

±60.83 ACRE Development Property • Monmouth, OR



*S Pacific Highway Tax Lots 1100 + 1206 Monmouth , OR*



## FEATURES

- Residential Development Opportunity
- Located within City of Monmouth
- 35.84 acres zoned RS - Low Density Res.
- 24.99 acres zoned PS - Public Services
- Conceptual PUD (single family)
- Wetlands Delineated
- Proximity to Western Oregon University
- Along Highway 99W and Ash Creek

## VIDEO TOUR LINK

<https://vimeo.com/1030162618>



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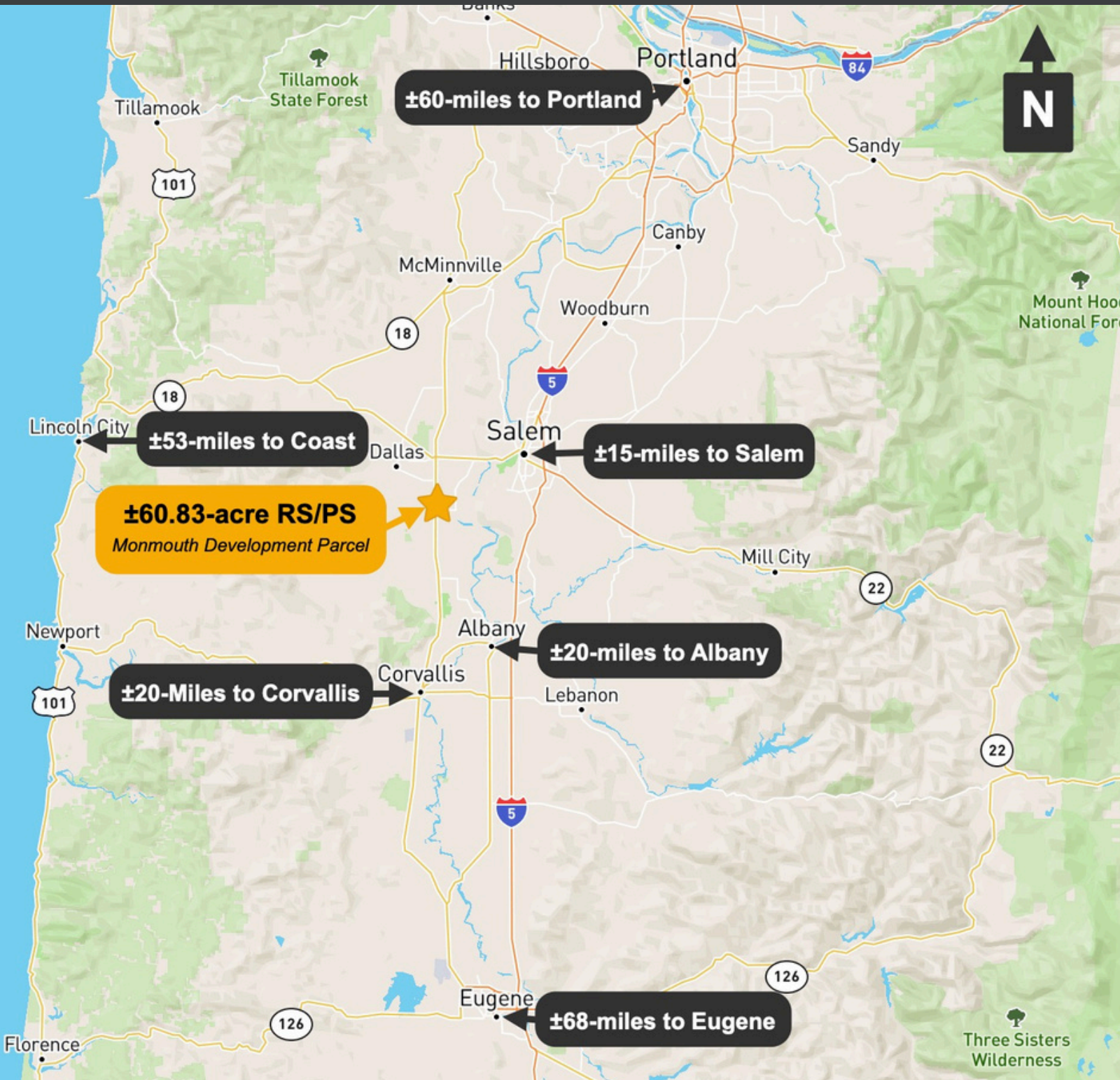
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# PROPERTY LOCATION

