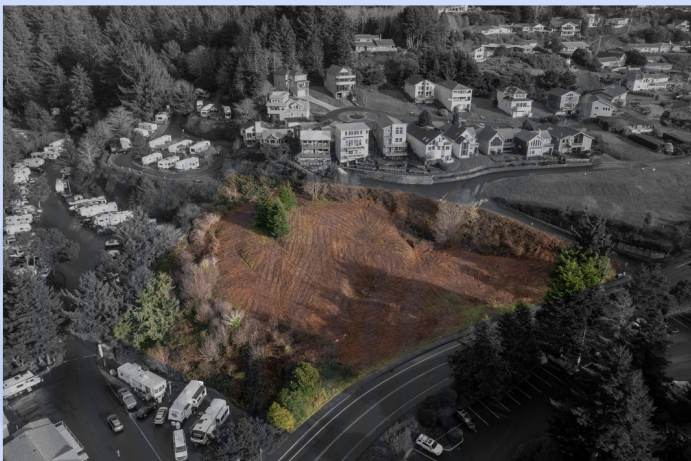




Fisherman's Wharf

1.72 Acre Premium Property For Development

RMLS# 24647257 | WVMLS# 812295



www.goodhomebroker.com



503-983-4405



markshadrin@bhhsnwrep.com



SUMMARY

City Information

About The Property

Business Opportunities

Zoning and Utility Maps

New Developments and Attractions Nearby

Nearby Locations

Investor Benefits

Conclusion



www.goodhomebroker.com



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Newport, Oregon

"Where Coastal Charm Meets Vibrant Living"

Newport, Oregon, is a coastal gem located on the central Oregon coast. Surrounded by the stunning beauty of the Pacific Ocean and close to major cities like Corvallis and Eugene. Renowned for its iconic Yaquina Bay Bridge, vibrant bayfront district, and attractions, the city is perfect for marine enthusiasts and nature lovers. Exciting developments are underway, including waterfront revitalization projects and improved infrastructure, enhancing the city's appeal. With its natural beauty and ongoing developments, Newport is a promising destination for those seeking a property for development.





ABOUT THE PROPERTY

Plat approved for 11 duplex lots! Then divide each for a total of 22 townhomes. Zoned R2, so could be a condo project too! 1.72 acres prime for development, across from the Embarcadero Resort and Marina. Breathtaking views of Yaquina Bay, bay bridge, and the ocean. Water, sewer, power at street and sidewalks already in front of property.



DIRECTIONS TO THE PROPERTY:

Hwy 101, E on Hwy 20, S SE
Moore Dr, E Bay Blvd

OFFERED AT:
\$1,250,000



The location offers stunning water views amidst restaurants, shopping, galleries, and numerous other tourist attractions in Newport's Bayfront District. Additionally, it is near the popular attractions like Oregon Coast Aquarium, Hatfield Marine Science Center, lighthouses, golf courses, and the central Oregon coast. Do not miss your chance to invest in this premium property!



