

FOR SALE



THE VILLAGE GREEN | COTTAGE GROVE, OR

HOTEL + RV PARK WITH EXCESS LAND

Legendary Hospitality Property

32 Guest Rooms | Full-Service Lobby, Restaurant & Lounge | **35-Space RV Park** | **6.6 Acres Total**

Established hospitality property with **immediate income from RV park operations** and **strong upside through hotel reopening and future development**, positioned at the Interstate 5 interchange with excellent visibility and access.

PURCHASE PRICE **\$3,000,000**

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PROPERTY OVERVIEW

MARKET NEED

Cottage Grove is a supply-constrained hospitality market, with only 133 total hotel rooms across two operating properties. Limited inventory and no new developments in the pipeline indicate additional demand for hotel accommodations in the area, supporting the opportunity to reopen and expand lodging options.

HISTORY

The Village Green opened in 1960, developed by the Woodard family using locally sourced timber and craftsmanship. The property gained national recognition for its distinctive design, full-service restaurant, and resort-style amenities, earning multiple **Mobil 5-Star / 5-Diamond awards** over its history.

CURRENT OWNERSHIP

The property has transitioned through several ownership groups since its original development. The current ownership acquired the site with plans for future residential development, while preserving the iconic lobby, restaurant, and a portion of the guest rooms.

OPPORTUNITY

This offering provides an opportunity to reopen a well-known hospitality asset, with immediate income from existing RV park operations. The site also **offers excess land for future development**, including the potential for a multi-story hotel or alternative uses.

Includes an **iconic freeway pylon sign with easement rights**, offering high visibility along I-5 and recognized as one of the **largest signs in the corridor**.



need new photos here

PROPERTY DETAILS

Total Site Area: 6.6 Acres

Zoning: CT – Commercial Tourist

Tax Lots:

Hotel Parcel – 3.89 Acres

RV Park Parcel – 2.72 Acres

PRICING BREAKDOWN

Total Price: \$3,000,000

RV Park: \$1,000,000 (\$28,571/space)

Hotel: \$2,000,000 (\$62,500/key)

MARKET SNAPSHOT

Total Hotel Rooms in Cottage Grove: 133

- Best Western – 69 Rooms
- Cottage Grove Inn – 64 Rooms

No announced new hotel developments in the market.

REGIONAL DATA

Lane County Population: 385,000

Eugene Airport (EUG) - Regional access

I-5 Traffic Count: 23,015 vehicles/day



MARKET OVERVIEW

The Cottage Grove hospitality market has a limited supply of hotel inventory, with only 133 total rooms across two properties. With no new developments planned, this creates a **strong opportunity to reopen hotel rooms to the market.**