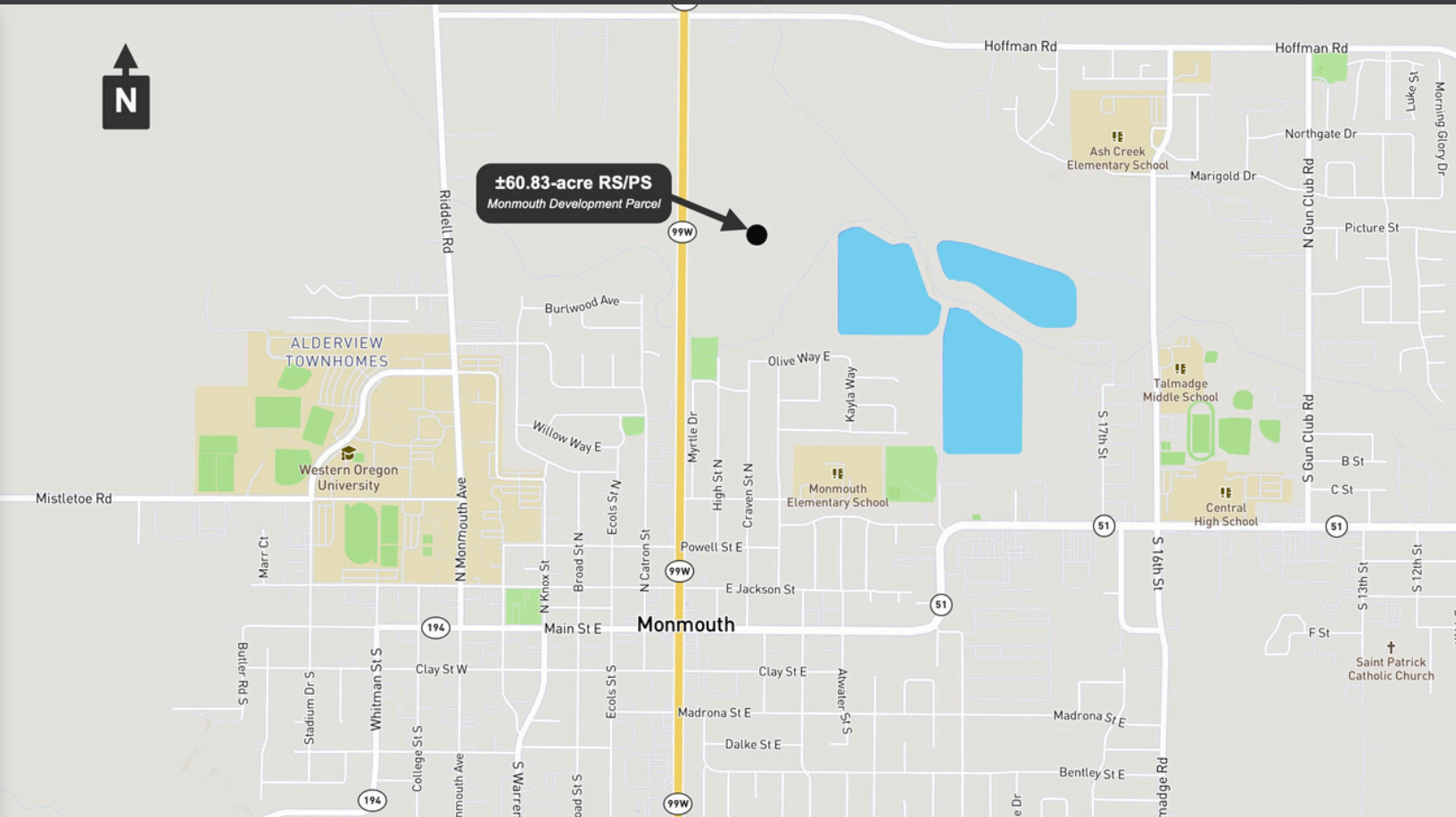


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# IMMEDIATE LOCATION



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# PROPERTY INFORMATION

## PROPERTY IDENTIFICATION

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Situs	Township	Range	Section	Tax Lot	Zone	Account #	Acres
No Situs	8S	4W	19	1206	RS	580926	27.89
No Situs	8S	4W	19	1206	RS	562663	7.95
No Situs	8S	4W	19	1100	PS	196901	18.99
No Situs	8S	4W	19	1100	PS	580400	6.00
<b>TOTAL:</b>							<b>60.83</b>

## TAX & ASSESSMENT INFORMATION

2024-2025 TAX AND ASSESSMENT INFORMATION					
Tax Account	RMV Land	RMV Impts	Total	Assessed Value	Taxes
580926	\$1,790,430	\$0	\$1,790,430	\$33,673	\$575.34
562663	\$628,300	\$0	\$628,300	\$10,621	\$181.47
196901	\$1,396,500	\$0	\$1,396,500	\$16,246	\$277.59
