



LEGACY
REAL ESTATE

FOR SALE

21.04 ACRE WELCHES DEVELOPMENT

E HWY 26, WELCHES OR 97067

JAMES HAUGE PRINCIPAL BROKER
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21.04 acres of wetland-approved land at the heart of Oregon's most iconic mountain recreation destination.

Rare 21.04-acre development opportunity fronting the Mt. Hood Highway (US 26) in Welches, Oregon. Hoodland Residential (HR) zoning supports up to 84 dwelling units under current code - no rezoning required.

The site offers approximately 307 ft. of US 26 frontage plus secondary access on E Vincent Road and connectivity to E Arrah Wannah Boulevard. It has been logged and cleared, and the Oregon DSL wetland delineation is approved through July 2029 - the single largest pre-development environmental item, already in hand.

Welches sits at the gateway to Mt. Hood - the last full-service community before the mountain and the natural commercial and residential center of the entire corridor. The parcel is immediately adjacent to The Resort at the Mountain and its 27-hole golf course, and within day-trip range of Timberline Lodge, Mt. Hood Meadows, and Skibowl.

Zoning supports up to:

84 DWELLING UNITS
UNDER CURRENT CODE

1
PARCEL

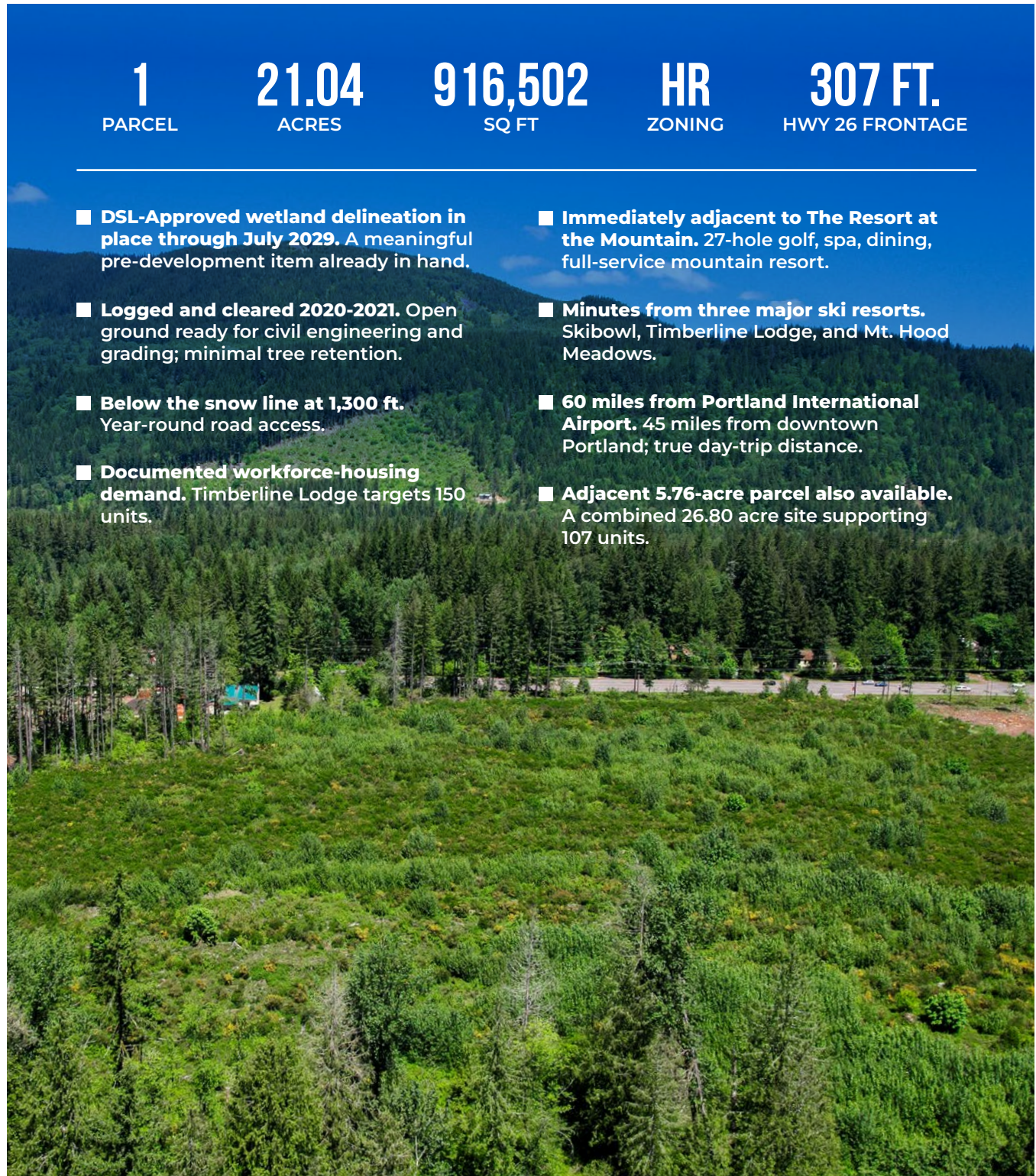
21.04
ACRES

916,502
SQ FT

HR
ZONING

307 FT.
HWY 26 FRONTAGE

- **DSL-Approved wetland delineation in place through July 2029.** A meaningful pre-development item already in hand.
