

Normal Neighborhood Gateway

Annexation-Ready ±9.71-Acre Mixed-Use Development Site

2082 & 2090 E Main St.

ASHLAND, OREGON 97520



OFFERED AT

\$2,900,000

PRE-ENTITLEMENT · AS-IS LAND BASIS

ASSEMBLAGE
±9.71 acres · 3 contiguous tax accounts · Map 391E11C, taxlots 3600/3601/3602

ZONING (POST-ANNEX)
NN-1-5 · NN-1-3.5 · NN-1-3.5-C · NN-2

FRONTAGE
East Main — the only NN-1-3.5-C commercial overlay in the 93-acre Plan area

POSITION
Within UGB & contiguous to City limits; stand-alone annexation-ready to City services

LOCATION
~1 mile to SOU & downtown Ashland; arterial access to I-5

PLAN-ALIGNED & DE-RISKED ◆ STAND-ALONE ANNEXATION-READY ◆ STACKABLE INCENTIVES & AFD

Normal Neighborhood Gateway is a ±9.71-acre, plan-aligned land offering at Ashland's eastern gateway — three contiguous parcels anchoring the northern, East Main edge of the City's adopted 93-acre Normal Neighborhood District, with direct frontage, established residential context, and approximately one mile to Southern Oregon University and downtown. The offering is presented on a **pre-entitlement, as-is basis** at \$2,900,000 — a comp-supported land basis derived from six Ashland-area land comparables, with positioning supported by the site's structural attributes.

Within the Urban Growth Boundary and contiguous to City limits, the **Type III annexation pathway is defined**; use, density, and street network are plan-conformant by design. NN zoning supports a graduated mix of single-family, cottage, attached, and small-scale mixed-use product, anchored by the Plan area's only commercial overlay frontage. The site does not abut the rail line, so **phase-one infrastructure obligations are frontage-scale**, not full-corridor. A stackable incentive set — AFD reimbursement, SDC offsets, Oregon childcare grants (\$20K–\$2M), federal 45L/ITC credits, and USDA Community Facilities — is available to qualifying buyers.

Structural Value Drivers

01
STAND-ALONE ANNEXATION READINESS
The only parcel holding stand-alone contiguity to City services in the relevant chain — confirmed through coordination with Ashland Community Development.

02
SOLE COMMERCIAL OVERLAY FRONTAGE
NN-1-3.5-C along East Main is the only commercial overlay in the 93-acre Plan area — supporting neighborhood-scale commercial and licensed childcare / early-learning.

03
AFD REIMBURSEMENT PATHWAY
Contingent on a Development Agreement, the City's Advance Financing District reimburses qualifying East Main sewer oversizing and frontage segments.

04
EXISTING IMPROVEMENT
A 3,819 SF structure (1995, good condition) offers interim community, caretaker, or compatible use — preserve, repurpose, or remove at the buyer's discretion.

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