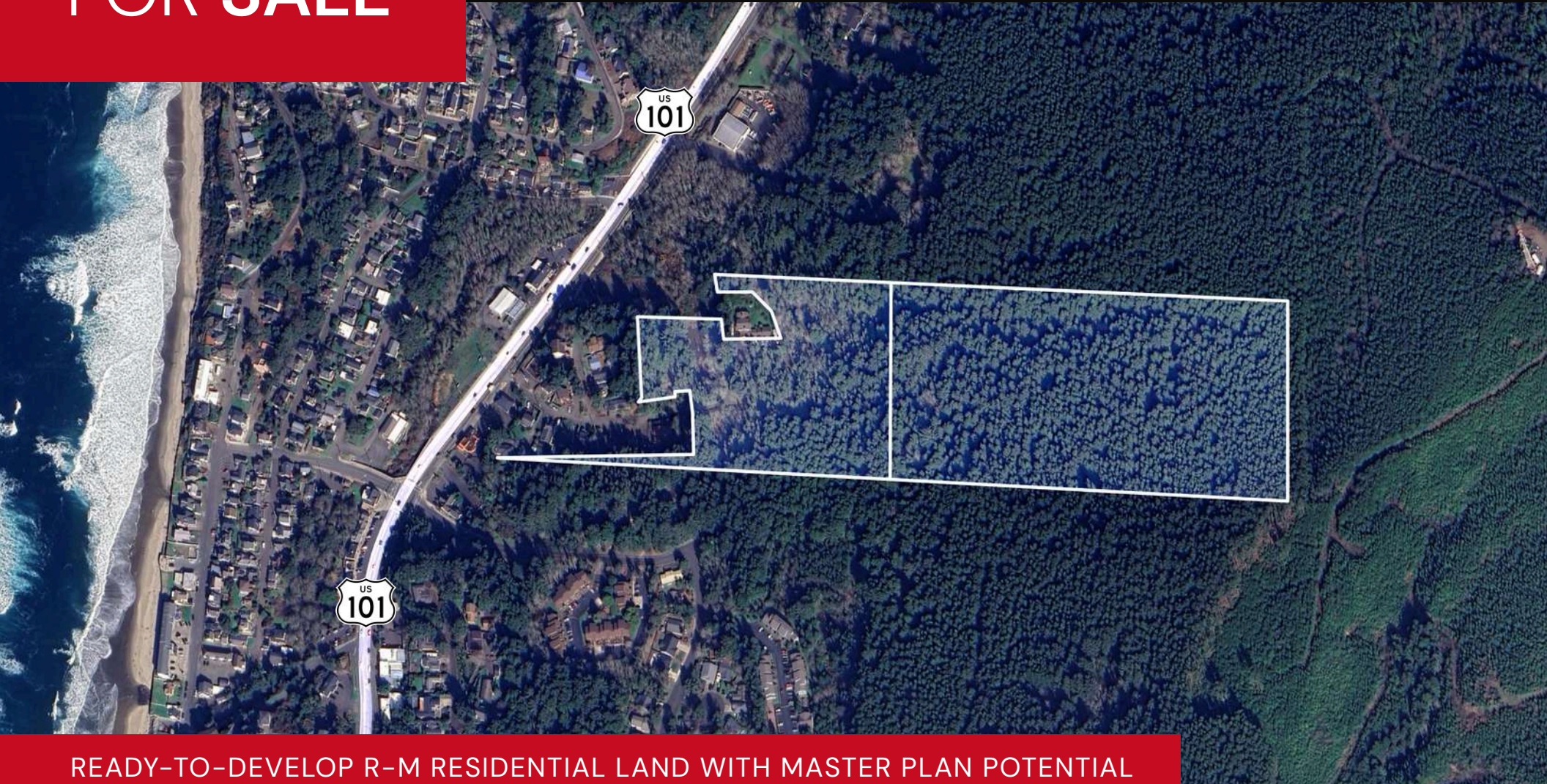


FOR SALE

30 Acres in Lincoln City, Oregon 97367



READY-TO-DEVELOP R-M RESIDENTIAL LAND WITH MASTER PLAN POTENTIAL

Cameron Schwab | Commercial Broker & Advisor

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✉ schwab@kwcommercial.com

KW COMMERCIAL®

Each Office Is Independently Owned and Operated.