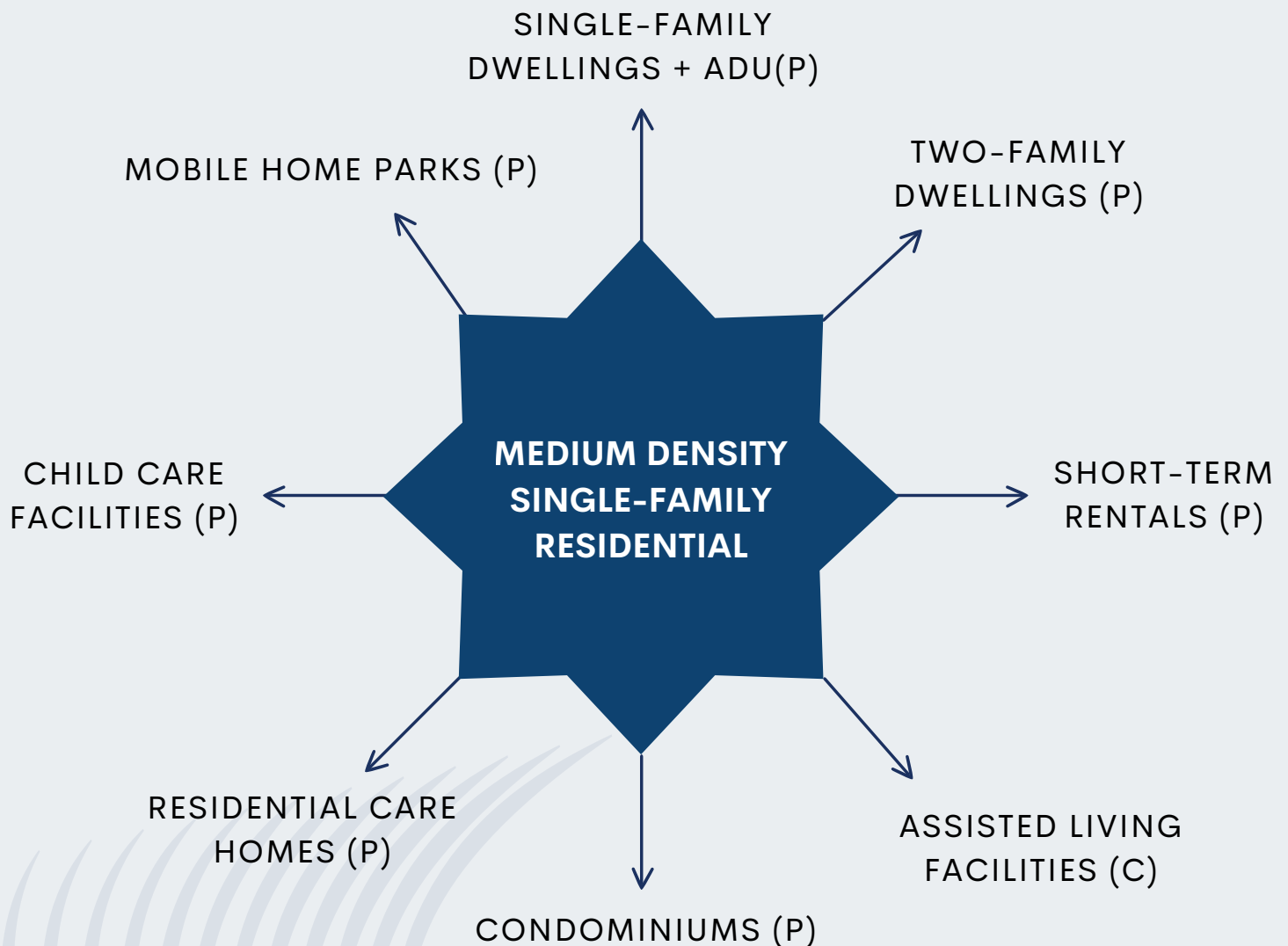
OFFERED AT:

