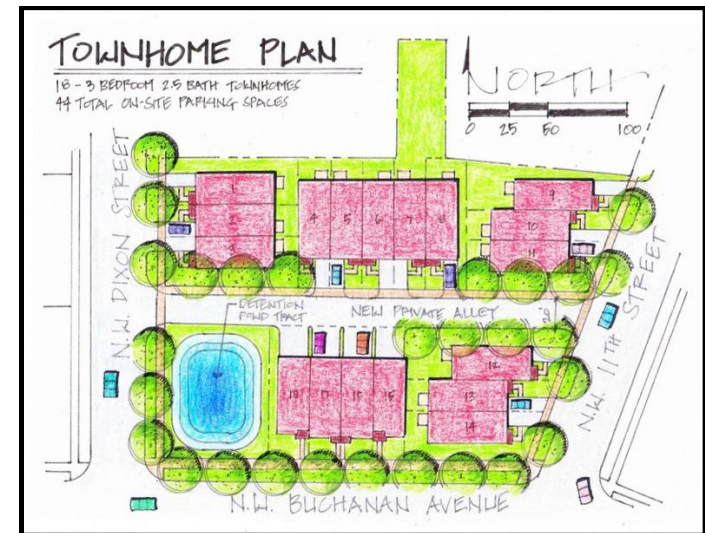
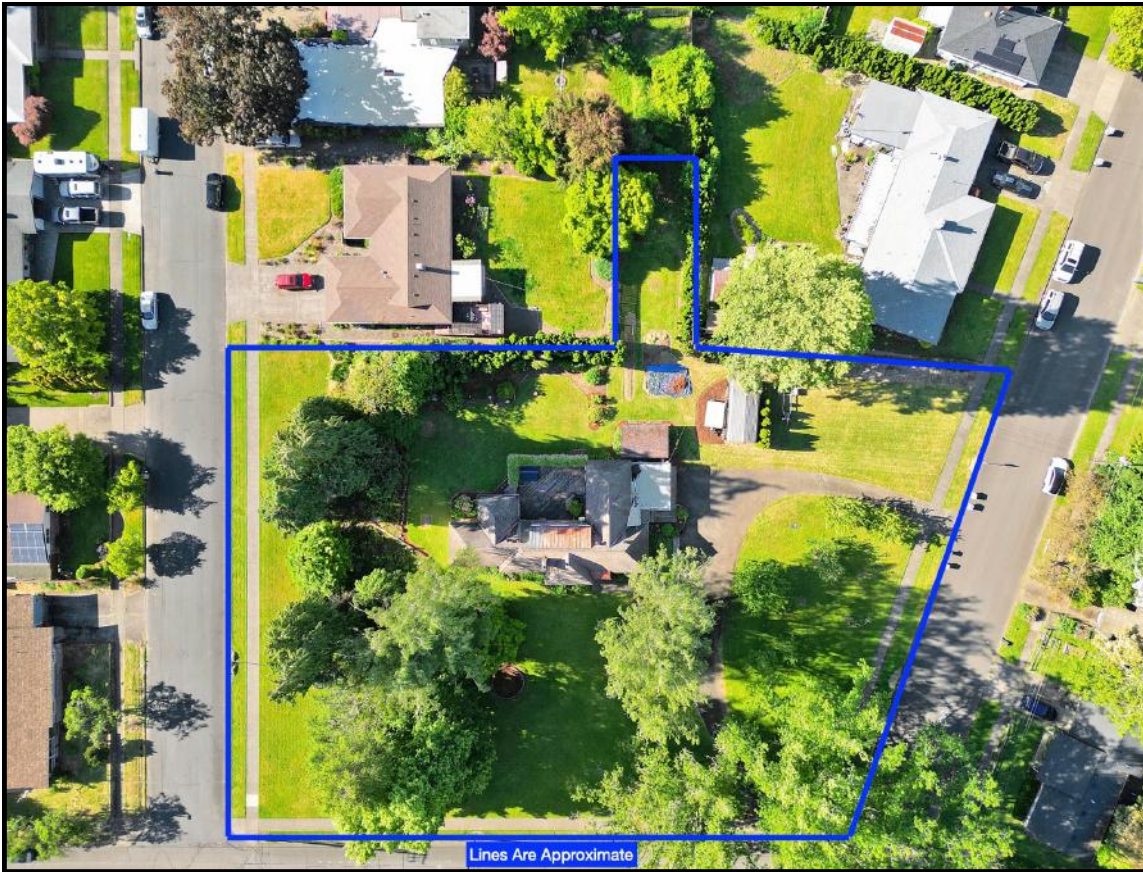