Cottage Grove, Oregon

MARKET SUMMARY

Total Hotel Rooms: 133

Number of Hotels: 2

No New Hotel Developments Announced

Supply-Constrained Market

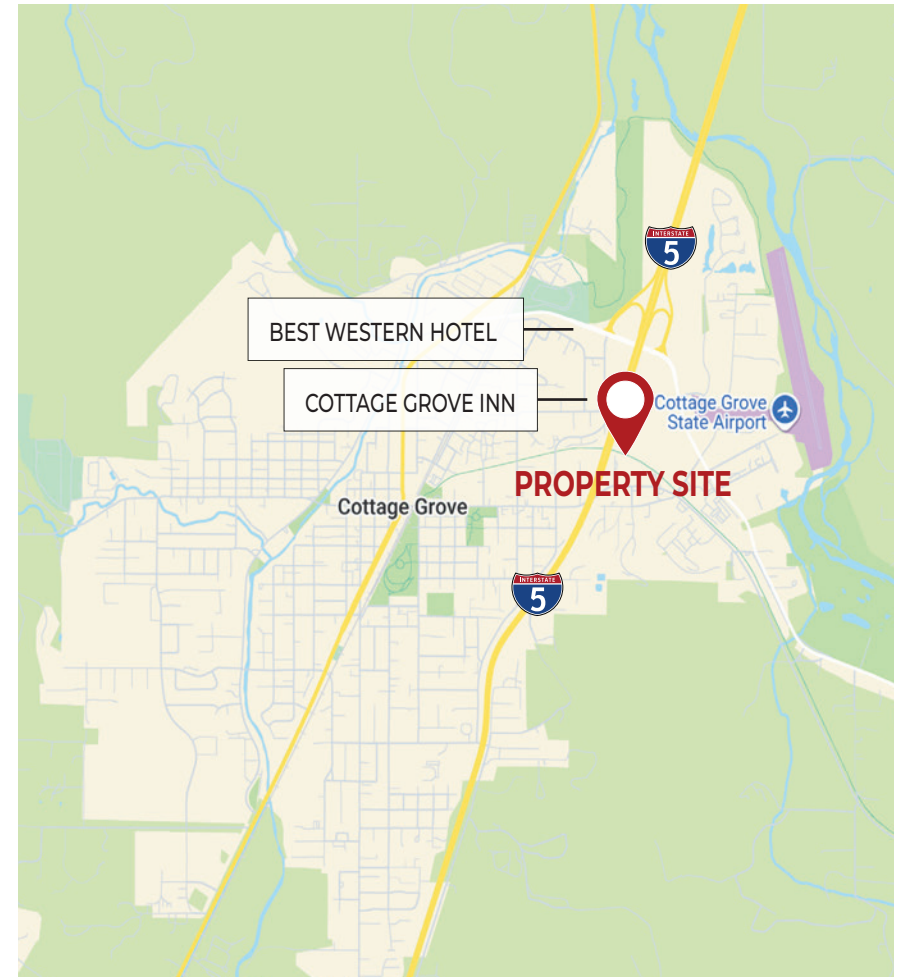
COMPETITIVE SET

Best Western Cottage Grove Inn

69 Rooms

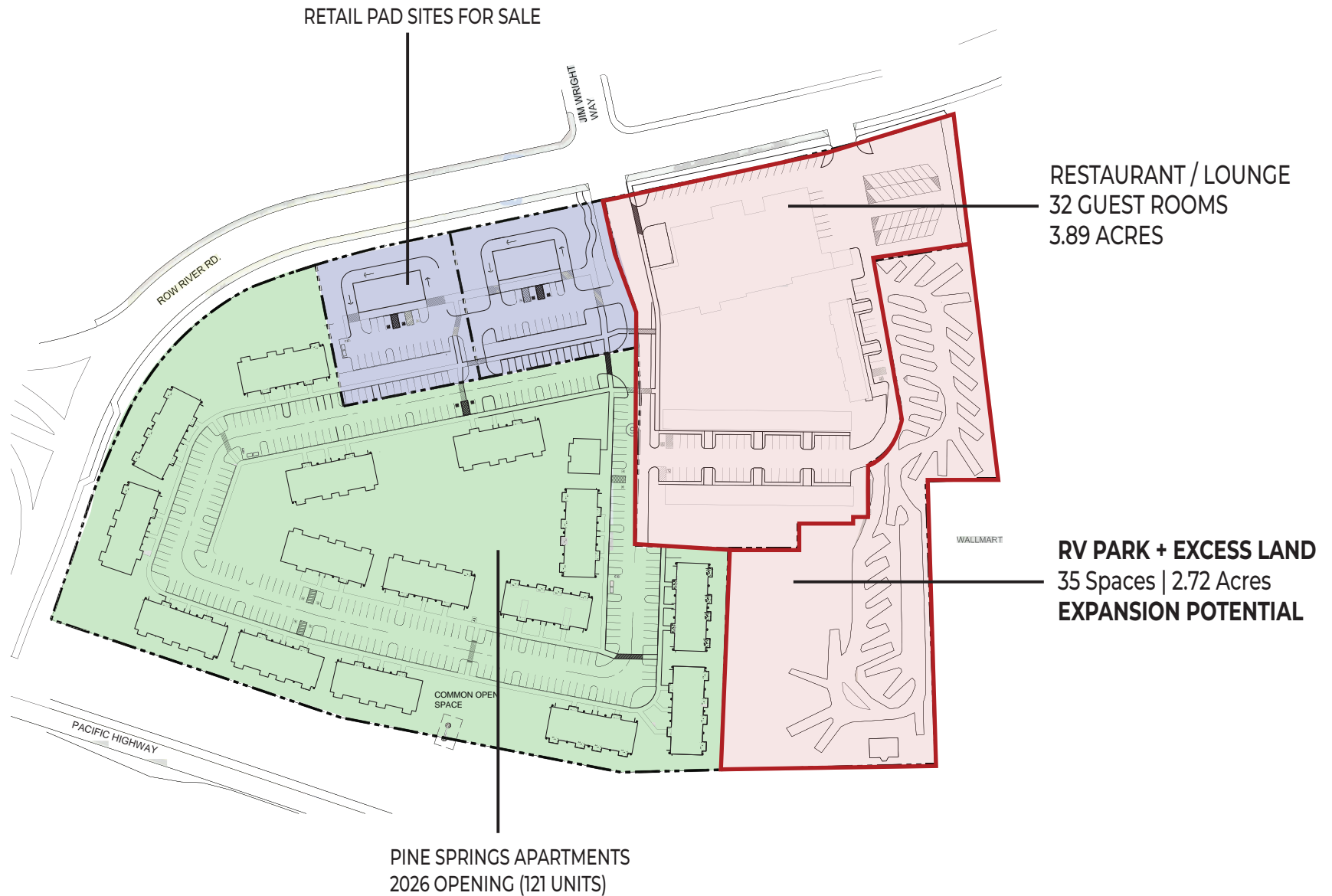
Cottage Grove Inn

64 Rooms



Limited Hotel Supply Area

PROPERTY SITE PLAN



PROPERTY SITE



Located at the Interstate 5 interchange with direct access to Pacific Highway

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COTTAGE GROVE, OREGON

Cottage Grove is a growing community in southern Lane County, strategically located along Interstate 5 approximately 20 miles south of Eugene. Known as the “Covered Bridge Capital of Oregon,” the city attracts year-round visitors for its historic charm, outdoor recreation, and regional events. With limited hotel inventory and strong highway visibility, the area presents a compelling opportunity for **additional lodging to serve both tourism and regional travel demand.**

KEY HIGHLIGHTS

Prime I-5 Location with direct access and strong visibility

Approximately 20 minutes south of Eugene

Limited hotel supply with no new developments planned

Gateway to outdoor recreation and regional tourism

Strong draw for weekend travelers, events, and seasonal tourism

TOURISM DRIVERS

Covered Bridges (regional destination attraction)

Row River Trail (popular biking and recreation corridor)

Dorena Lake (boating, camping, seasonal events)

Historic Downtown Cottage Grove

Cottage Theatre & local events

Cottage Grove’s combination of **limited lodging supply, steady tourism activity, and direct Interstate access** supports a strong opportunity for additional hotel rooms in the market.