\$1,250,000



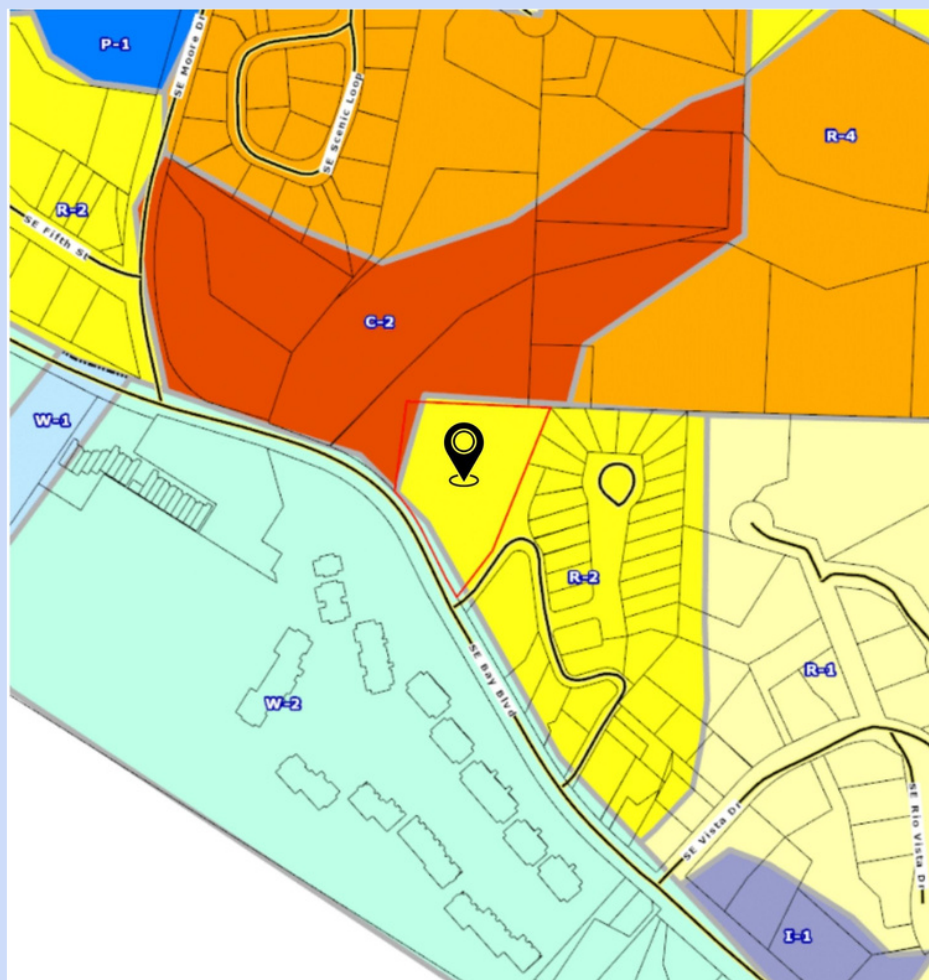
Business Opportunities

Following are the permitted (P) or conditional (C) uses in residential districts of the City of Newport.