1105 NW Buchanan Ave., Corvallis OR 97330

MLS: # 818108 (res) & 818267 (land)



Residential / Redevelopment Opportunity

- ▶ Up to 6 or 7 Single Family Lots (plus ADU's)
- ▶ Up to Approx. 30 Small Townhomes
- ▶ Up to Approx. 7 Fourplexes



Michael Krasilovsky
 Principal Broker, ABR, ACP, MCNE, PSA
 Team K Realty at RE/MAX Integrity
 Cell: 541-207-6074
 Michael@TeamKRealty.com | www.TeamKRealty.com

Executive Summary



Offering Summary

Offered at	\$1,499,990
Lot Size	1.19 acres
Year Built	1940 (Home)
Home	2489 SqFt
Zoning	RS6 (see zoning map)

Location Highlights

Corvallis High School	Across the Street
Franklin K-8	.5 miles
Fred Meyers	.5 miles
OSU Campus	.9 miles
Downtown	1.2 miles
I-5	11 miles
Newport (Coast)	50 miles

Property Summary

Once in a lifetime chance to own the last piece of the William F. Dixon land claim that was still in the family. Located on 1.19 acres of prime real estate in the heart of town, this home enjoys a central location right across the street from Corvallis High School and a down the street from Franklin K-8 School. With close proximity to schools, shopping, and dining, this location ensures you have access to everything you need.

With zoning allowing for potential development opportunities, including up to approximately 30 small townhomes or 28 units of fourplexes, this property is an exciting investment prospect in addition to its exceptional residential appeal. Whether you're drawn to its historic charm, expansive grounds, or development potential, this Corvallis gem offers a rare opportunity to live and invest in one of Oregon's most desirable communities.

Aerial View



 **TEAM K REALTY**
Michael Kraslovsky
Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com

Aerial View



 **TEAM K REALTY**
Michael Kraslowsky
Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com

Zoning Maps

RS-6 Low Density Residential



TEAM K REALTY
Michael Krasilovsky
Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com



Many Potential Development Options Exist



Development Opportunities

City says the property is conducive to many potential uses including:

- Up to 6 or 7 single family residential lots, each with an ADU
- Up to ~30 townhomes
- Up to 7 fourplexes

It may also possible to keep the existing home and develop homes or cottage clusters around it. Buyer to do due diligence on all intended uses.

Lines Are Approximate

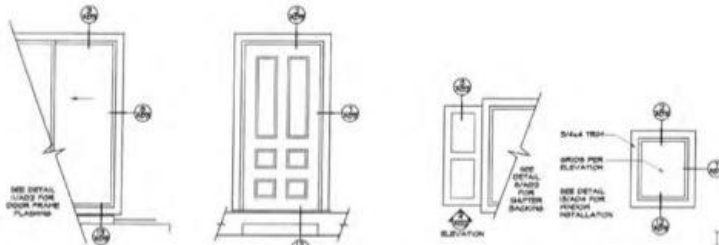
Example Option: Seven Single Family Homes (plus ADU's)



Example: 18 Large Townhomes, 3 bed / 2.5 bath, 1,470 sqft.