580400	\$568,780	\$0	\$568,780	\$3,660	\$62.51
<b>TOTAL:</b>	<b>\$4,384,010</b>	<b>\$0</b>	<b>\$4,384,010</b>	<b>\$64,200</b>	<b>\$1,096.91</b>

## OPPORTUNITY

**±60.83-ACRE MONMOUTH DEVELOPMENT PROPERTY:** Conveniently located in proximity to many of Oregon's primary population centers and, more specifically located along S Pacific Highway (Hwy 99W) and within the city limits of Monmouth. The property enjoys an easy commute to Salem, Albany, and Corvallis, in addition to being located just 1.4 miles east of Western Oregon University, 1.4 miles west of Ash Creek Elementary, and 2.0 miles northwest of Talmadge Middle School, Central High School, and shopping centers.



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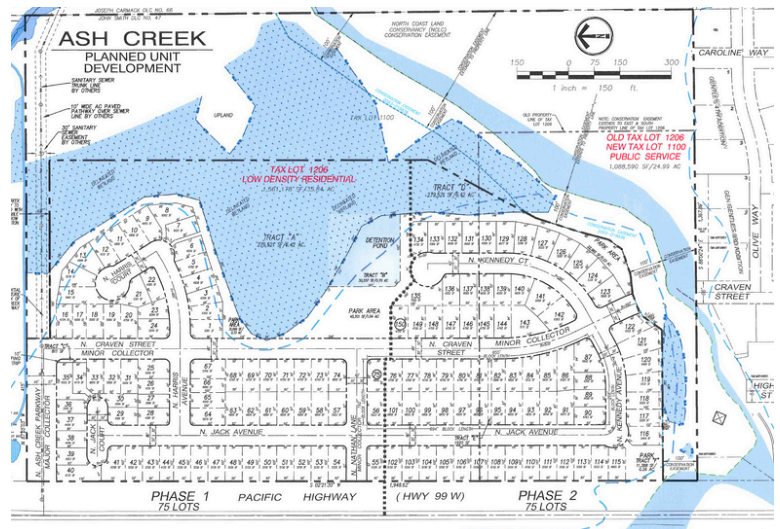
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# PROPERTY INFORMATION