ZONING AND UTILITY MAPS



ZONING MAP

*** Legend



1005 SE Bay Blvd.,
Newport, OR 97365



C-2 Tourist



I-1 Light



P-1 Public Structures



R-1 Low Density Single-Family



R-2 Medium Density Single-Family



R-4 High Density Multi-Family



W-1 Water Dependent



W-2 Water Related

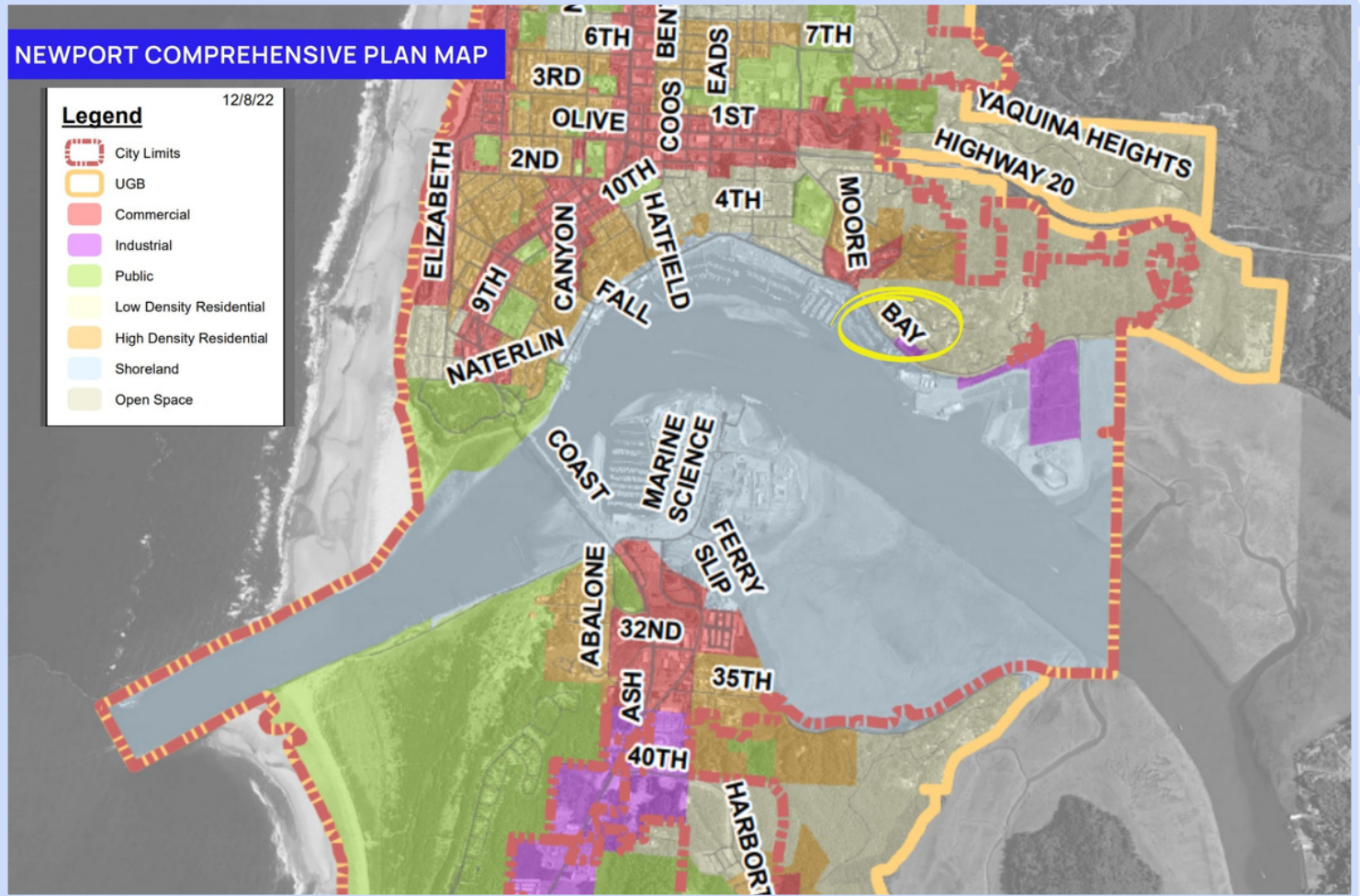


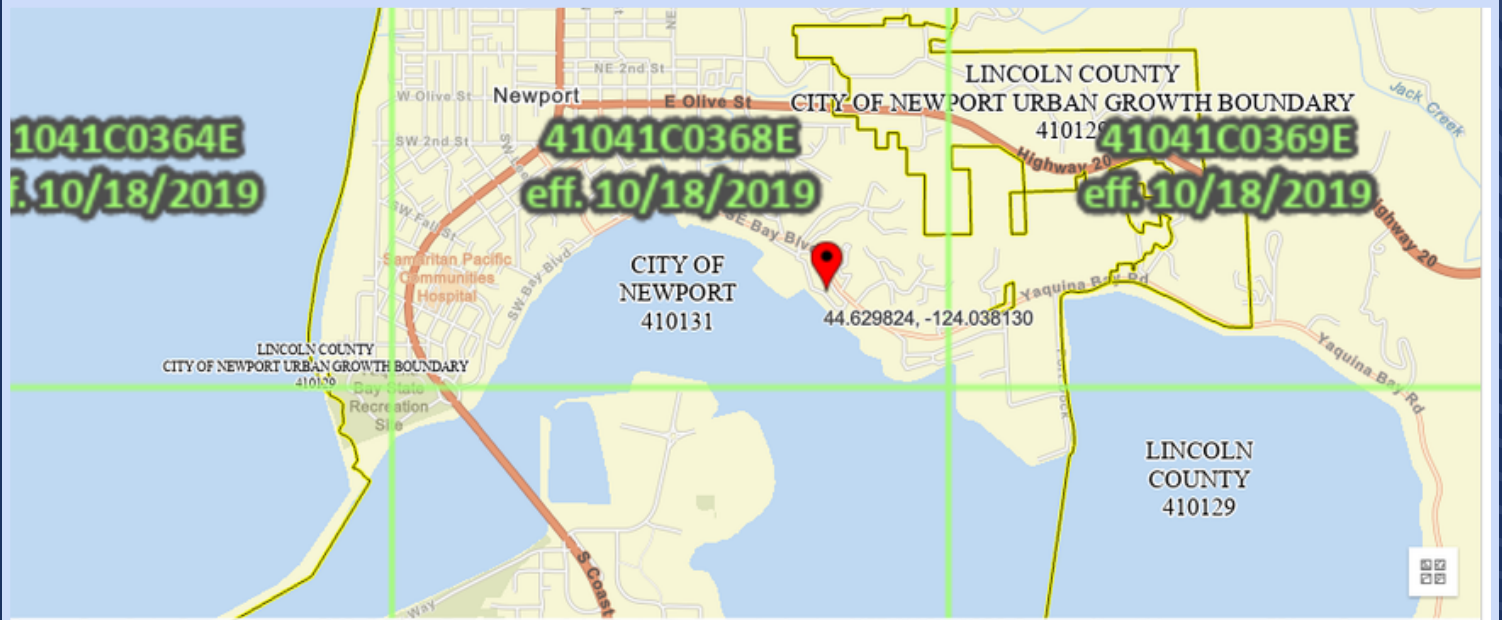
NEWPORT COMPREHENSIVE PLAN MAP

12/8/22