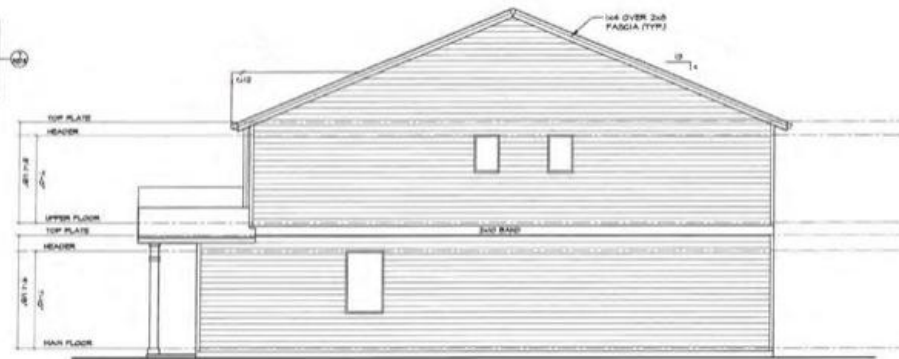
Example Townhome Floor Plans



DOORS AND WINDOWS
SCALE 1/2" = 1'-0"

MF10 Glazing:
FRONT: Total Wall SF : 340sf
340sf Glazing : 56sf = 16.4%

MF20 Glazing:
FRONT: Total Wall SF : 340sf
Glazing : 62sf = 18.2%
Public Facing Sides:
Total Wall SF : 750sf
Glazing : 125sf = 16.6%



MF20

RIGHT ELEVATION
SCALE 1/4" = 1'-0"



MF20

MF10

MF10

MF20

FRONT ELEVATION
SCALE 1/4" = 1'-0"

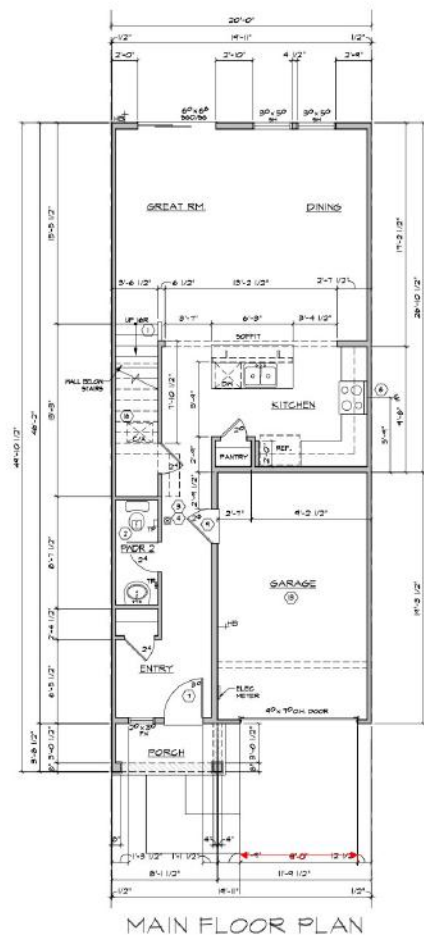
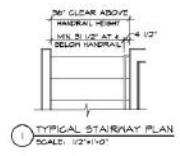
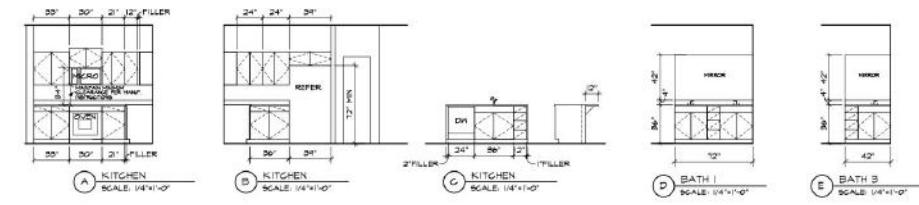
D.R. HORTON
4300 SW Macadam Ave, Suite 500
Portland, OR 97239
503-222-3715