- Tax Lot (TL) 1206: **35.84 acres zoned RS** - Low Density Residential
- Tax Lot (TL) 1100: 24.99 acres zoned PS - Public Services
- **Conceptual PUD:** 2-Phases 75-lots per phase, City indicates revisions will be needed
- Proximity to **Western Oregon University**, Local Schools, and Shopping Centers
- City **Water/Sewer** lines south of property near terminus of High Street
- **Natural Gas** line located along the property's 99W frontage
- **Gentle terrain** with elevations ranging from  $\pm 175'$  to  $\pm 190'$  above sea level
- Segment of property, primarily within riparian areas along creek in a **Conservation Easement**
- Portions of property are in the flood plain including **wetlands** which **have been delineated**

## CONCEPTUAL PUD EXHIBITS

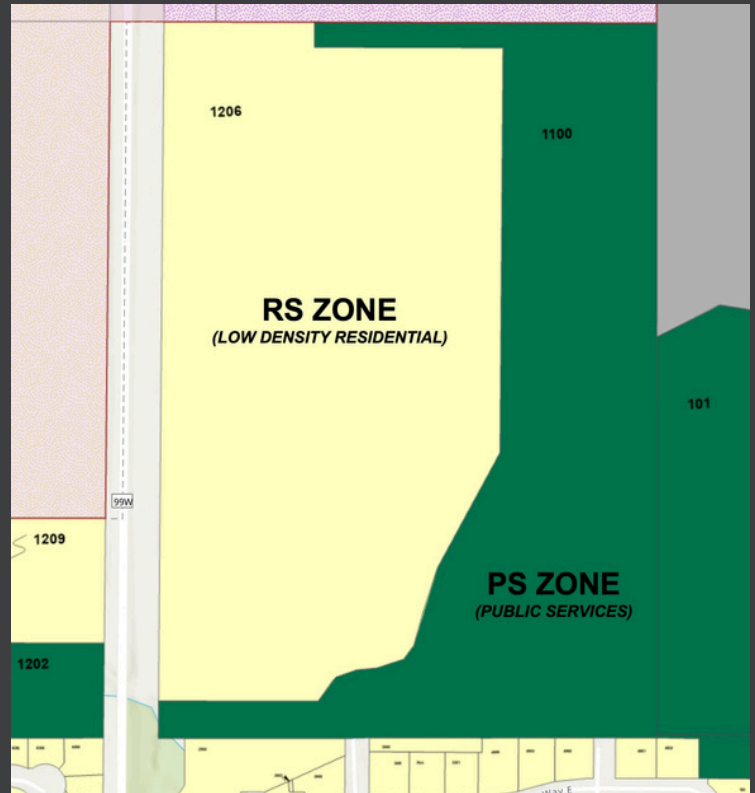
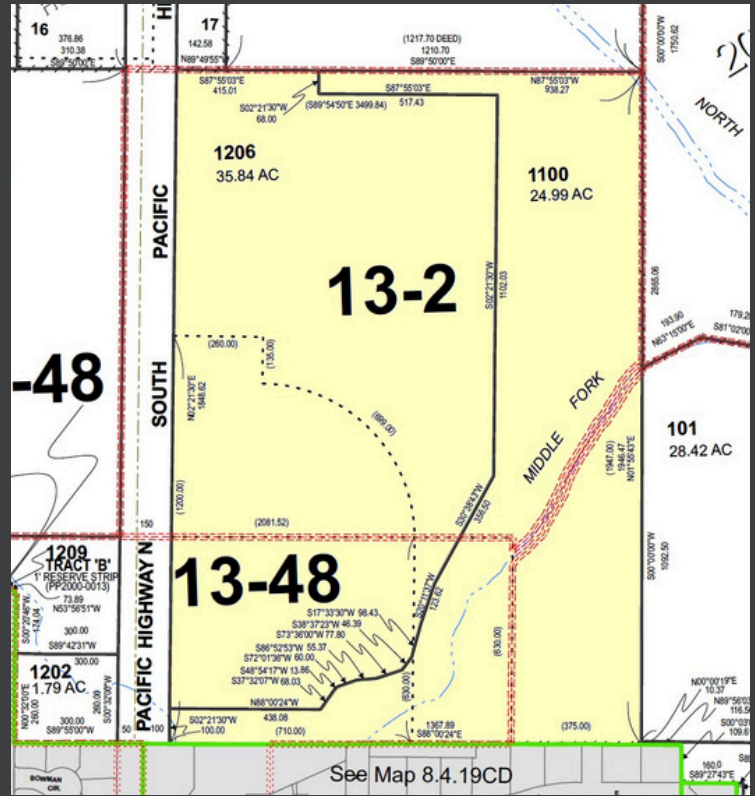
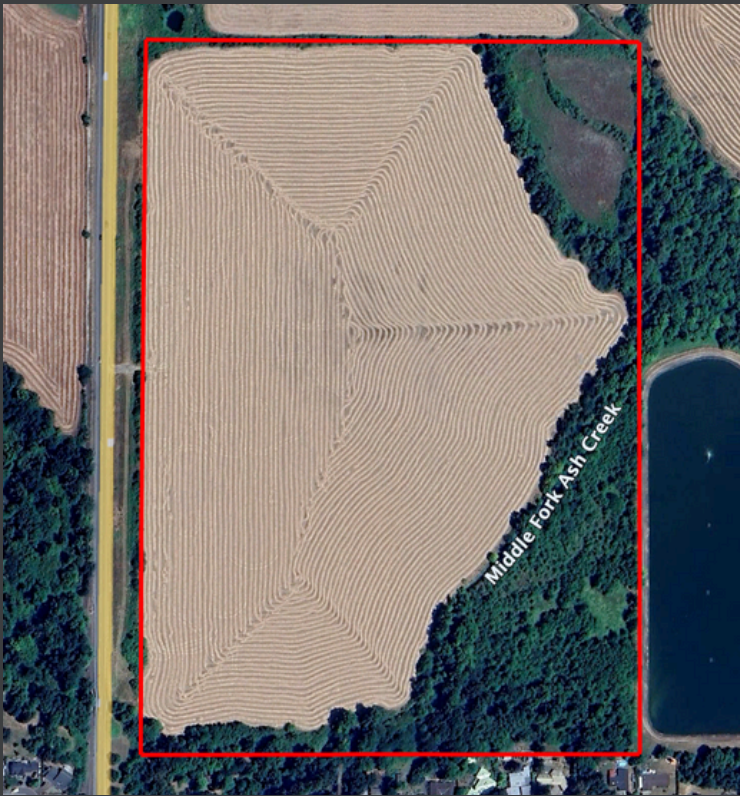


