FOR SALE

Downtown Amity Commercial Development Opportunity



507 South Trade Street Amity, OR 97101

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KW COMMERCIAL

Each Office Is Independently Owned and Operated.



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Executive Summary

507 South Trade Street Amity, OR 97101

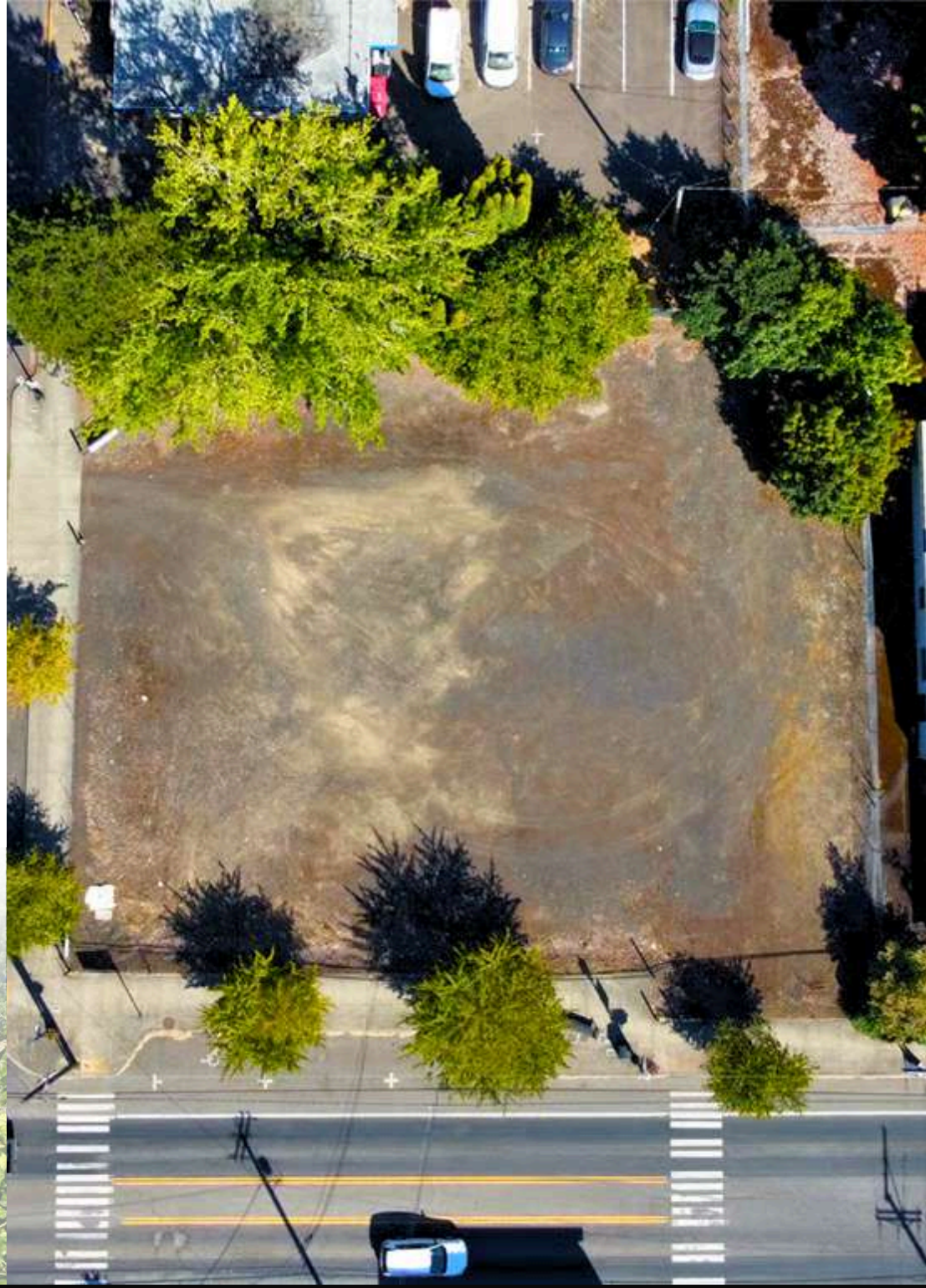
Property Summary

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.

The property is zoned GC – General Commercial, providing flexibility for a variety of potential commercial uses subject to City approval. Right-of-Way improvements along Woodson & Hwy 99, including sidewalks, pedestrian upgrades, curb cuts, etc, while utilities are adjacent to or delivered to the site.