FOUR-PLEX ELEVATIONS

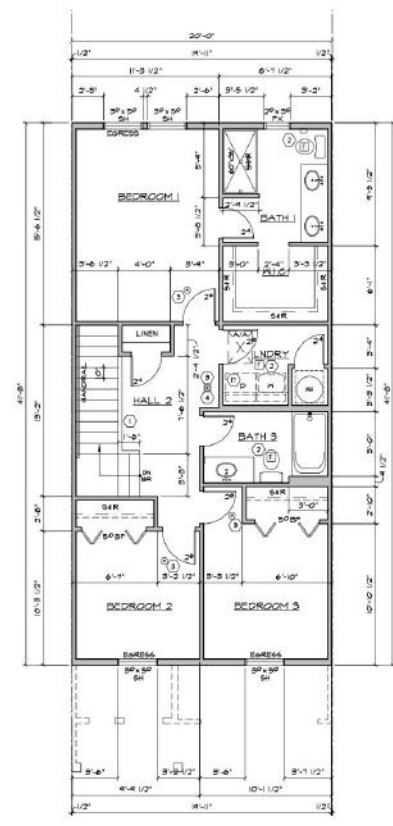
TEAM K REALTY
Michael Kraslovsky
Principal Broker, Real Estate, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com



Example Townhome Floor Plans Continued



MAIN FLOOR PLAN



UPPER FLOOR PLAN

NOTE:
 ALL INTERIOR NON-BEARING WALLS CONSTRUCTED WITH 2x4 STUDS 24" O.C. SEE PAGES A1, A2 AND A3 FOR BUILDING LAYOUTS WITH NOTES AND DIMENSIONS. SEE SHEET S-PAGES FOR STRUCTURAL DETAILS AND MEMBER WALL CONNECTIONS.
 * ALL KITCHEN HEADERS 2"X10" A.P.F. WITH #4 PLATE (ALLS NOTED OTHERWISE)
 * ALL HALLWAY HEADERS 2"X10" A.P.F. WITH #4 PLATE (ALLS NOTED OTHERWISE)
 ALL INSULATION MATERIAL, INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 150 PER IBC SECTION 714.2.1 IRC SECTION 316.

FLOOR PLAN KEY NOTES

- ① 42" H WALL OR RAILING PER IRC SEE SPECIFICATION
- ② EXHAUST FAN VENT TO OUTSIDE
- ③ BATH OR LAUNDRY FAN 50 CFM LIGHTNING ROD TO GFI
- ④ ALL BATHROOM EXHAUST FANS TO BE LABELED ENERGY STAR PER NEC-21
- ⑤ SMOKE DETECTOR (SD), INTERCONNECTED IN BATTERY BACKUP SEE NOTE R314 ON SHIT. GS
- ⑥ COMBINATION CARBON MONOXIDE AND SMOKE ALARM
- ⑦ NOT USED
- ⑧ LOOK TOP VENT TO OUTSIDE KITCHEN FAN 100 CFM
- ⑨ PROVIDE MINIMUM 36" x 56" LANDING AT ALL EXTERIOR DOORS
- ⑩ NOT USED
- ⑪ PROVIDE TIGHT FITTING 3" SF SOLID HOOD DOOR 20 MIN. EQUIPPED WITH A SELF-CLOSING DEVICE
- ⑫ NOT USED
- ⑬ NOT USED
- ⑭ OCCUPANCY SEPARATION - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY A 1/2" GIB. THE GARAGE SHALL BE SEPARATED FROM HABITABLE ROOMS ABOVE BY MIN. 1" TYPE "X" GIB WALLS BEAMS AND COLUMN SUPPORTING THE ROOF ABOVE SHALL BE PROTECTED BY MIN. 1/2" GIB OR EQUIVALENT. FIVE TAPES ALL JOINTS.
- ⑮ 1/2" GIB ON WALLS AND CEILING OF STORAGE AREAS
- ⑯ NOT USED
- ⑰ 8" x 24" GRANK SPACE ACCESS INSULATE AND HEATHER 6-STEP
- ⑱ DRYER VENT TO OUTSIDE DRYER ALWAYS RIGHT OF PASSEY SEE NOTE H3002-1 ON SHIT. GS
- ⑲ 2" x 8" ATTIC SPACE ACCESS INSULATE AND HEATHER 6-STEP
- ⑳ INSTALL 7"X4" AIR GRILL ABOVE LAUNDRY ROOM DOOR