- **Immediately adjacent to The Resort at the Mountain.** 27-hole golf, spa, dining, full-service mountain resort.
- **Logged and cleared 2020-2021.** Open ground ready for civil engineering and grading; minimal tree retention.
- **Minutes from three major ski resorts.** Skibowl, Timberline Lodge, and Mt. Hood Meadows.
- **Below the snow line at 1,300 ft.** Year-round road access.
- **60 miles from Portland International Airport.** 45 miles from downtown Portland; true day-trip distance.
- **Documented workforce-housing demand.** Timberline Lodge targets 150 units.
- **Adjacent 5.76-acre parcel also available.** A combined 26.80 acre site supporting 107 units.



\$1,600,000

PURCHASE PRICE

PROPERTY INFORMATION

Property Name	21.04 Acre Welches Development
Address	Welches, OR 97067
County	Clackamas
Acres	21.04 Acres
Lot SqFt	916,502 SqFt
Tax Acct	00737741
Annual Taxes	\$6,734 (2025)
Wetland Status	DSL-approved (2029)

ZONING

HR HOODLAND RESIDENTIAL

Permits detached single-family dwellings, manufactured homes, prefabricated structures, and townhouses. Opportunity for PUDs and alternate development options allows plenty of additional variety. (See page 5)

PERMITTED RESIDENTIAL USES

Single-Family Dwellings
Townhouses
Manufactured Homes
Prefabricated Structures
Accessory Dwelling Units
Short-Term Rentals

CONDITIONAL / PUD USES

Workforce Housing
Cottage Clusters
Bed & Breakfast Inns
Commercial Services
Resort Communities
Campgrounds / RV Facilities





