

Roseburg residential development land
0 NE Crescent St
Roseburg, OR 97470

\$89,000
1.490± Acres
Douglas County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Roseburg residential development land
Roseburg, OR / Douglas County

SUMMARY

Address

0 NE Crescent St

City, State Zip

Roseburg, OR 97470

County

Douglas County

Type

Residential Property, Undeveloped Land, Commercial

Latitude / Longitude

43.221122 / -123.343592

Acreage

1.490

Price

\$89,000

Property Website

<https://www.landleader.com/property/roseburg-residential-development-land-douglas-oregon/33158>



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PROPERTY DESCRIPTION

Residential development land with city and mountain views! Within the city limits of Roseburg, Oregon. Two parcels of 0.70 and 0.79 acres, with existing plat for 13 home sites. Situated above NE Stephens Street (Highway 99) with easy access to shopping, bus stop, and I-5. City utilities are located at nearby Imbler Avenue and Grandview Avenue. Property is within the Urban Growth Boundary, where infill residential land is in short supply. Per City Planning, current plat has grandfathered right to lots smaller than 7500sf. Develop shovel-ready home sites on the current plat, or build one or two city-view dream homes with plenty of space.

Roseburg is a thriving city of 30,000 in the gorgeous Umpqua Valley, cooler than Medford to the south, and less rainy than the Willamette Valley to the north. The area boasts fantastic wineries and endless outdoor recreation opportunities. Close to the Cascade Range, and 1.5 hours to the beautiful Oregon Coast as well as to the airports in Medford and Eugene. It's a great place to build, play, and live.