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.







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		

Investment Highlights



±0.40-Acre Development Site
Approximately 17,114 SF of commercial land positioned in Downtown Amity.



Level, Graveled Site
Existing site condition may reduce initial site-preparation requirements relative to unimproved land.



Highway 99W Frontage & Visibility
Direct exposure to a principal north-south route connecting Amity with McMinnville and surrounding Yamhill County communities.



Utilities at/Adjacent to Site
Infrastructure availability improves the property's development profile. Sizing to be confirmed by Buyer in Due Diligence.



10,836 Vehicles Per Day
Approximately 10,836 VPD on adjacent Highway 99W.



Completed Pedestrian Improvements
New sidewalks and an existing curb cut enhance street presence and site accessibility.



General Commercial Zoning
Flexible commercial zoning supports a range of potential uses subject to applicable City requirements.



Downtown Infill Opportunity
Strategically located within Amity's established commercial core instead of on its peripheral growth edge.

Location Highlights

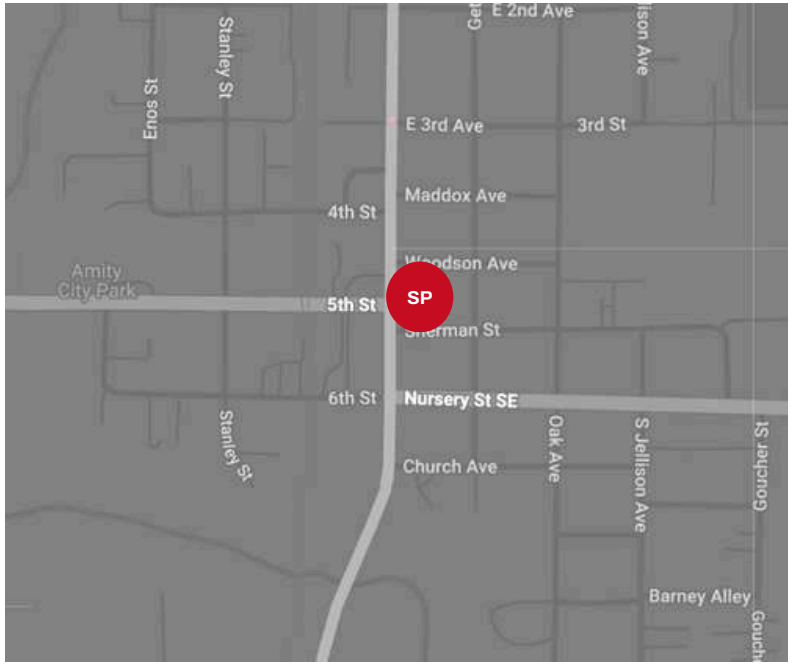
Direct Highway 99W frontage through the center of Amity.

Nearby civic and community anchors shown on the brochure's business map include Amity City Hall, Amity Public Library, USPS, Amity High School, Amity Middle School and Amity City Park.

Located in Downtown Amity, surrounded by established commercial, civic and residential uses.

Convenient regional access north toward McMinnville, Lafayette, Dayton, Dundee and Newberg, and southeast toward the Salem area, as illustrated on the brochure's regional map.

Approximately 10 minutes south of McMinnville, the principal commercial center of Yamhill County.



Situated within Yamhill County wine country, creating potential demand from both residents and destination visitors.

Across or near the site are local destinations including Coelho Winery, The Common Cup, Blue Goat Farm Market, Tacos Burros and Retro Pizza Co.



Property Gallery

507 South Trade Street Amity, OR 97101




WOODSON AVE
SHERMAN ST
HIGHWAY 99W







Discover Growth & Opportunity

507 South Trade Street Amity, OR 97101

Growth & Opportunity

- **Retail / Restaurant Development** – The site's Highway 99W exposure, downtown location and proximity to established restaurants and wineries make neighborhood-serving retail or food-and-beverage concepts a logical development direction, subject to zoning and entitlement verification.

- **Wine & Hospitality-Oriented Commercial Uses** – Amity sits within Yamhill County's wine-tourism ecosystem. The City's Economic Opportunities Analysis has historically identified expansion of General Commercial uses—including wineries, breweries and smaller-scale craft/artisan uses—as an economic-development consideration.

