

180 SE 10TH
DUNDEE, OR

\$845,000
Sale Price

\$18.58
Price per S.F.



PREMIERE
PROPERTY GROUP, LLC

COMMERCIAL



\$845,000

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\$18.58

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Situated on 1.04 acres in Dundee, Oregon, this site presents a rare opportunity with endless possibilities.

*Visible from Highway 18 / 99W, with access from 10th Street location, this land offers excellent design and use options.**

ADDRESS: 180 NE 10TH, DUNDEE, OR

COUNTY: YAMHILL

TWO PARCELS: APN 79809 AND 516418

LOT SIZE: 1.04 ACRES (COMBINED)

LAND AREA : 45,317 S.F.

ZONING: Commercial Acreage

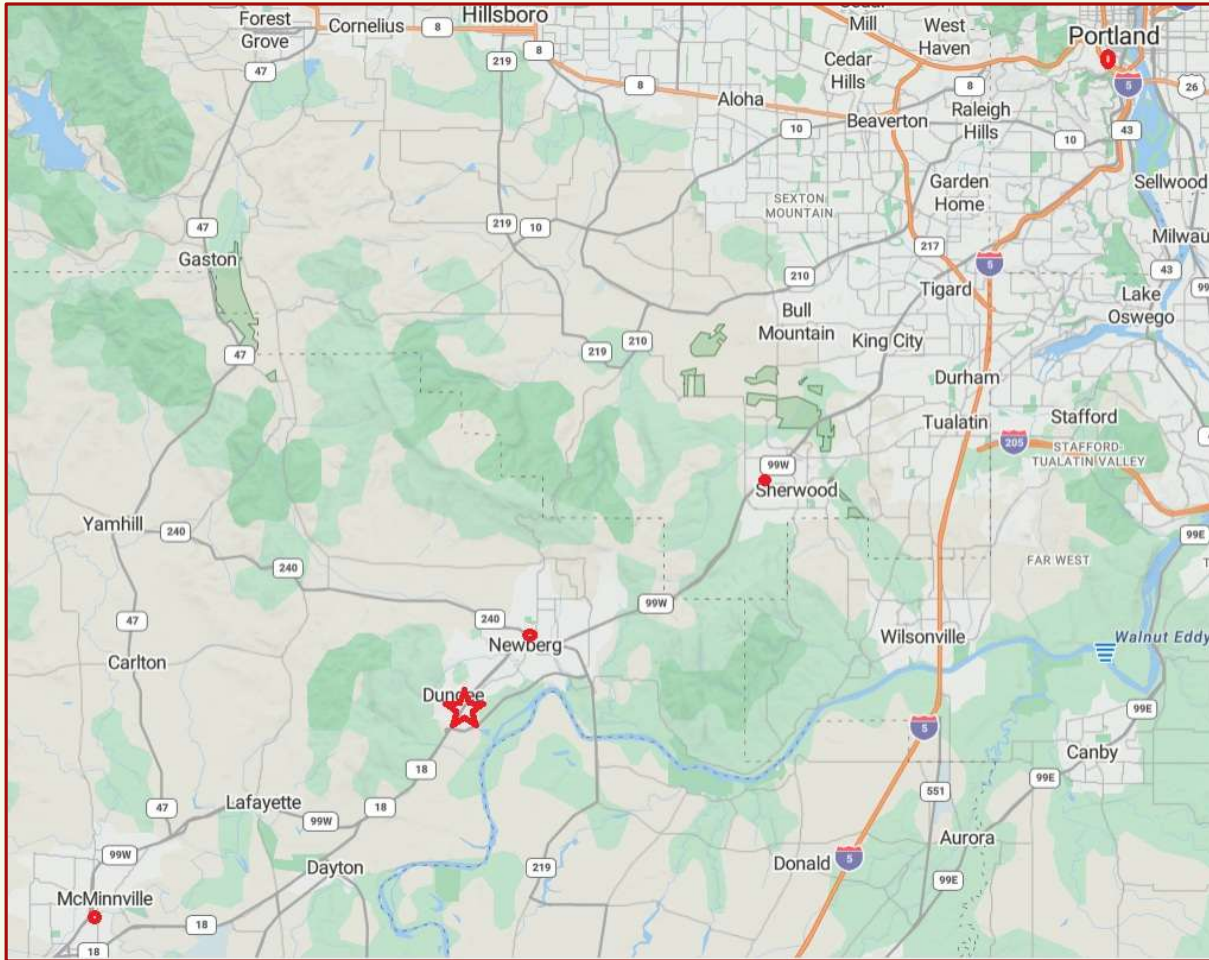
Central Business District

INVESTMENT

TYPE: Development

**Consult city and county for applicable usage.*

 **PREMIERE**
PROPERTY GROUP, LLC
— COMMERCIAL —



ABOUT DUNDEE

The City of Dundee is in the northeast corner of Yamhill County, in the Red Hills of the Willamette Valley, bounded by the Willamette River to the east. Located approximately 28 miles southwest of Portland, Oregon, it is one of the destination cities known for the region's world-class wines.

Dundee is the 5th largest city of Yamhill County, with a population of 3,249*. Highway 18/99W runs through the city of Dundee, connecting the 14-mile stretch between Newberg (population 26,249*) and McMinnville (population 34,774*), the two largest cities in the county/region. This strategically positions the city, affording high visibility and traffic counts by business and commuter travel.

Dundee has become an attractive destination point for Portland urbanites, suburbanites and bedroom communities looking to get out of town, "escape the rush and stress of everyday life" and enjoy the "abundance of highly rated restaurants, award winning wineries, and unparalleled vistas"*. It is considered a much-anticipated stop on every wine country tour and has been cited as "an excellent base for your wine adventures in the Willamette Valley" by Carpe Travel.

Sources:

* Population counts Provided and Prepared by Population Research Center, College of Urban and Public Affairs, Portland State University

* City of Dundee Oregon website www.dundeecity.org

* Carpe-travel.com/best-oregon-willamette-valley-wineries-visit-itinerary/

ABOUT DUNDEE

(continued)

The median household income is \$100,208, about 25% higher than the state median.* There are approximately 1,120 households with 75% of those households consisting of married couples. With a median age of 41 years and 77% of its population under the age of 60, Dundee is a small city with potential for growth.