SQUARE FOOTAGE	
MAIN FLR.	642 SF
UPPER FLR.	715 SF
TOTAL	1457 SF
GARAGE	227 SF
PORCH	54 SF

STRUCTURAL DESIGN
VOELKER ENGINEERING
 1911 116th Ave. NE
 Bellevue, WA 98004
 425-451-4946

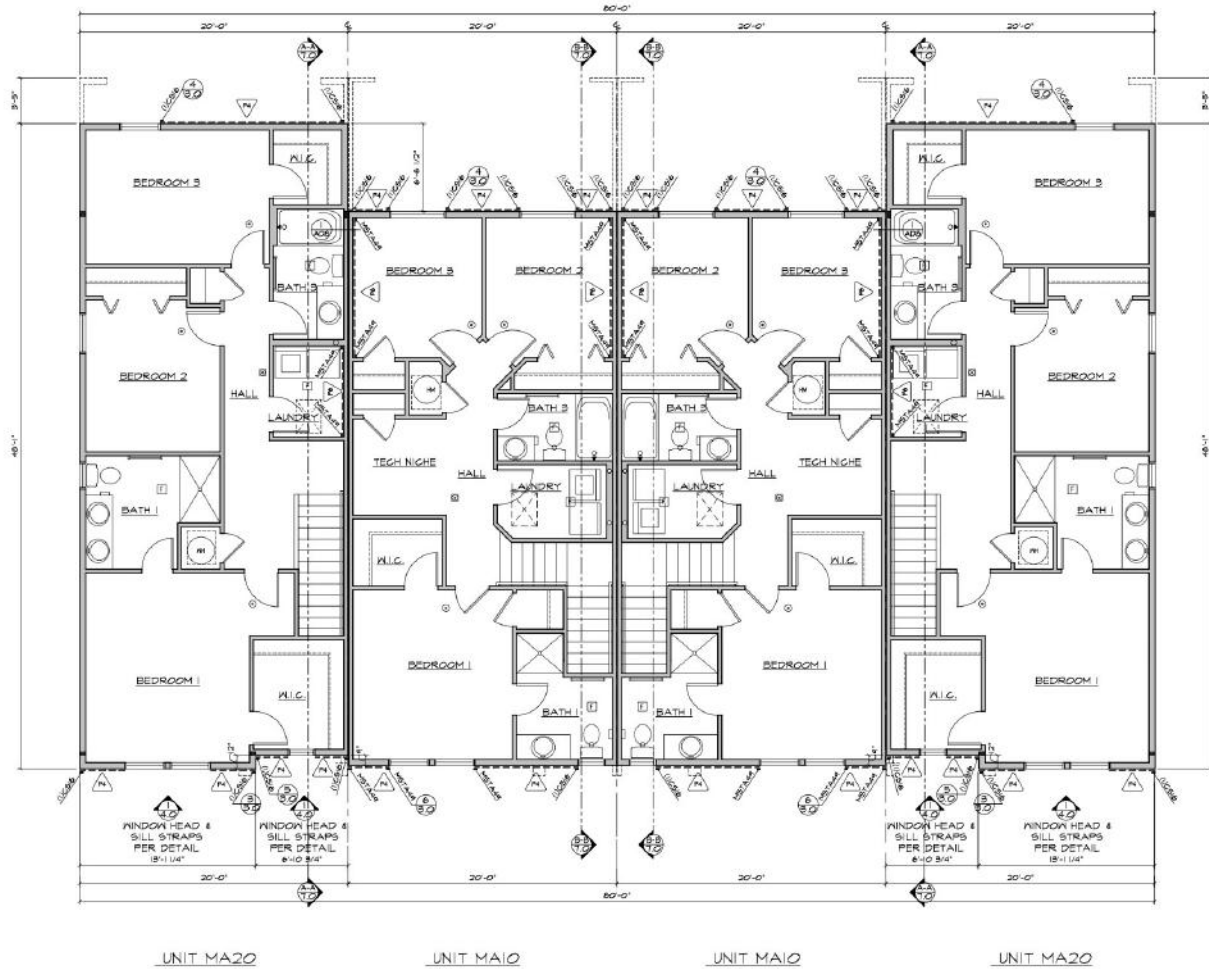
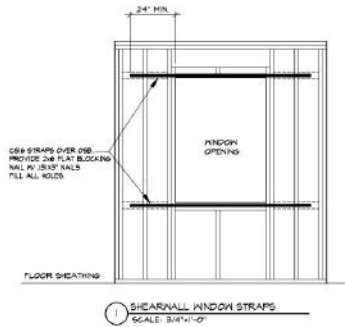
REGISTERED ARCHITECT
D.R. HORTON
 4800 SW Macadam Ave., Suite 100
 Portland, OR 97219
 503-222-3719

