

# FOR SALE

## Commercial 5 Acre Parcel

Schild Rd Between Hwy 6 & 3rd St, Tillamook, OR 97141

Department of  
transportation scale house

Hwy 6

3rd Street



**BERKSHIRE  
HATHAWAY**

HomeServices

Northwest Real Estate

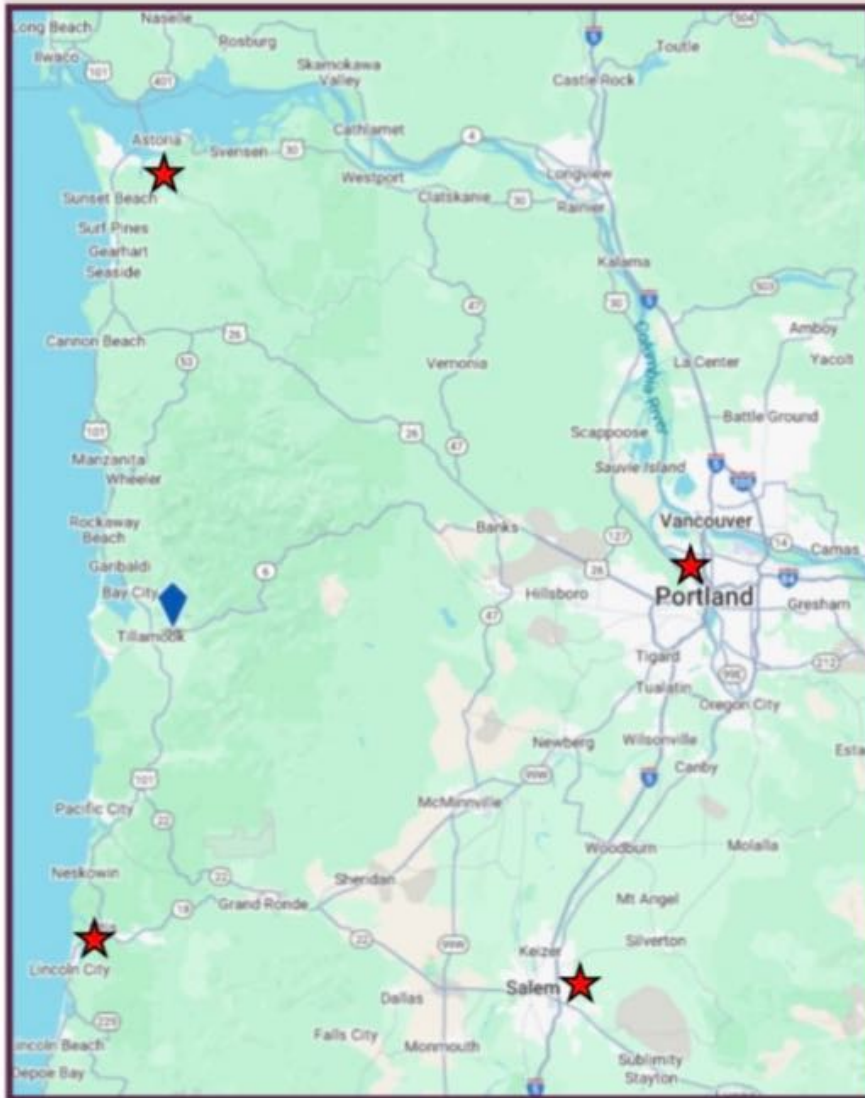
**Valerie Schumann**

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**Sale Price: \$1,200,000**

406 Garibaldi Ave | PO Box 475 | Garibaldi, OR 97118



## Property Description

Commercial Highway Zoned (H-C) 5 Acre Parcel, between Hwy 6 and 3rd Street @ Schild Road. ODOT has indicated possibility of one-way access in and out onto Hwy 6 from Schild Road. Out of the Flood zone.

Versatile Development Site for R&D Units with warehouse and small office buildings, retail or office building construction. Currently completing initial research regarding utility installation - Sewer or Commercial Septic, Fairview Water District and PUD for power. Contiguous 19.71 acres also available for sale.

## H-C Zoning Overview

Uses permitted outright. The following uses are permitted in the H-C District:

- (1) Any commercial enterprise conducted in accordance with the provisions of this section;
- (2) Accessory uses and buildings customarily appurtenant to a permitted use, or approved conditional use, such as incidental storage are permitted;
- (3) Government facilities;
- (4) Rest stops or waysides; and
- (5) Urban farming, gardening, horticulture, field crops, orchards, berries, nursery or flower stock and other agricultural uses for subsistence or commercial purposes, as described in § 152.051;

Conditional use. The following conditional uses may be permitted subject to a conditional use permit as per § 152.071:

- (1) Multiple-family dwellings;
- (2) A caretaker's dwelling, accessory or incidental to a use on the subject property;
- (3) Manufactured dwelling parks subject to the requirements of § 152.051; and
- (4) Recreational vehicle parks subject to the requirements of § 152.051.

### Distance to:

Portland	70 Miles
Salem	76 Miles
Astoria	66 Miles
Lincoln City	45 Miles