce operations (e.g., call centers, online sales/shipping)
Internet/web services
Software development centers

7. Lodging

Hotels and motels

8. Manufacturing & Industrial Processing

Apparel and fabric product manufacturing
Chemical, drug, and cosmetic production
Food and beverage product manufacturing
Electronic and communication components
Measuring and control instrument manufacturing
Motion picture production and distribution
Precision medical/optical/dental goods
On-site small-scale recycling (reuse/resale), food products
9. Medical, Health & Laboratory
Clinics or medical treatment facilities
Hospitals
Non-residential drug treatment clinics

Medical laboratories serving employment/industrial clients
10. Offices & Support Uses
Office equipment and supplies stores
Printing, blueprinting, duplicating services
Publishing services

11. Retail

On-site manufacturing or repair focused retail (limited to products made/repaired/assembled on-site)

12. Wholesale, Warehousing & Distribution

Warehousing and distribution facilities

13. Utilities & Communications

Commercial/public broadcasting studios
Electrical substations
Fiber optic stations
Water/sewer pump stations
Telecommunication facilities
Elevated water reservoirs

14. Other Commercial Services

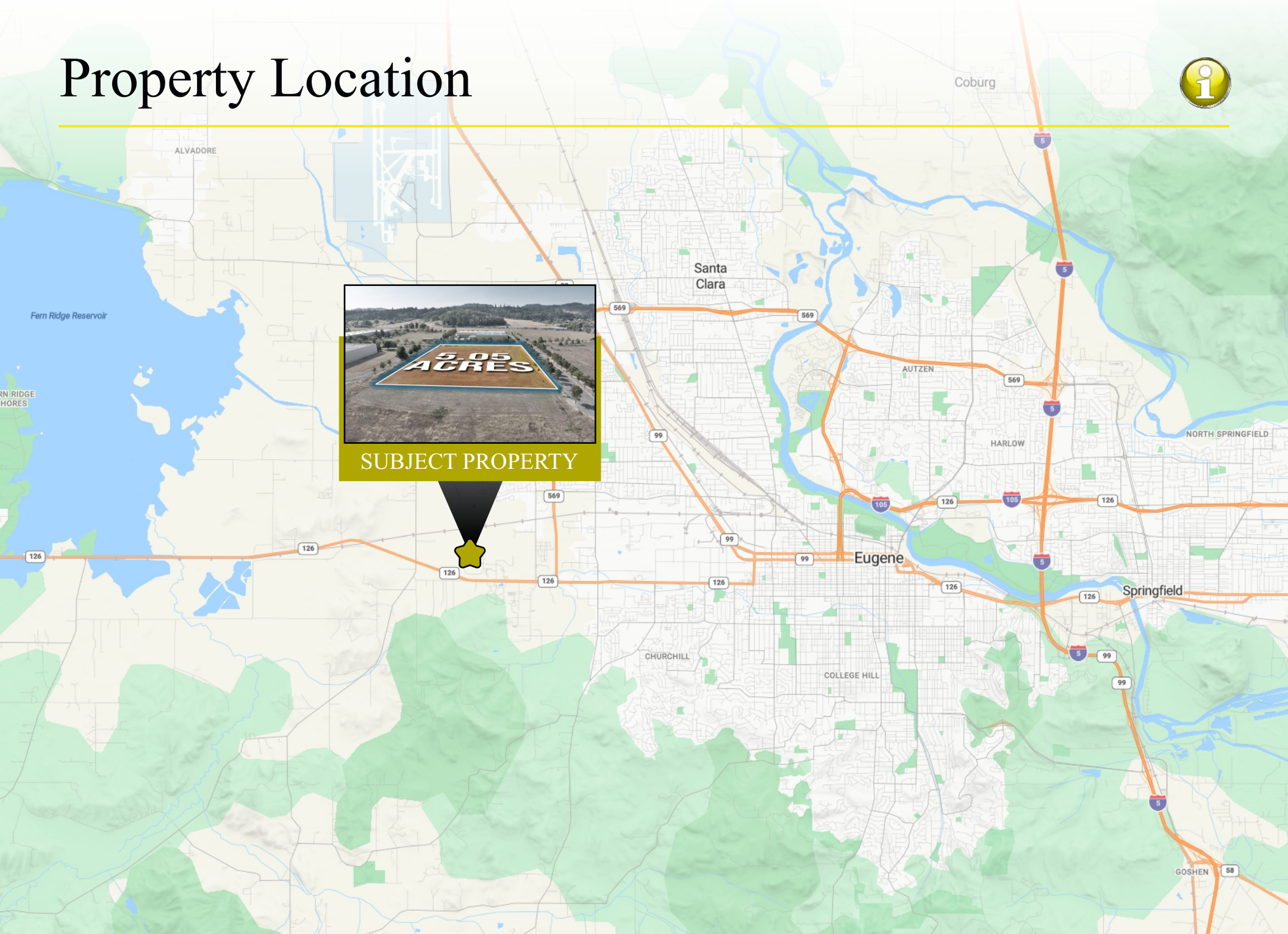
Building maintenance services
Catering services
Mortuaries
Publishing services
Collection centers for used goods
Temporary activities
Train stations



Aerial View



Property Location



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PURCHASE PRICE: \$750,000

For More Information Please Contact:

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