

# CXXI Outdoor Grow

4962 BUTTE FALLS HIGHWAY, EAGLE POINT, OR 97524



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## FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

4962 Butte Falls Highway, Eagle Point, OR 97524



## PROPERTY DESCRIPTION

Nestled amidst the breathtaking natural beauty of southern Oregon, 4962 Butte Falls Highway is a charming 60-acre outdoor grow facility in Eagle Point. In the western United States, Eagle Point is renowned for its picturesque landscapes, outdoor recreational opportunities, and small-town charm. This particular address is positioned on Butte Falls Highway, a scenic road that winds through the stunning countryside, offering a serene atmosphere.

As you approach 4962 Butte Falls Highway, you are surrounded by a tapestry of lush greenery and rolling hills. The property sits on a spacious parcel of land, providing ample room for privacy and a sense of tranquility. The landscape is adorned with native trees, including towering pines and graceful oaks, which contribute to the area's natural beauty.

## PROPERTY HIGHLIGHTS

- Extensive Irrigation
- Water provided by Eagle Point Irrigation District
- Four Greenhouses
- Drying and Trimming Rooms
- Four small cabins

## OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	7
Lot Size:	60.58 Acres
Zoning:	EFU Exclusive Farm Use
Property Taxes:	2,172.00



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## DEMOGRAPHICS

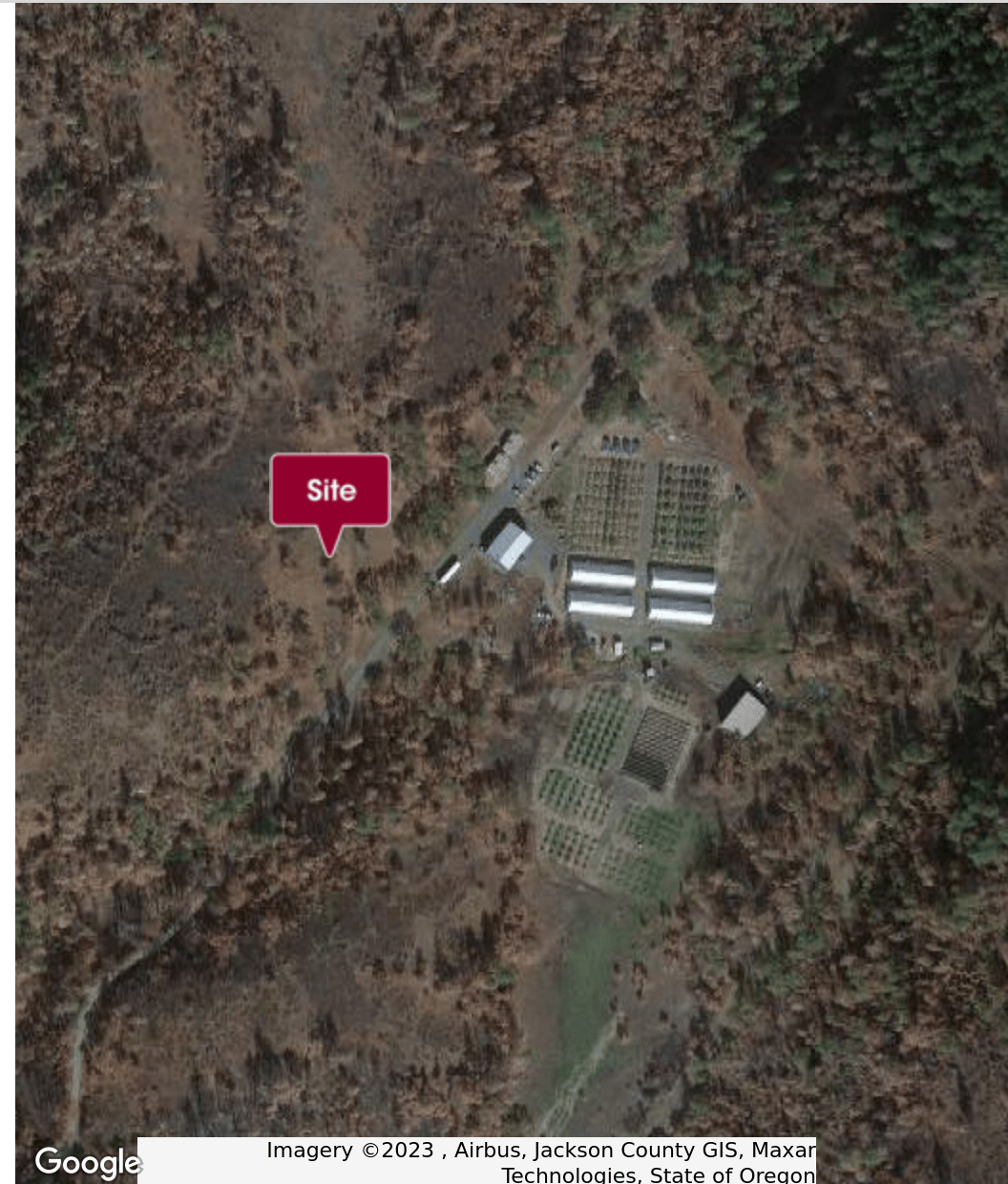
	1 MILE	5 MILES	10 MILES
Total population	22	920	26,753
Median age	50.3	49.2	44.4
Median age (Male)	40.9	44.4	41.3
Median age (Female)	50.9	49.7	44.5
Total households	11	404	10,716
Total persons per HH	2.0	2.3	2.5
Average HH income	\$57,442	\$91,647	\$71,118
Average house value	\$369,726	\$459,713	\$256,745

## LOCATION OVERVIEW

4962 Butte Falls Highway is situated just a short distance away from the charming downtown area of Eagle Point, where you can find local shops, boutiques, and dining options. The community embodies a warm and welcoming spirit, friendly neighbors, and strong community pride.

For nature enthusiasts, the location is ideal. The area is renowned for its abundance of outdoor activities, offering hiking, fishing, camping opportunities, and more. With its sparkling waters, the nearby Rogue River is a haven for anglers and water sports enthusiasts.

Eagle Point also boasts proximity to several renowned natural attractions. Just a short drive away, you can explore the stunning Crater Lake National Park, famous for its deep blue lake within a caldera. The enchanting Oregon Caves National Monument and Preserve is also within reach, where you can embark on guided cave tours and witness awe-inspiring limestone formations.



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