

507 South Trade Street
Amity, OR 97101

Downtown Amity Commercial Development Opportunity

Investment Opportunity

Property Features

- ±0.40-Acre Development Site
- Highway 99W Frontage & Visibility
- 10,836 Vehicles Per Day

Property Description

507 South Trade Street presents a rare infill development opportunity along Highway 99W in the heart of Downtown Amity. The approximately 17,114-square-foot, 0.40-acre site is level, graveled and positioned directly along one of Yamhill County's principal north-south transportation corridors.

Its downtown setting places the property within walking distance of local restaurants, wineries, civic amenities and neighborhood services, while McMinnville—the county's primary commercial and employment center—is approximately ten minutes north. The site combines highway exposure, downtown positioning and development-ready physical characteristics within the heart of Oregon's internationally recognized Yamhill County wine region.

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PROPERTY DETAILS

Address	507 South Trade Street, Amity, OR 97101	**Utilities**	Adjacent to / delivered to site
Property Type	Commercial Development Land	**Road Frontage**	Highway 99W / Trade Street
Lot Size	±17,114 SF / ±0.40 Acres	**Traffic Count**	10,836 VPD
Zoning	GC – General Commercial	**Sidewalks**	Right-of-Way improvements completed on Woodson & 99W
APNs	199895, 199886 & 199911	**Access**	Existing curb cut
Site Condition	Level / Graveled		

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