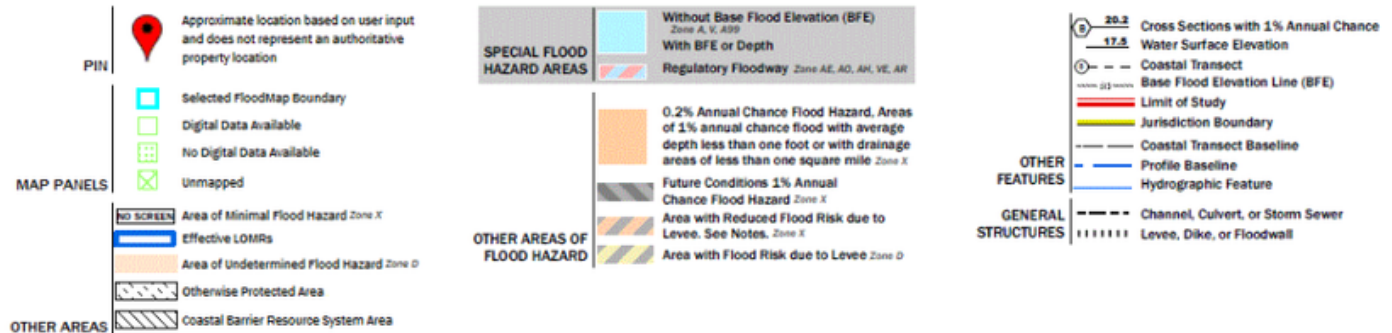
Legend

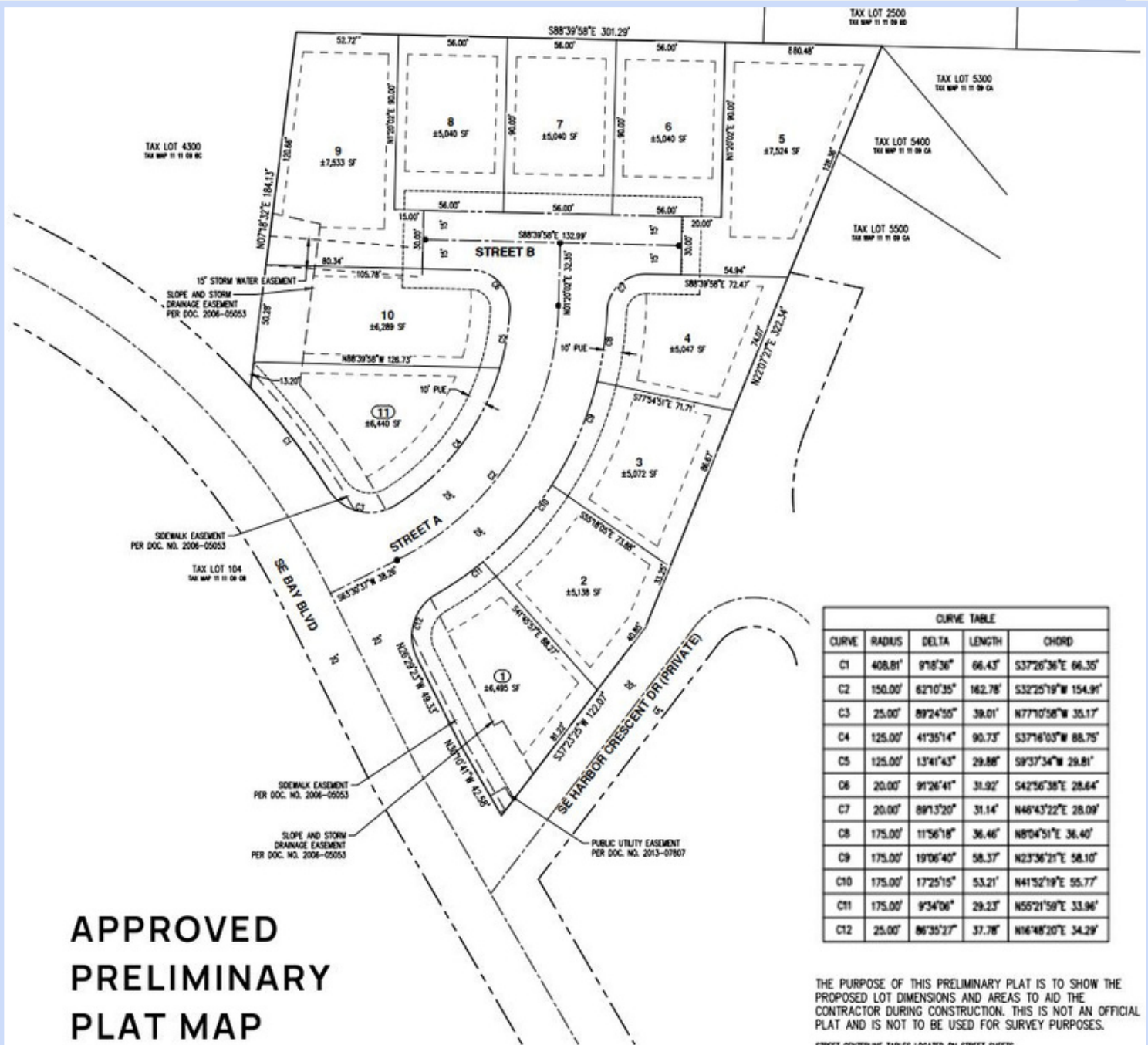
- City Limits
- UGB
- Commercial
- Industrial
- Public
- Low Density Residential
- High Density Residential
- Shoreland
- Open Space