ALLOWS UP TO 84 DWELLING UNITS

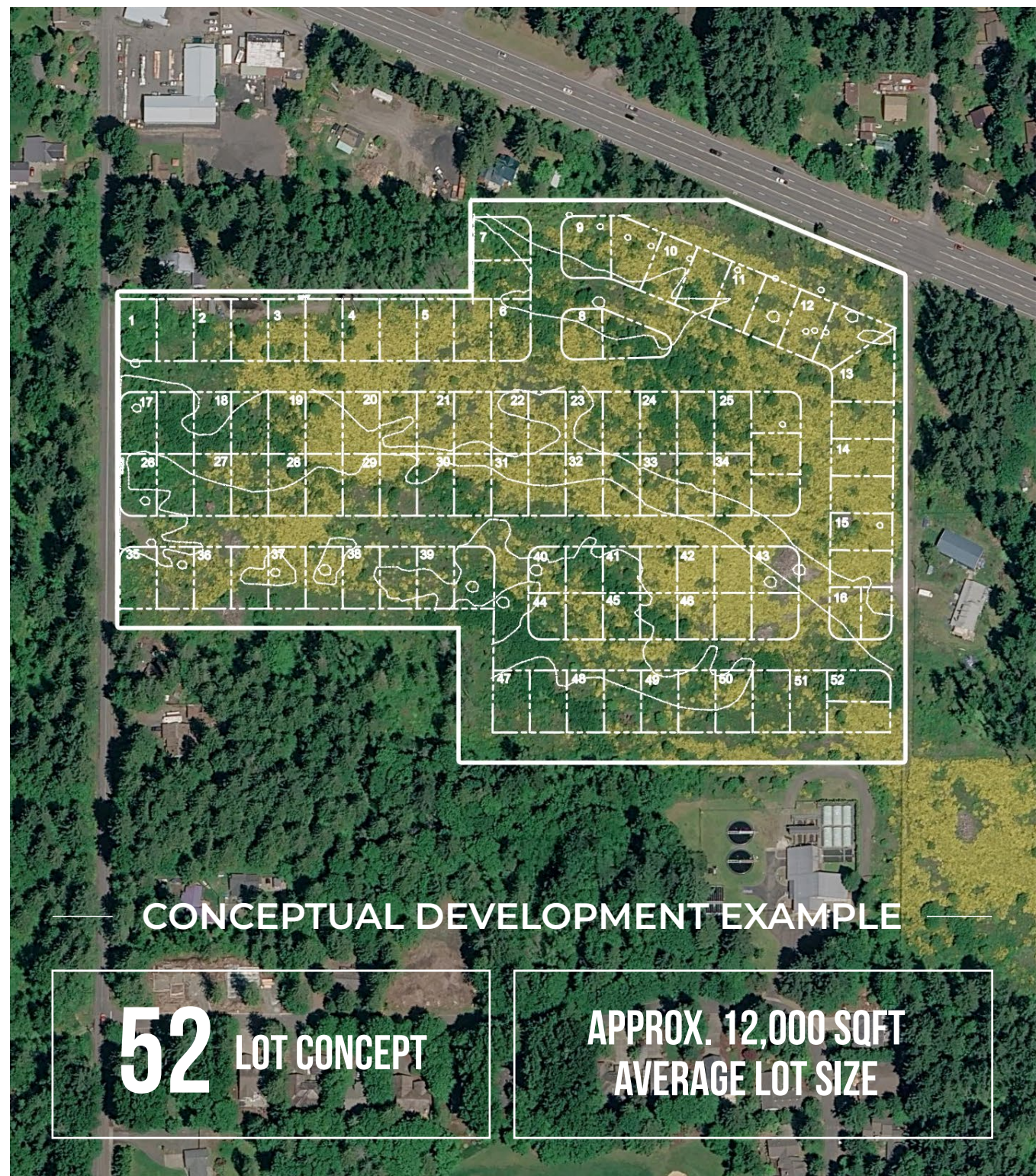
Permitted Residential Uses:

- **Single-Family Dwellings**
- **Townhouses**
- **Manufactured Homes**
- **Prefabricated Structures**
- **Accessory Dwelling Units**
- **Short-Term Rentals**

Opportunity for PUDs and alternative development options allows for a lot of variety, including:

- **Workforce Housing**
- **Cottage Clusters**
- **Bed & Breakfast Inns**
- **Commercial Services**
- **Resort Communities**
- **Campgrounds & RV Facilities**
- **Recreational (Golf, Courts, Trails)**
- **Guest Ranches & Lodges**
- **Weddings & Events**
- **Schools & Child Care**
- **Limited Retail**

Maximum Lot Coverage	40%
Maximum Building Height	40 ft.
Minimum Front Setback	15 ft.
Minimum Rear Setback	5 ft.