MF10
UNIT FLOOR PLANS

TEAM K REALTY
 Michael Kraslovsky
 Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
 Team K Realty at RE/MAX Integrity
 Cell: 541-207-6074
 Michael@TeamKRealty.com | www.TeamKRealty.com



Example Townhome Floor Plans Continued



UPPER FLOOR PLANS
SCALE 1/4" = 1'-0"

STRUCTURAL DESIGNER
VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

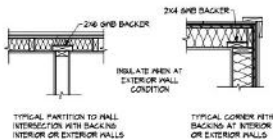
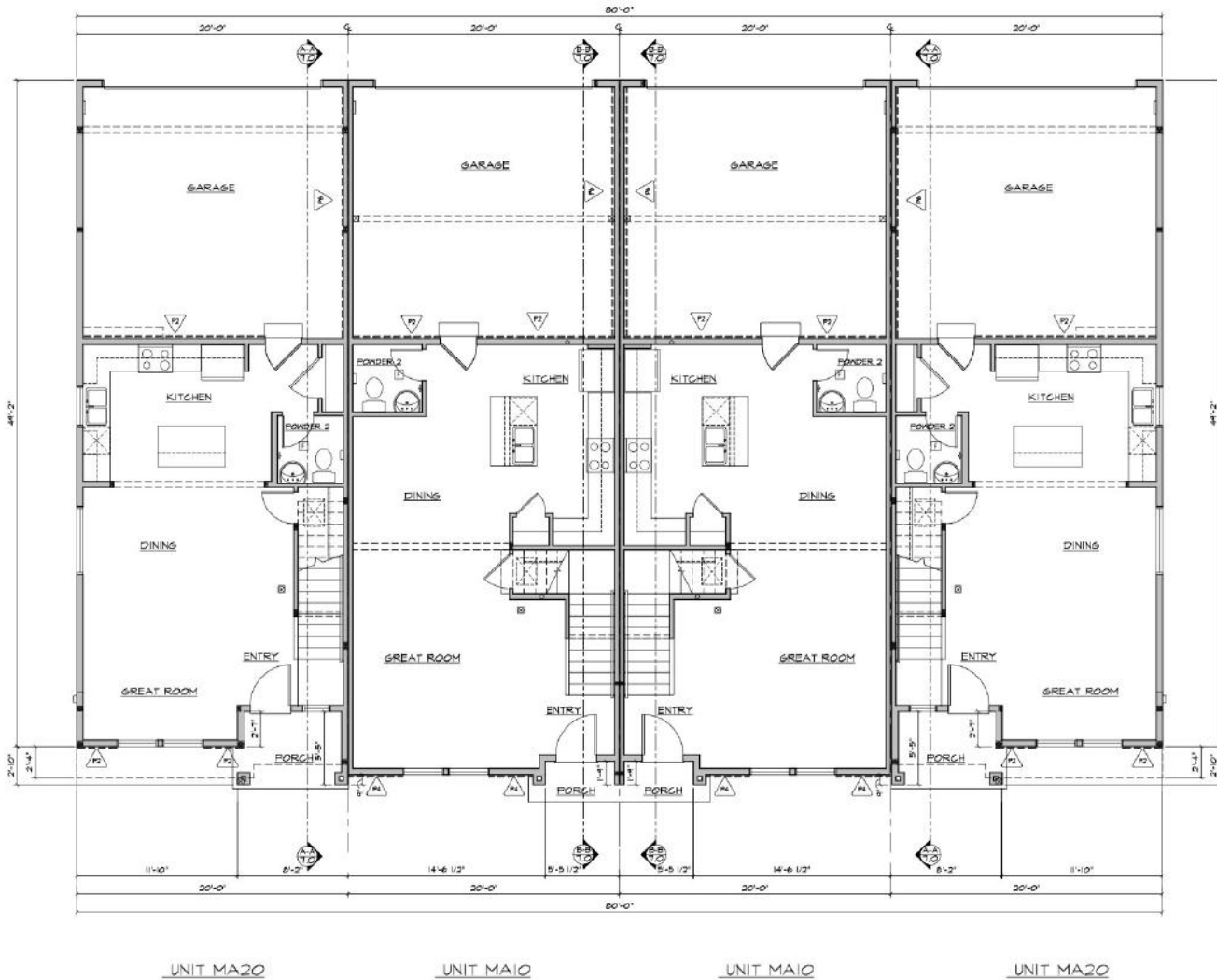
BUILDER/DESIGNER
D.R. HORTON
4380 SW Macadam Ave. Suite 100
Portland, OR 97239
503-222-3719