- **Mixed Commercial Concepts** – The parcel's compact infill format and limited commercial-side setback requirements could support efficient building placement and flexible configurations such as:
  - Boutique retail
  - Café / restaurant
  - Tasting room
  - Professional or service office
  - Specialty food / market
  - Artisan or maker-oriented commercial space
  - Multi-tenant neighborhood commercial development

  Any proposed use should be independently verified against the current City of Amity Development Code prior to marketing it as permitted.

- **Land-Banking / Long-Term Appreciation** – The combination of a downtown location, existing highway frontage and a constrained supply of central commercial land also provides a potential long-term hold strategy while Amity and surrounding Yamhill County continue to evolve.



Market Growth Drivers

Projected Residential Growth

Amity's UGB population is forecast to increase from approximately 1,826 in 2024 to 2,236 by 2044, creating additional household demand for local retail, food, services and community-oriented commercial uses.

Yamhill County Economic Connectivity

The property benefits from proximity to McMinnville while retaining a lower-density small-town location, allowing commercial users to potentially serve both Amity residents and regional travelers along Highway 99W.

Wine-Country Visitor Economy

Amity's location within Yamhill County wine country supports visitor-oriented commercial opportunities, particularly dining, hospitality, tasting, specialty retail and experiential concepts.

Downtown Revitalization

Ongoing City work involving downtown zoning, parking, business partnerships and public infrastructure creates a supportive backdrop for reinvestment in central Amity.

Infrastructure Investment

Water-system upgrades and ODOT accessibility improvements along Highway 99W demonstrate continuing investment in the community's public infrastructure.

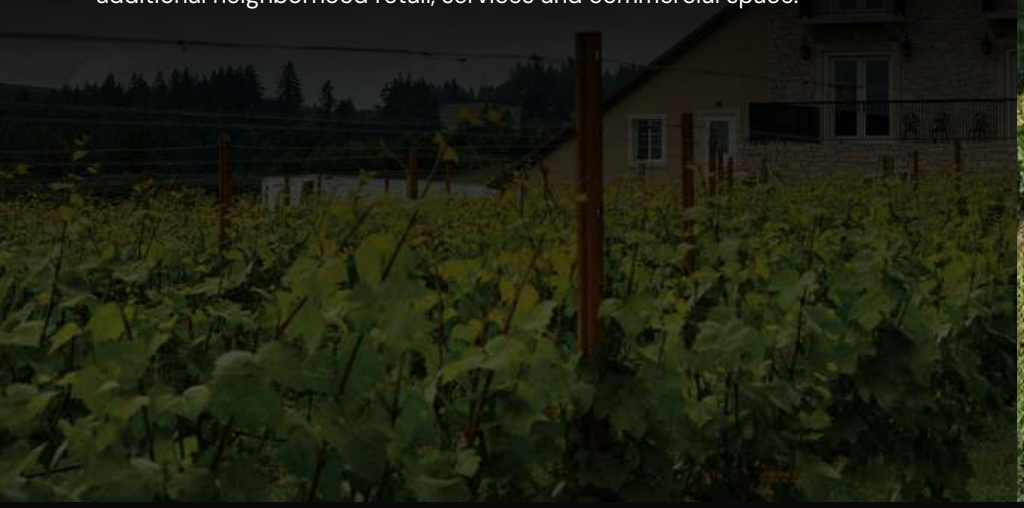
About Amity, Oregon

Amity is a small Yamhill County community positioned along Oregon Highway 99W, approximately ten minutes south of McMinnville and within the broader Willamette Valley wine region. Its setting combines a traditional small-town downtown, surrounding agricultural land, vineyards and wineries with convenient access to larger employment and commercial centers.

The property sits near the civic center of the community, with City Hall, the library, schools, post office, park and locally owned restaurants and businesses concentrated within the surrounding downtown area. This concentration of civic and commercial uses makes the site particularly well positioned for a neighborhood-serving or visitor-oriented business.

Portland State University's official long-range population forecast projects the Amity UGB to grow at approximately 1.02% annually between 2024 and 2044, from roughly 1,826 residents in 2024 to 2,236 by 2044.

That equates to approximately 22% projected population growth over the 20-year period, providing a measurable long-term demand driver for additional neighborhood retail, services and commercial space.