CONCEPTUAL DEVELOPMENT EXAMPLE

52 LOT CONCEPT

APPROX. 12,000 SQFT
AVERAGE LOT SIZE

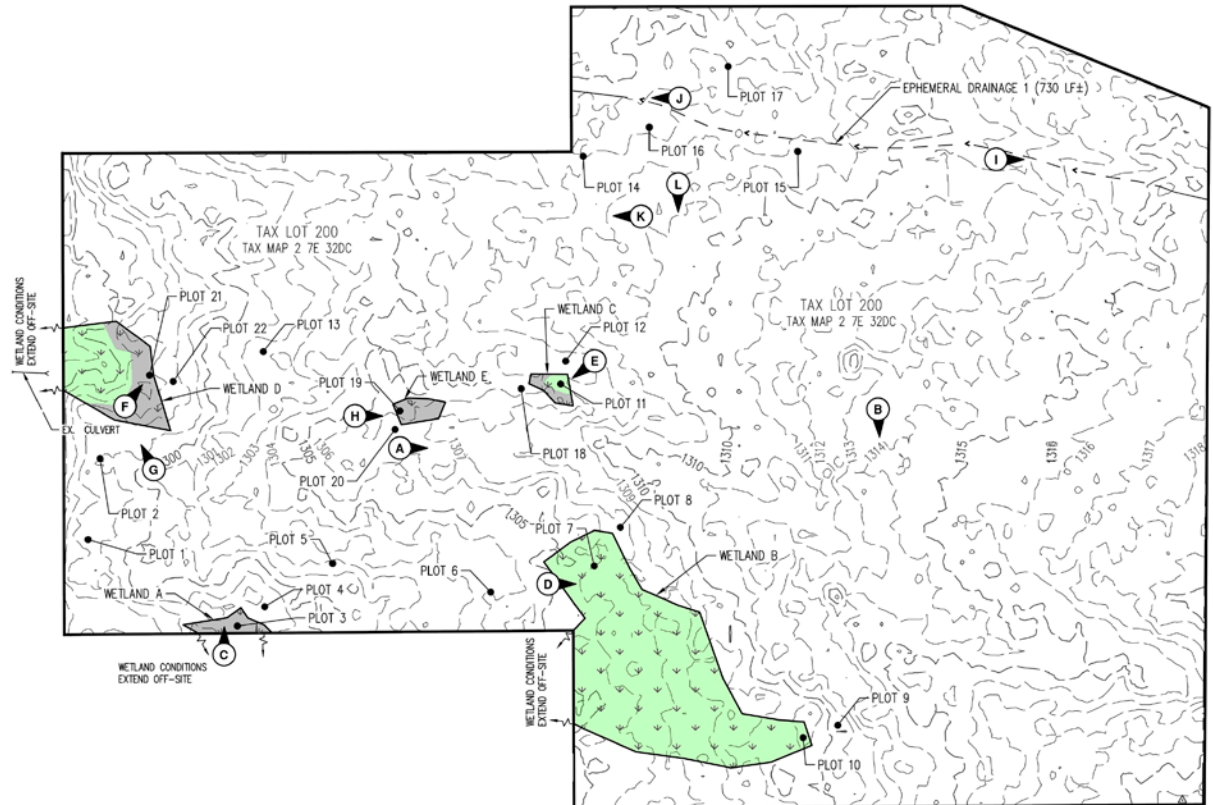
WETLAND DELINEATION

Wetland Status & Site Condition: The biggest pre-development item already approved.

Oregon DSL approved the AKS Engineering & Forestry wetland delineation on July 25, 2024 (WD #2023-0577), valid through July 25, 2029.

Covering five wetland features (1.17 ac) and one ephemeral drainage (730 LF), the latter exempt from the state Removal-Fill Law.

- Logged and cleared between Aug 2020 and March 2021.
- No standing commercial timber, minimal tree retention.
- Open ground ready for civil engineering and grading.



ON-SITE PEM WETLAND AREA:
WETLAND A: 1,383 SF± (0.03 ACRES±)
WETLAND C: 650 SF± (0.02 ACRES±)
WETLAND D: 4,272 SF± (0.10 ACRES±)
WETLAND E: 1,257 SF± (0.03 ACRES±)

ON-SITE PSS WETLAND AREA:
WETLAND B: 37,189 SF± (0.85 ACRES±)
WETLAND C: 476 SF± (0.01 ACRES±)
WETLAND D: 5,761 SF± (0.13 ACRES±)