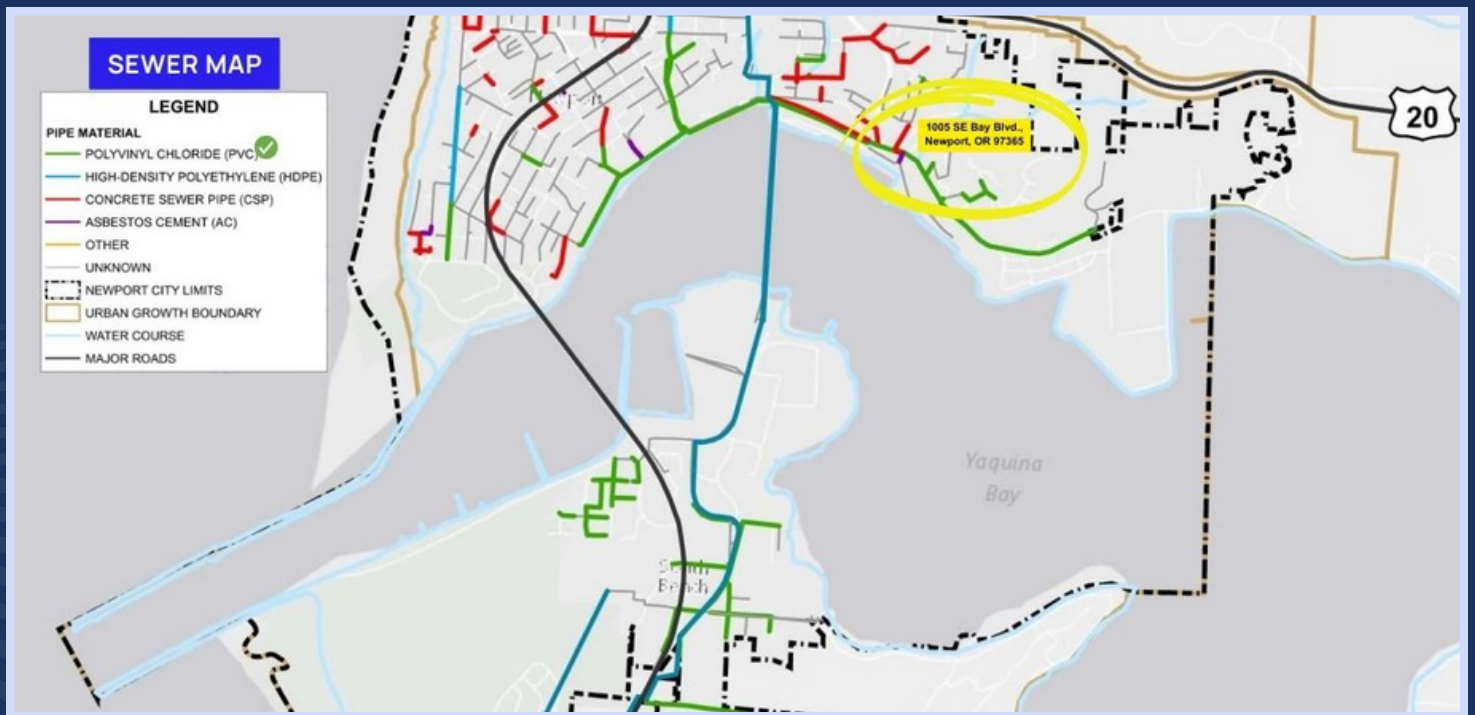
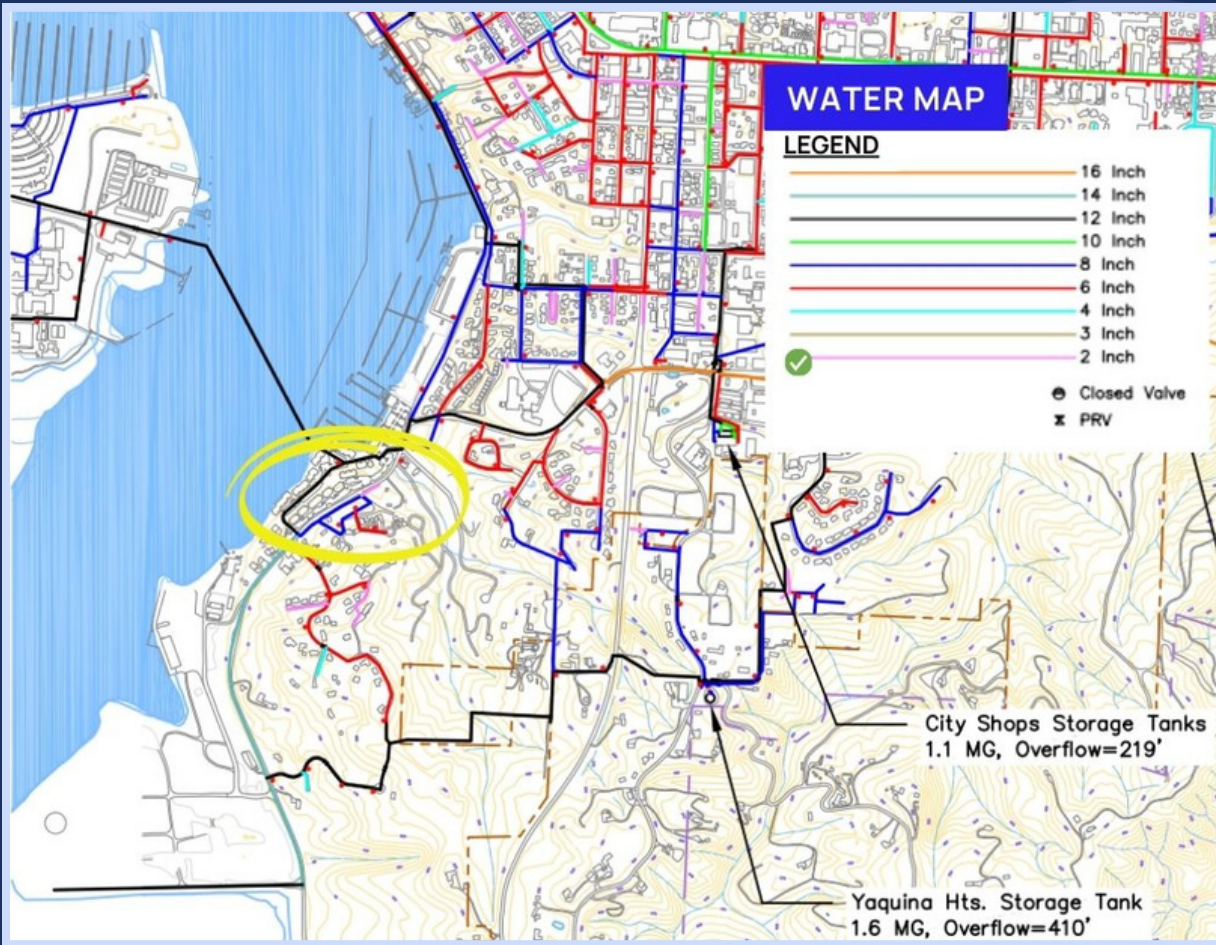




Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA,... Powered by Esri









New Developments & Attractions Nearby

Oregon State University's Newport

Housing Project: Workforce-style

housing in Newport, for upper division, graduate students, OSU staff, faculty, and professionals.



The building, located on five acres in the Wilder development. The site, about three-quarters of a mile from the Hatfield Marine Science Center, will also provide land for a public access trail, developed in collaboration with the City of Newport.

Housing Production Strategy

approval: Newport and Ashland are the first Oregon cities to gain approval for their Housing Production Strategy.



Mandated by a 2019 Oregon Legislature bill, cities with over 10,000 residents are required to devise an eight-year plan to enhance housing availability.



The approved plans for Newport and Ashland include various strategies such as utilizing urban renewal funds for infrastructure, revising development codes, and expanding property tax exemptions for homebuyers, all aimed at boosting new construction in their communities.

Situated near upcoming development projects in the city, the area is expected to see increased demand for housing. This land presents a smart choice for investors and developers looking to benefit from the growing real estate market in Newport.

NEARBY ATTRACTIONS:

- Embarcadero Resort Hotel & Marina
- South Beach State Park
- NYE Beach
- Yaquina Bay Bridge
- Oregon Coast Aquarium
- Newport Historic Bayfront
- Yaquina Bay Lighthouse
- Hatfield Marine Science Center Oregon State University



Nearby Locations

FOOD & ENTERTAINMENT

- Nye Beach Cafe
- Bier One Brewing
- Ripley's Believe It or Not! World of Adventure
- Embarcadero Resort Hotel & Marina
- and more..

SCHOOLS

- Yaquina View Elementary School
- Waldport Middle and High School
- Newport High School
- and more..

PARKS AND RECREATION

- Big Creek Park
- Wilder Dog Park
- South Beach State Park
- Oregon Coast Aquarium
- and more..

ACTIVITIES

- Newport Historic Bayfront
- Sea Lion Docks
- Escape Rooms Newport
- Hatfield Marine Science Center Oregon State University
- and more...

OTHER NECESSITIES

- Newport Municipal Airport
- Eugene Airport
- Samaritan Pacific Communities Hospital
- Newport Veterinary Hospital
- and more...





INVESTOR BENEFITS

- Scenic Location
- Plat Approved
- Flexible Options For Residential Development
- Infrastructure Essentials Already Available
- Rental Income Potential
- Diverse Tenant Base
- Future Growth
- Close Proximity to Popular Attractions





Make A Smart Move!

In summary, investing in this Newport property stands out as a smart move with a multitude of advantages. The approved plat, scenic location, existing infrastructure and Newport's coastal charm and vibrant living enhances the property's appeal. Perfect opportunity for developers looking to capitalize on a strategically positioned and promising investment- make a smart choice! Contact us today to seize this exceptional opportunity!



**BERKSHIRE
HATHAWAY**
HOMESERVICES

REAL ESTATE
PROFESSIONALS



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