According to the Fall 2025 City of Dundee newsletter, the Planning Commission approved two hotel projects ("Terrain" and "Reveries") earlier this year. Together, they represent more than \$100 million in private investment and are planned to be built over the next several years.

- "Terrain" will be at the northwest corner of Highway 99 and 9th Street, **kitty-corner from the northwest corner of the subject property**. It will include hotel rooms, a conference center, retail space, and a restaurant.
- "Reveries" will be on Highway 99 just east of The Dundee hotel. Embarcadero Hospitality Group (owner of The Dundee) and developer SKB plan a 95-room hotel with courtyard gardens, meeting space, a rooftop deck, and about 10,000 square feet of adjacent retail.

Sources:

* *Census Reporter* censusreporter.org/profiles/16000US4121050-dundee-or/

* *City of Dundee Oregon Grapevine Fall 2025 publication*



ABOUT DUNDEE

(continued)

Also, according to the newsletter, other improvement forecasts for the city of Dundee include having secured a \$325,000 state appropriation to upgrade the water line under 5th Street from 6 inches to 12 inches. The goal is to complete this work during Phase 1 of the Sander Estate Park project (a new public park installation which had a groundbreaking on August 13) while sidewalks and curbs are being installed.

In Dundee, commercial property doesn't come available very often. Many local property owners have long-term holds on street-front property in anticipation of the city's growth. The subject property is ideally located to take advantage of many of these coming changes and the potential to be part of Dundee's upward growth as it ascends.

The property has "main" street visibility (Hwy 18/99W) with vehicle access off of 10th street making it easier for traffic to get in and out without having to tackle the congestion of a main arterial.

Sources:

- * First American Title Company
- * Yamhill County Assessment & Tax Cartography
- * City of Dundee Oregon Grapevine Fall 2025 publication





NORTHWEST
VIEW
(FROM 10TH)





**SOUTH (EAST) VIEW
(FROM NORTH SIDE OF LOT)**





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Sale Price \$845,000

Information contained herein has been obtained from others and is considered to be reliable. However, a perspective purchaser or lessee is expected to verify all information to their own satisfaction.