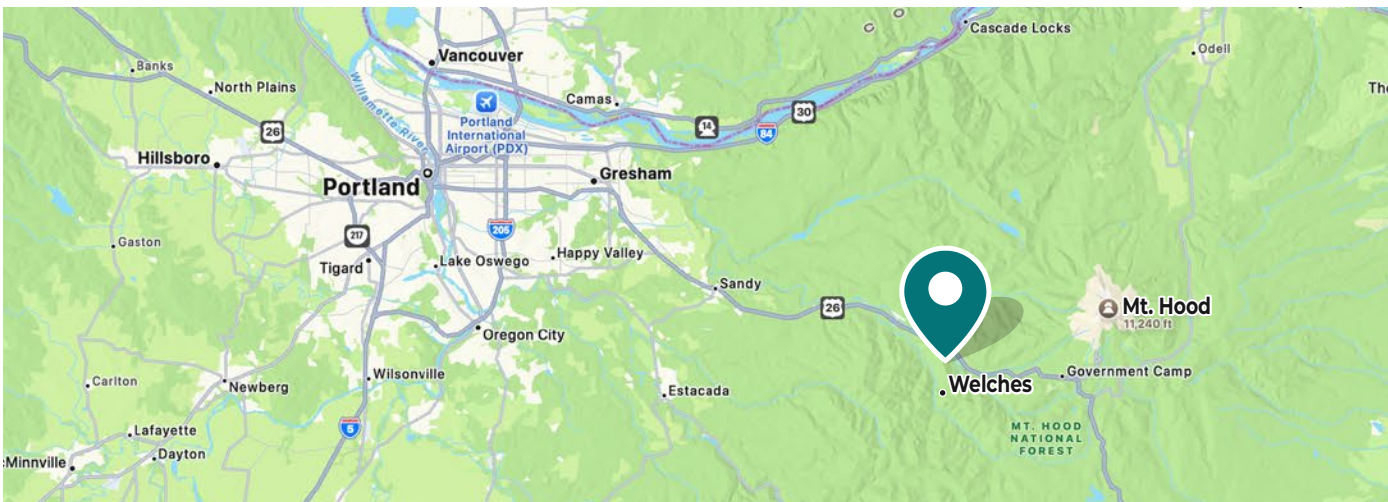
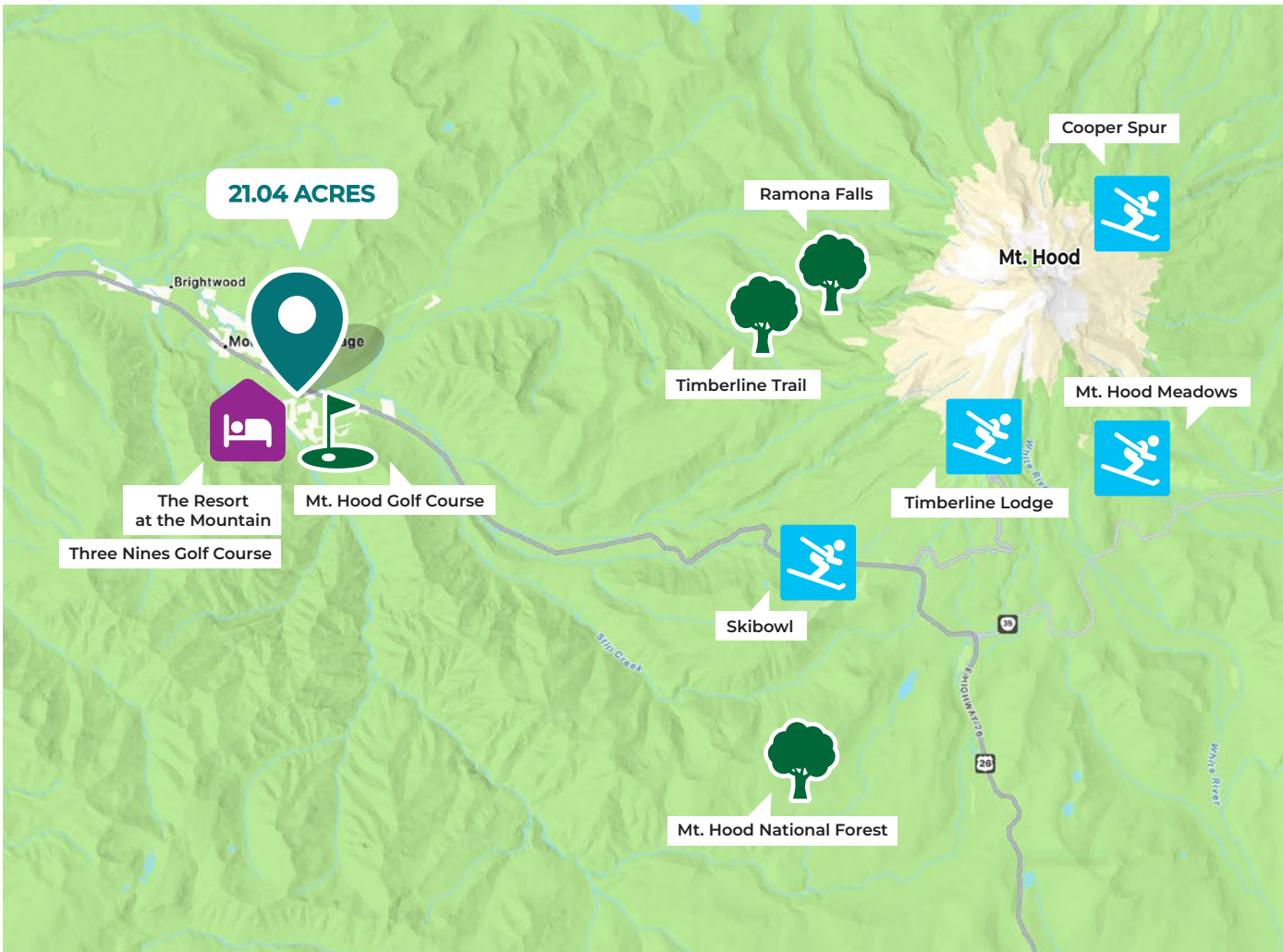
GATEWAY TO MT. HOOD