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Demographics

507 South Trade Street Amity, OR 97101

Demographic Summary

Population

Demographic	2 Miles	5 Miles	10 Miles
2024 Population	1,990	4,246	54,743

Age

Demographic	2 Miles	5 Miles	10 Miles
Age 15+	1,645	3,560	46,028
Age 20+	1,499	3,269	42,188
Age 55+	576	1,444	17,716
Age 65+	340	891	11,498
Median Age	38.4	42.2	40.4

Education

Demographic	2 Miles	5 Miles	10 Miles
Bachelor's Degree or Higher	16%	25%	24%

Demographic Summary

Income

Demographic	2 Miles	5 Miles	10 Miles
Avg Household Income	$94,004	$101,957	$85,499
Median Household Income	$75,721	$82,325	$67,850
< $25,000	98	239	3,768
$25,000 - $50,000	122	220	2,943
$50,000 - $75,000	114	226	3,868
$75,000 - $100,000	104	186	2,428
$100,000 - $125,000	48	101	2,209
$125,000 - $150,000	61	148	1,324
$150,000 - $200,000	90	256	1,417
$200,000+	37	103	1,062

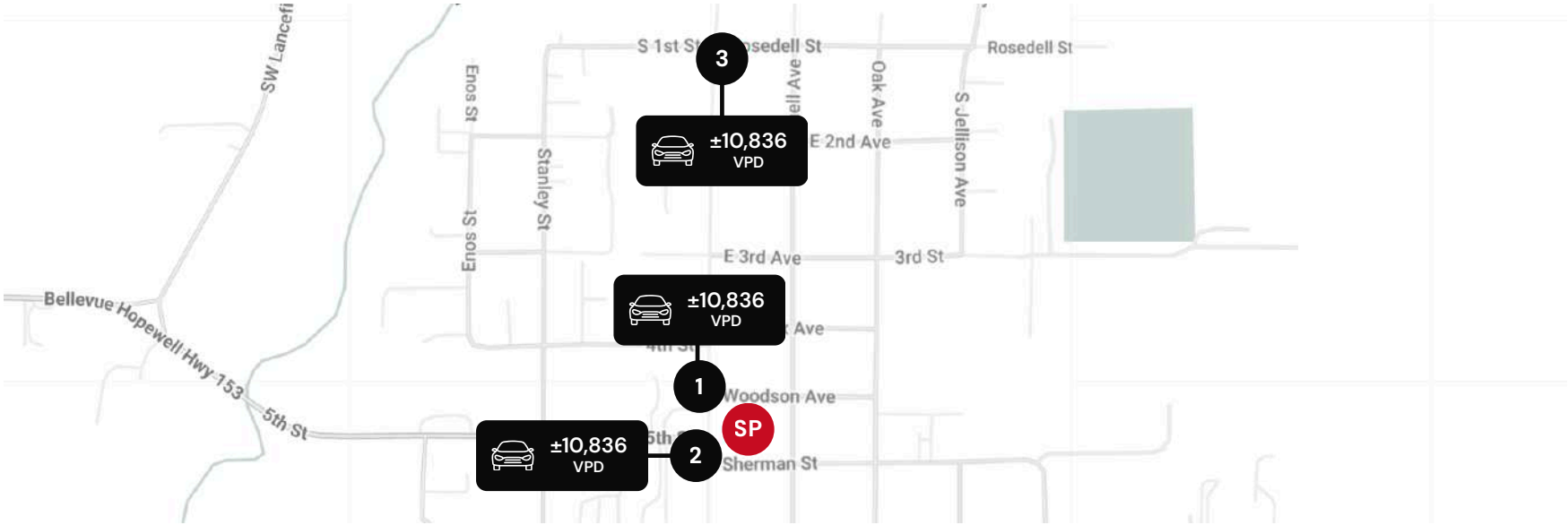
Housing

Demographic	2 Miles	5 Miles	10 Miles
Median Home Value	$400,500	$463,422	$408,880
Median Year Built	1975	1975	1986
Owner Occupied Households	476	1,140	12,473
Renter Occupied Households	197	342	6,858

Households

Demographic	2 Miles	5 Miles	10 Miles
2024 Households	675	1,479	19,020
Avg Household Size	3	2.9	2.6
Avg Household Vehicles	3	3	2

Traffic Count Report



No.	Roadway / Access Point	Traffic Count	Proximity	Why It Matters
1	**Highway 99W / Trade Street**	10,836 VPD	Directly adjacent	Primary commercial corridor providing strong visibility and direct exposure for future development
2	**Highway 99W Northbound**	10,836 VPD	Direct frontage	Connects the property north toward McMinnville and surrounding Yamhill County communities
3	**Highway 99W Southbound**	10,836 VPD	Direct frontage	Provides regional connectivity south toward neighboring communities and the Salem area