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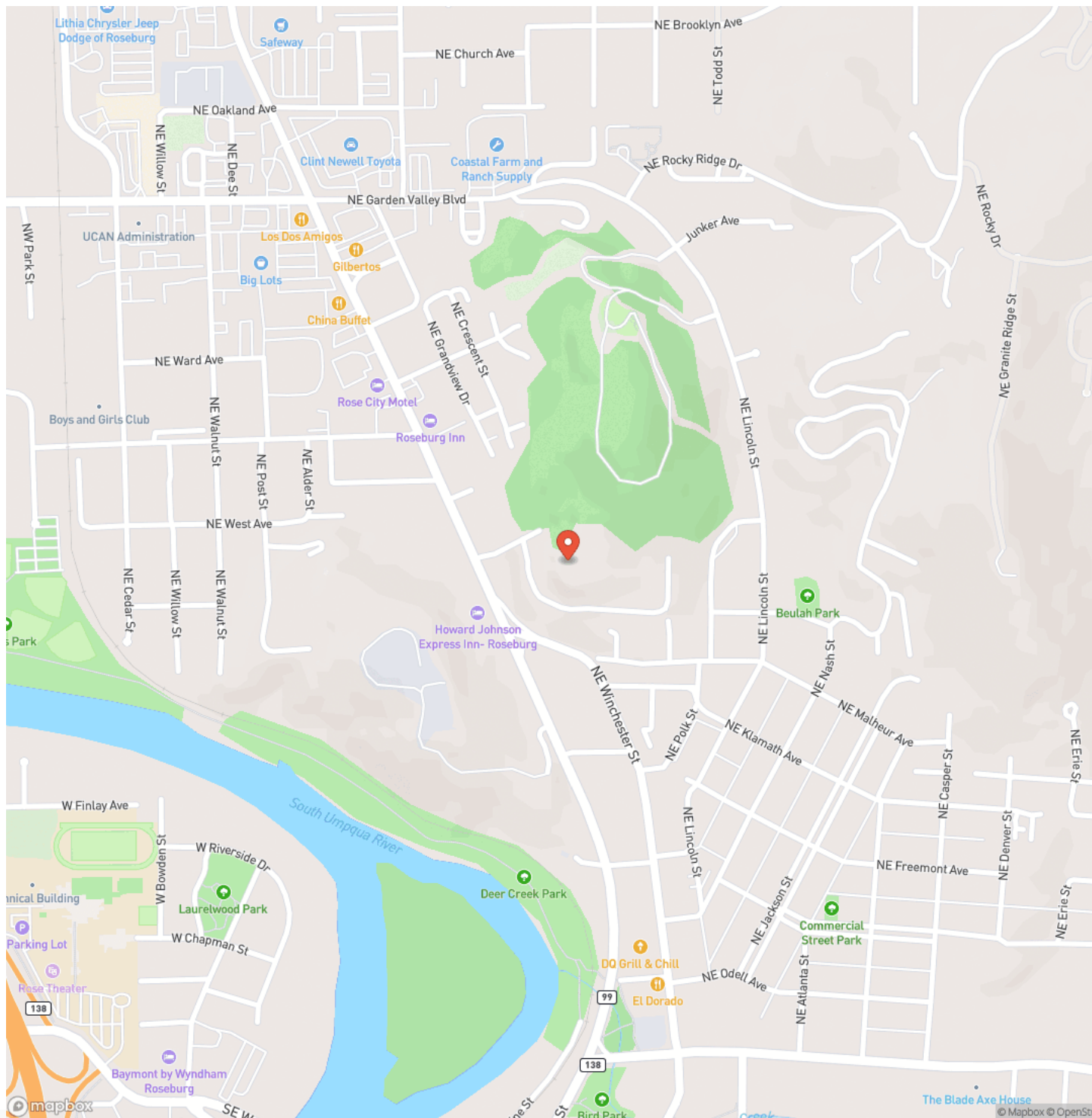
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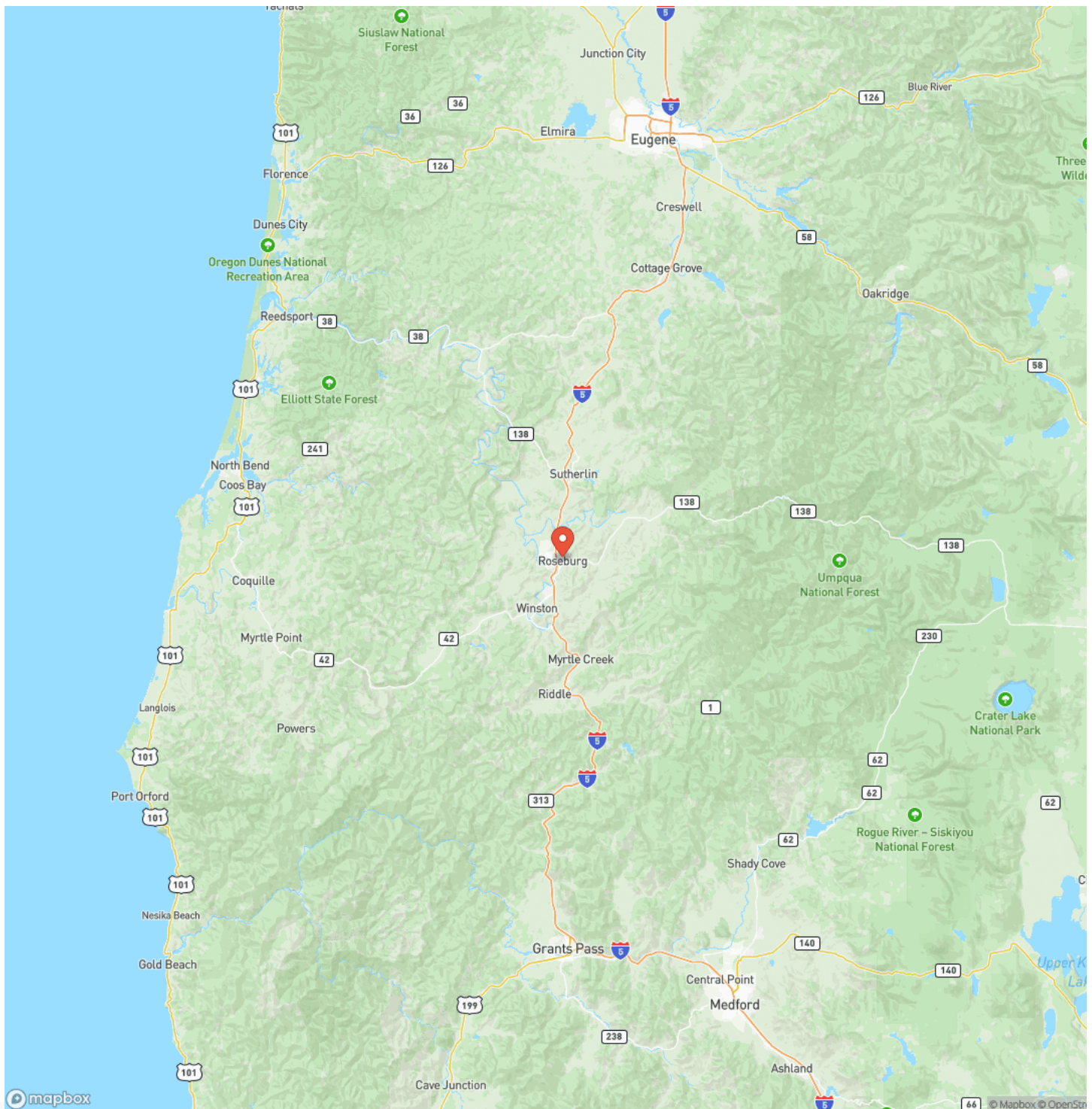
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Locator Map



