

# FOR SALE



## PHILOMATH DEVELOPMENT PROPERTY

**4.46 acres** (commercial zoning)

**Description:** This property is located on Hwy 20/34 in Philomath, Oregon; it lies within the city limits of Philomath and has city utilities readily available to the site. It is 4.46 acres in size and is commercially zoned. It is located south of Hwy 20/34 and is nestled between a Dollar General Store, built in 2016 and Nectar Creek Brewery, a Mead brewery which opened in 2017.

**Asking Price: \$1,845,000 (\$9.50/sf.)**

Alan Wells, CCIM  
Commercial Associates  
202 NW 6<sup>th</sup> Street  
Corvallis, OR 97330

(541) 754-6320 • Fax: (541) 758-0508

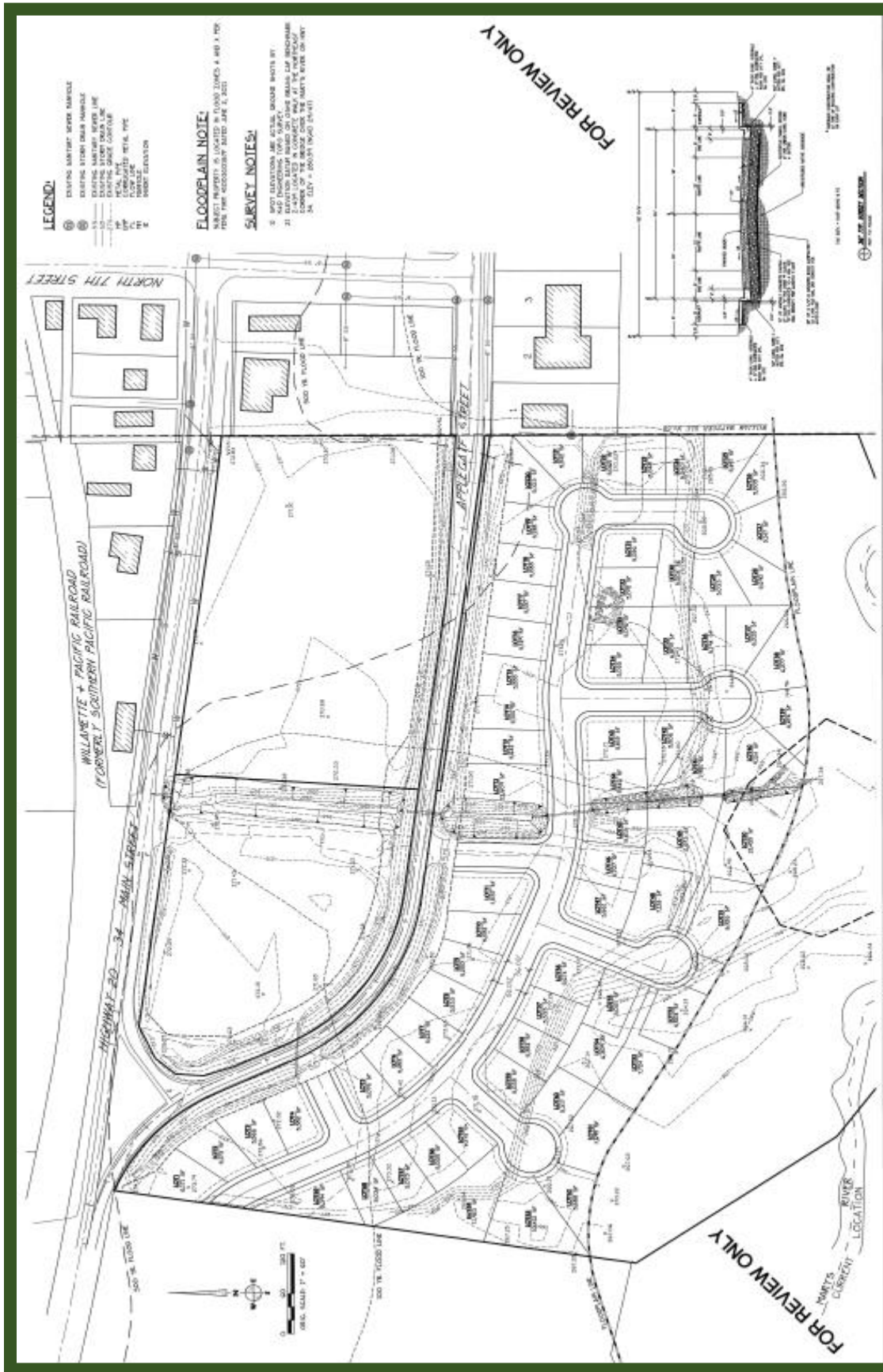
E-mail: [alan@commercialassociates.org](mailto:alan@commercialassociates.org), [www.commercialassociates.org](http://www.commercialassociates.org)



The information contained herein was secured from sources deemed reliable but is not guaranteed by broker and is subject to price change, prior sale, error or omission, correction or withdrawal without notice.







- LEGEND:**
- ⊙ EXISTING SURVEY POINT MARKER
  - ⊙ EXISTING STATION MARKER
  - EXISTING SURVEY BOUNDARY LINE
  - EXISTING GRADE CONTOUR
  - EXISTING UTILITY LINE
  - EXISTING FLOODLINE
  - PROPOSED UTILITY LINE
  - PROPOSED FLOODLINE
  - PROPOSED BOUNDARY

**FLOODPLAIN NOTE:**  
 FLOODPLAIN LOCATION DETERMINED FROM THE FLOODPLAIN MAP DATED JAN 8, 2011 FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

**SURVEY NOTES:**

1. SPOT ELEVATION AND ACTUAL GRADE SHOWN BY IT.
2. ELEVATION MEASUREMENT ON GRADE SHALL BE MEASURED TO THE CENTER OF THE BOUNDARY OF THE LOT TO BE SURVEYED.
3. TYPICAL ROAD WIDTH 20 FT.

<p><b>K &amp; D ENGINEERING, INC.</b>            218 S.W. HOOD STREET          ALBANY, OREGON 97321          (503) 882-1888</p>	<p><b>CONCEPTUAL          RESIDENTIAL DEVELOPMENT</b>  <small>CITY OF PHILMATH, WASHINGTON COUNTY, OREGON</small></p>		<p><b>LOT CONFIGURATION</b></p>
	<p>DATE: 11-15-19          DRAWN BY: J. DAVIS          CHECKED BY: J. DAVIS          PROJECT NO.: 19-08</p>	<p>SCALE: 1" = 100'</p>	