Key Businesses & Retailers

507 South Trade Street Amity, OR 97101


Coffee Town
Amity City Hall
Amity City Park
SUBJECT PROPERTY
Coelho Winery
Trade Street Commons
Blue Goat Farm Market
Amity Market
Amity School District



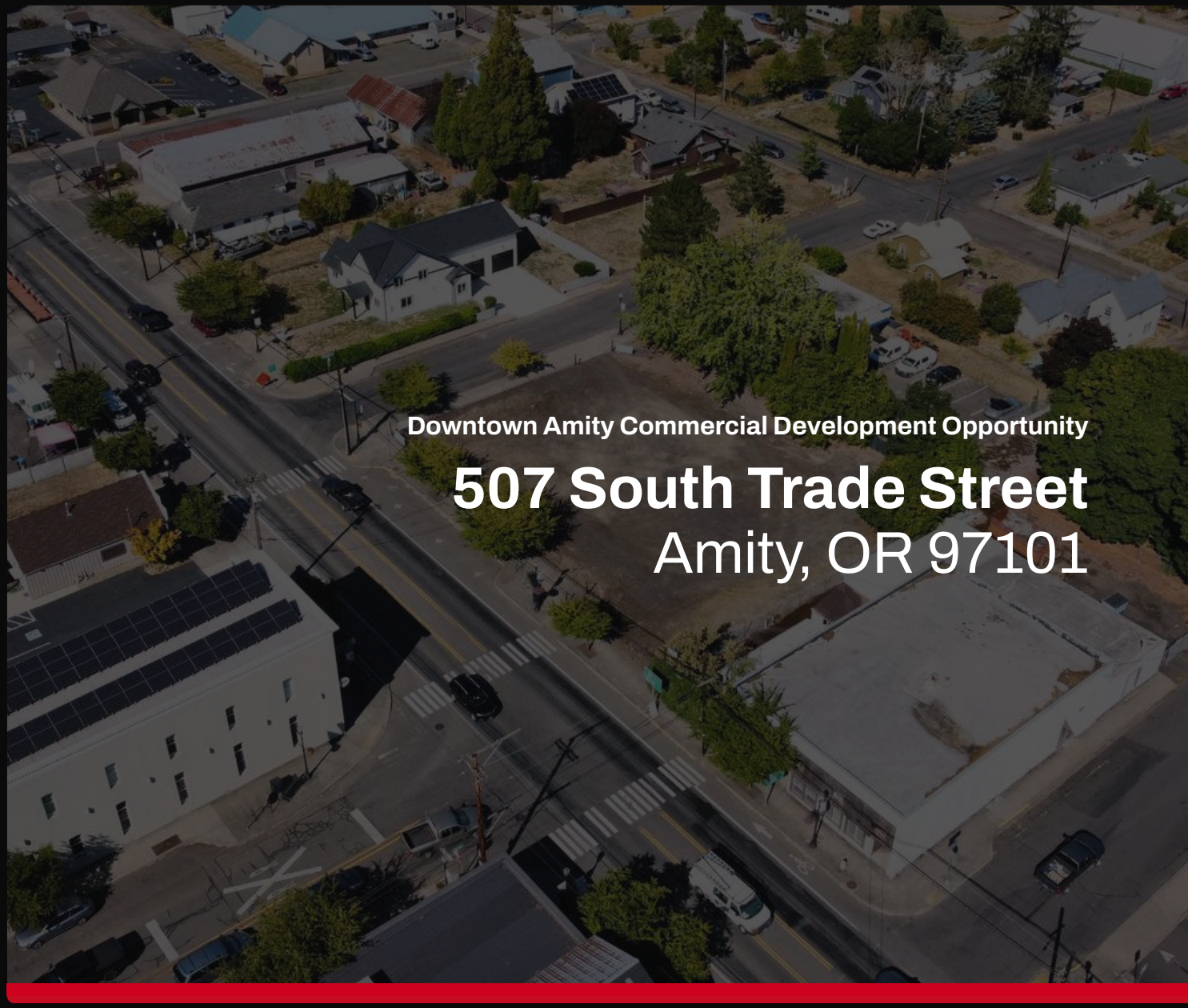
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