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# EXHIBITS & MAPS

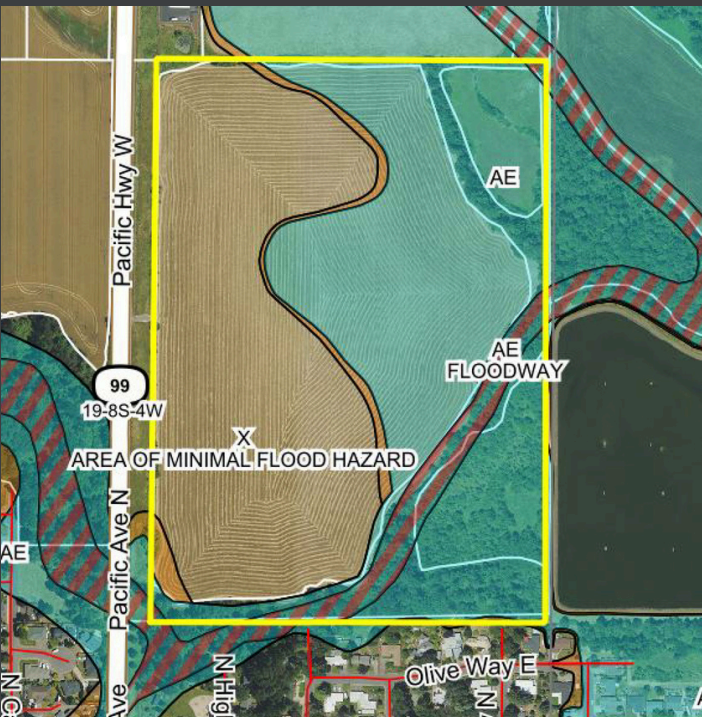
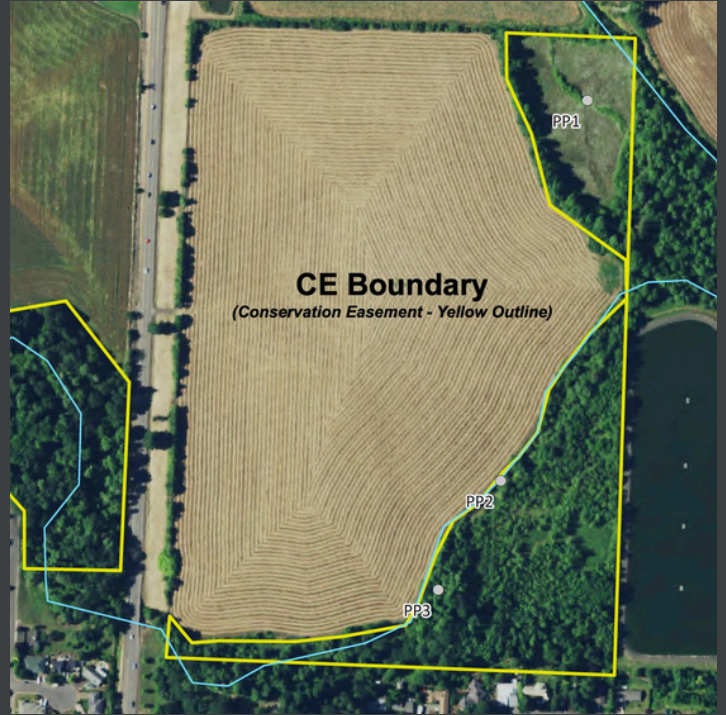
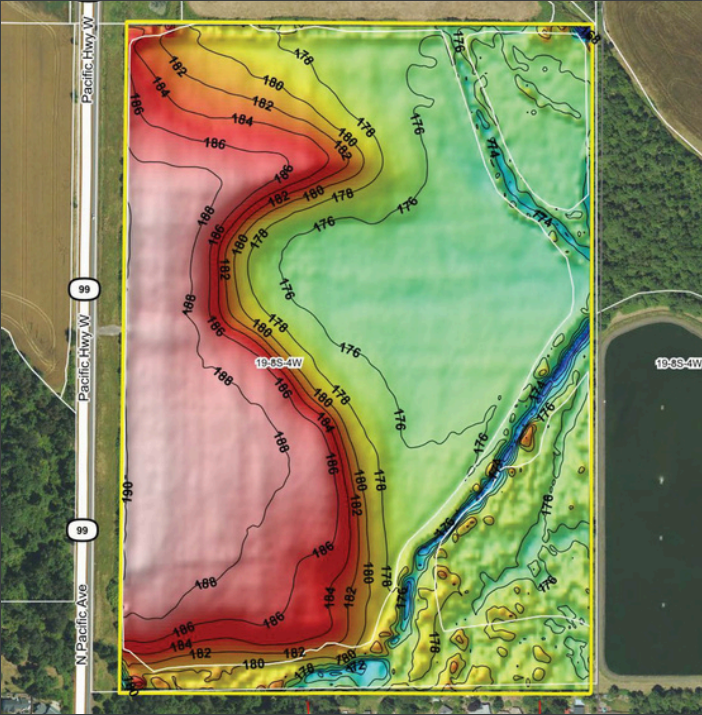


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