E HWY 26
Welches, OR 97067

Welches is the last full-service community before the mountain, making it the natural commercial and residential center of the entire Mt. Hood corridor.

With an established village core of grocery, dining, outfitters, and services, Welches functions as both a year-round residential community and a destination for Portland-area weekenders, second-home owners, and Mt. Hood workforce-housing demand.

At approximately 1,300 ft, Welches sits below the regional snow line: a critical distinction for year-round residential use, and one of the driest of the Cascade west-side mountain communities.



Drive Times

Sandy, OR	~20 min
Mt. Hood Skibowl	~25 min
Government Camp	~25 min
Timberline Lodge	~35 min
Mt. Hood Meadows	~45 min
Gresham	~45 min
Downtown Portland	~60 min
Portland Airport (PDX)	~70 min
Hood River	~80 min
Salem	~90 min

More skiing than any mountain in the lower 48.

Mt. Hood hosts four ski resorts, more than any other peak in the contiguous US, all within day-trip range of the site, alongside a deep summer economy of biking, hiking, and Wild & Scenic river fishing.

SUMMER

- Sandy Ridge: 17+ mi of purpose-built singletrack
- Ramona Falls, Mirror Lake, Trillium Lake hikes
- Pacific Crest & 40-mi Timberline Trail

RIVERS / FISHING

- Salmon River, Wild & Scenic, 5 min from site
- Sandy River: CClass II-III, salmon and steelhead
- Trillium, Timothy & Lost Lakes

PUBLIC LANDS

- Mt. Hood National Forest: 1.1m acres, adjacent
- Wildwood Recreation Site (BLM): 3 mi
- Columbia River Gorge: 45 mi

TIMBERLINE

21 MI • 35 MIN

Only year-round ski resort in North America. 41 trails, 1,415 acres, 3,690' vertical. 1937 Historic Landmark.



MEADOWS

30 MI • 45 MIN

The largest ski area on Mt. Hood. 2,150 acres, 11 lifts, 85+ runs. The highest base in the corridor.



SKIBOWL

16 MI • 25 MIN

Closest resort to Portland and the site. The most night skiing in the country (65 lit acres) plus a summer Adventure Park.



COOPER SPUR

45 MI • 70 MIN

Family-friendly historic resort on the quiet north side. Beginner and intermediate terrain.





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ADJACENT 9.62 ACRES POTENTIALLY AVAILABLE

Assemble a 26.80 Acre Master-Planned Community.

An immediately adjacent 5.76-acre parcel is potentially available through the same broker. Under coordinated development, the combined 26.80-acre site could support a unified PUD of approximately 107 dwelling units – with a more integrated street, amenity, and open-space plan.

26.80
COMBINED ACRES

107
UNIT POTENTIAL