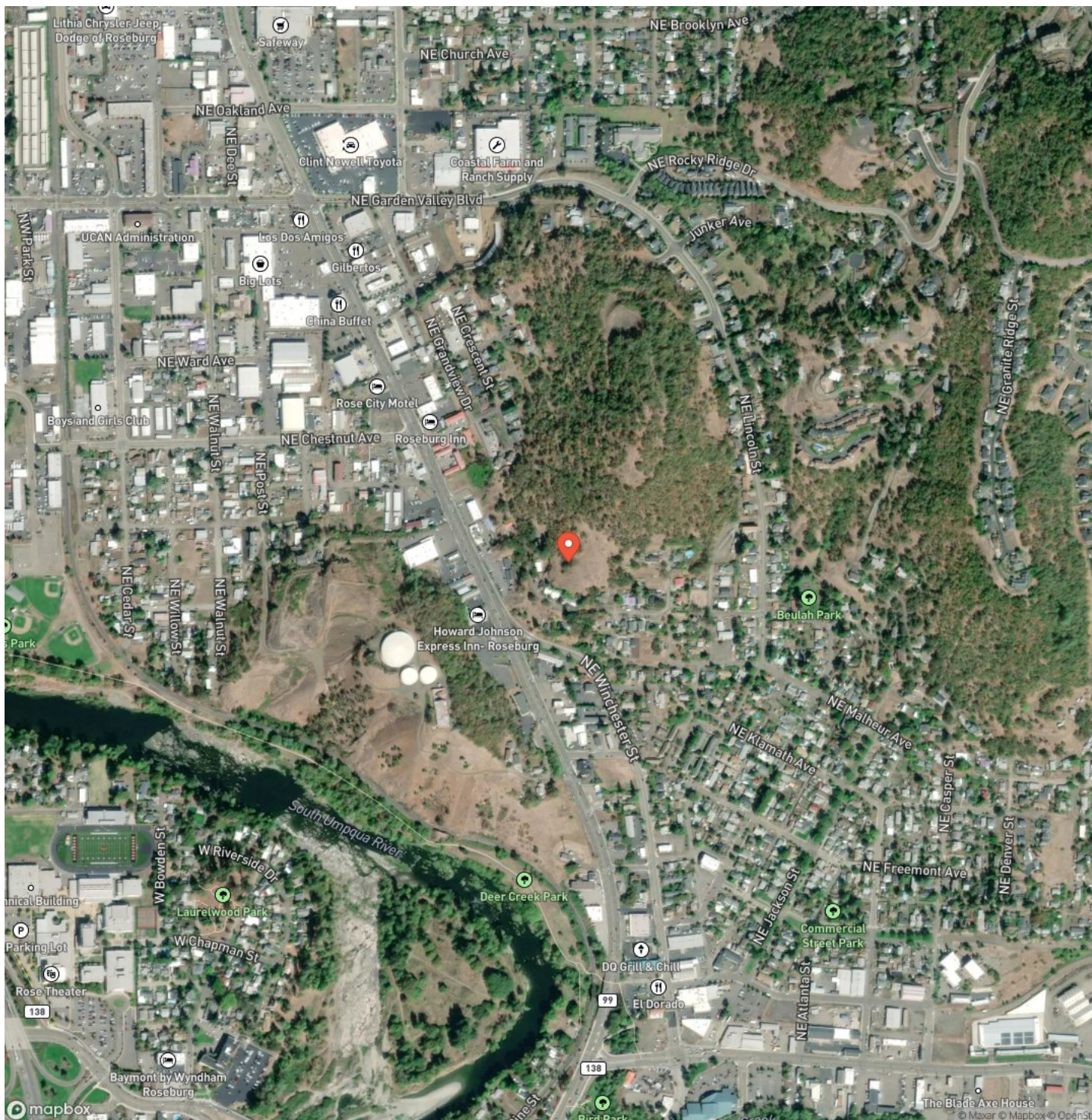
Locator Map



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Satellite Map



MORE INFO ONLINE:



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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