UPPER FLOOR

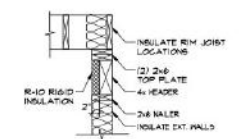
Michael Kraslovsky
Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA
Team K Realty at RE/MAX Integrity
Cell: 541-207-6074
Michael@TeamKRealty.com | www.TeamKRealty.com



Example Townhome Floor Plans Continued



TYPICAL WALL FRAMING DETAIL SCALE: 3/4"=1'-0"



INSULATED HEADER DETAIL SCALE: 3/4"=1'-0"

STRUCTURAL REGION
VOELKER ENGINEERING
 1911 116th Ave. NE
 Bellevue, WA 98004
 425-451-4946

REGISTERED DESIGNER
D.R. HORTON
 4380 SW Macadam Ave, Suite 100
 Portland, OR 97239
 503-222-3719

MAIN FLOOR

2/26/21
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL KRASLOVSKY
 LICENSE NO. 100000000
 EXP. 06/30/24

MAIN FLOOR PLANS
 SCALE: 1/4" = 1'-0"

TEAM K REALTY

Michael Kraslovsky
 Principal Broker, Hall of Fame, ABR, ACR, MCNE, PSA
 Team K Realty at RE/MAX Integrity
 Cell: 541-207-6074
 Michael@TeamKRealty.com | www.TeamKRealty.com



