



Approximately 10.09 Acres/Land for sale

Price & Terms: \$899,000.00

County Assessor's
Map and Tax Lot: 36-06-13-C0, TL #1500

Zoning: E-F (Exclusive-Farm)

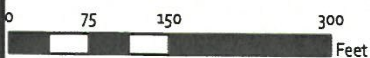
Note: Approximately 10.09 acre single family or possible multi-family development property in the Grants Pass. The property has been recently annexed by the City of Grants Pass. Current R-1-8 zoning would accommodate single family housing development. It may be possible to re-zone the property to accommodate potential multi-family development. Buyer to do their own due-diligence in this regard. Property had a 2022 wetland delineation approved by the state of Oregon (now expired). Complete boundary, topo and wetlands survey work has been done on the property and is available for buyer to purchase at a discounted price. Seller financing is also a possibility for a qualified buyer with at least 30% down.

Marketing Agent: **William "Jeremy" Leever**
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Exhibit 1



600 ROGUELEA LN
36-06-13-Do, TL 1500



Legend

- Tax Parcels
- Subject Parcel
- Water Mains
- Sewer Gravity Mains
- Stormwater Mains



CITY OF GRANTS PASS
Community Development Dept.
101 Northwest "A" Street
Grants Pass, OR 97526
Phone: (541) 450-6060
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Web: www.grantspassoregon.gov



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DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

Exhibit 3



AERIAL UTILITY MAP **600 ROGUELEA LN** **36-06-13-D0, TL 1500**

0 120 240 480 Feet



- Subject Parcel
- Tax Parcels
- Water Mains
 - Active
- Stormwater Gravity Mains
 - Active (City)
 - Active (Private)
- Sewer Gravity Mains
 - Active (City)
- Sewer Force Mains
 - Sewer Force Mains

City of Grants Pass

Community Development
 Department

Planning Division

101 Northwest "A" Street

Grants Pass, OR 97526

Phone: (541) 450-6060

Web: www.grantspassoregon.gov

CD Staff: sfy

Date: 9/3/2024



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