Option: Keep The Existing Home and Build Around It

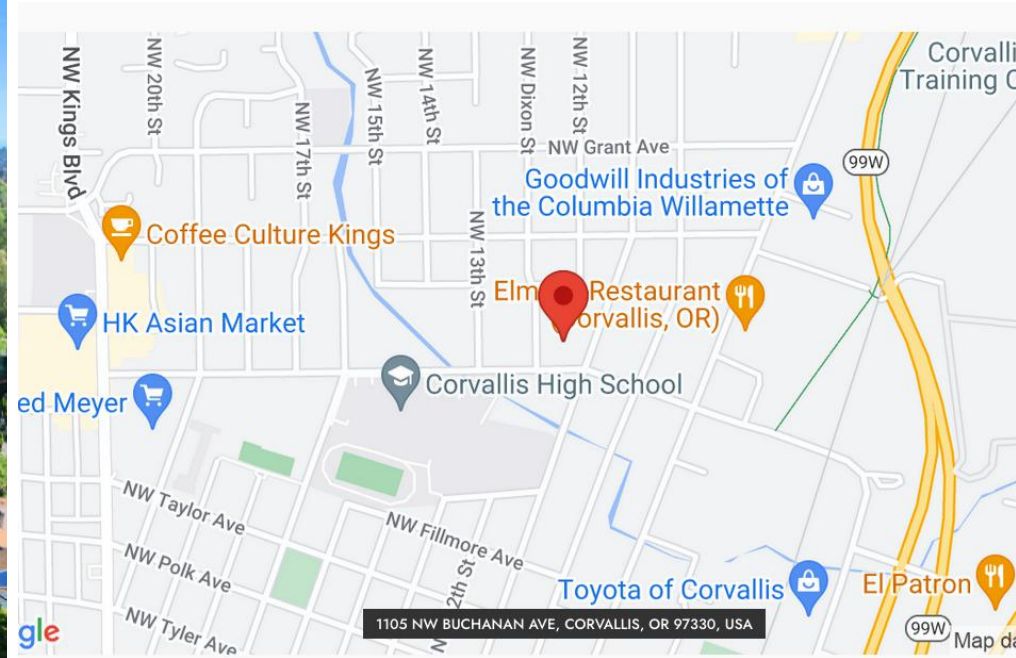


One example option would be to retain current home and build around it, and this link takes you to the residential marketing package for pics, videos, and the 3D tour. ***Don't miss the video interview with the seller!***

bit.ly/nw-buchanan



Corvallis, Oregon



Corvallis, Oregon

Corvallis, meaning “Heart of the Valley,” has a population of about 59,000 people. Corvallis is home to Oregon State University, and is ranked the #4 college town in the United States according to Forbes. OSU offers strong programs in natural sciences & engineering, and is also known for agricultural research. It attracts students nationwide and even internationally. In addition to the University, Corvallis public schools rank in the Top 10 in the State of Oregon.

Corvallis is a “green” city in both senses; it has lush, green countryside with open spaces, and slow-growth policies with tight urban growth boundaries and very well-defined neighborhoods. In fact, Corvallis is listed as the #3 Green City in the entire United States according to www.BestPlaces.net. The tight zoning upside is that this curbs urban sprawl and preserves the surrounding area. The downside is a residential supply-and-demand imbalance and high home prices. Overall, Corvallis as a true small-town flavor with access to a wide and balanced set of amenities and a fairly pleasant climate devoid of extremes.



Local Information

Demographics

Population	59,407
Median Age	27.3
Median Income	\$58,315

Renters make up 49.8% population.
 Low vacancy with 3.2% of houses and apartments are available to rent.

Corvallis Cost of Living



College town, very low humidity, and natural beauty make Corvallis a great place to live.

\$525,900	\$64,685	\$1,300 /mo
Median Home Price	Median Income	Monthly rent (2br)
+35.7% higher than avg	-6.7% lower than avg	-10.0% lower than avg

Corvallis Rankings

- #1 of 379 Safest Places from Natural Disasters
- #1 of 8 Where to Live to Avoid a Natural Disaster (Lowest Risk)
- #3 of 379 Best Green Cities
- #5 of 20 Most Secure Places to Live 2011 (Small Towns)

Source: <https://datausa.io/profile/geo/corvallis-or-31000US18700#housing>





| TEAM K REALTY

Michael Krasilovsky

Principal Broker, Hall of Fame, ABR, ACP, MCNE, PSA

Team K Realty at RE/MAX Integrity

Cell: 541-207-6074

Michael@TeamKRealty.com | www.TeamKRealty.com

For a copy of the Real Estate Agency Disclosure, please click [here](#).



All information is deemed reliable but not guaranteed, buyer relies solely upon it's own independent investigations regarding all aspects or conditions of the property, zoning, & any other matters in determining suitability of property for buyers intended use.