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KW Commercial
Keller Williams Realty
Portland Premiere

7504 SW Bridgeport Rd.,
Portland OR 97224

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An aerial photograph of a wooded area with a red outline highlighting a specific 30-acre property. The property is irregularly shaped, with a long, narrow section on the left and a more complex, jagged shape on the right. A road or path runs diagonally across the lower portion of the image.

Executive Summary

30 Acres in Lincoln City, Oregon 97367



Property Summary

This offering consists of ±30.3 acres of undeveloped medium-density residential land, positioned in a private wooded setting at the eastern end of SE 31st Street. The property recently secured:

- A Comprehensive Plan Map Amendment from R-7.5 to R-M (Multiple-Unit Residential)
- A Zoning Change from R-1-7.5 to R-M

These entitlements expand development capacity and allow a diverse mix of housing types, including multi-unit buildings, townhomes, cottage clusters, duplexes, and tiny-home communities.

The site benefits from an existing easement to SE 32nd Street, leading directly to a signalized Highway 101 intersection, an uncommon competitive advantage for a land parcel of this size.

The property comprises two contiguous tax lots and lies adjacent to significant community amenities including Taft High School, Taft Elementary, and the 20-acre Spyglass Ridge Trailhead park.

A concept plan used during the rezone amendment demonstrates opportunities for ocean-view positioning, walkable greenspace integration, and trail connections, creating the groundwork for a cohesive master-planned residential community.

Seller is open to Seller-Carried Financing for qualified developers. Inquire with broker about additional 44 acres for sale adjacent to the north of these parcels.



Property Summary

Property Details

Total Area	30.3 Acres (Developable Area ±13.4 AC, Wetlands/Open Space ±10.5 AC, Streets ±6.4 AC)	Access	SE 31st Street & future SE 32nd Street access via easement
Parcel No.	07-11-22-DD-00200-00, 07-11-22-DC-06100-00	Terrain	Wooded, with portions offering potential ocean views
Zoning	R-M (Multiple-Unit Residential)	Surroundings	Schools, parks, Highway 101 commercial corridor
Allowed Uses	Multi-unit buildings, duplexes, townhomes, cottage clusters, tiny homes	Financing	Seller-Carry considered

Investment Highlights



New Medium Density R-M Zoning

Expanded Development Capacity: The property recently secured a rezoning to R-M (Multiple-Unit Residential), significantly increasing density and allowing for a diverse housing mix: multi-unit buildings, townhomes, cottage clusters, and duplexes. Opportunity to meet Lincoln City's strong demand for diverse workforce housing.



Signalized Highway 101 Access

Uncommon Competitive Advantage: Site benefits from an existing easement to SE 32nd Street, leading directly to a signalized Highway 101 intersection, ensuring seamless vehicular and regional connectivity.



Master-Planned Community Potential

Ocean Views & Integrated Greenspace: Concept plan demonstrates opportunities for ocean-view positioning, walkable greenspace integration, and trail connections, creating the framework for a cohesive residential master-planned community.



Seller-Carried Financing Available

Seller is open to Seller-Carried Financing for qualified developers.



An aerial photograph of a large, irregularly shaped property in Lincoln City, Oregon. The property is outlined in a bright red line. It is situated in a wooded area, with a residential neighborhood visible to the south and east. A road or highway runs along the southern boundary of the property. The overall image has a dark red tint.

Property Gallery

30 Acres in Lincoln City, Oregon 97367







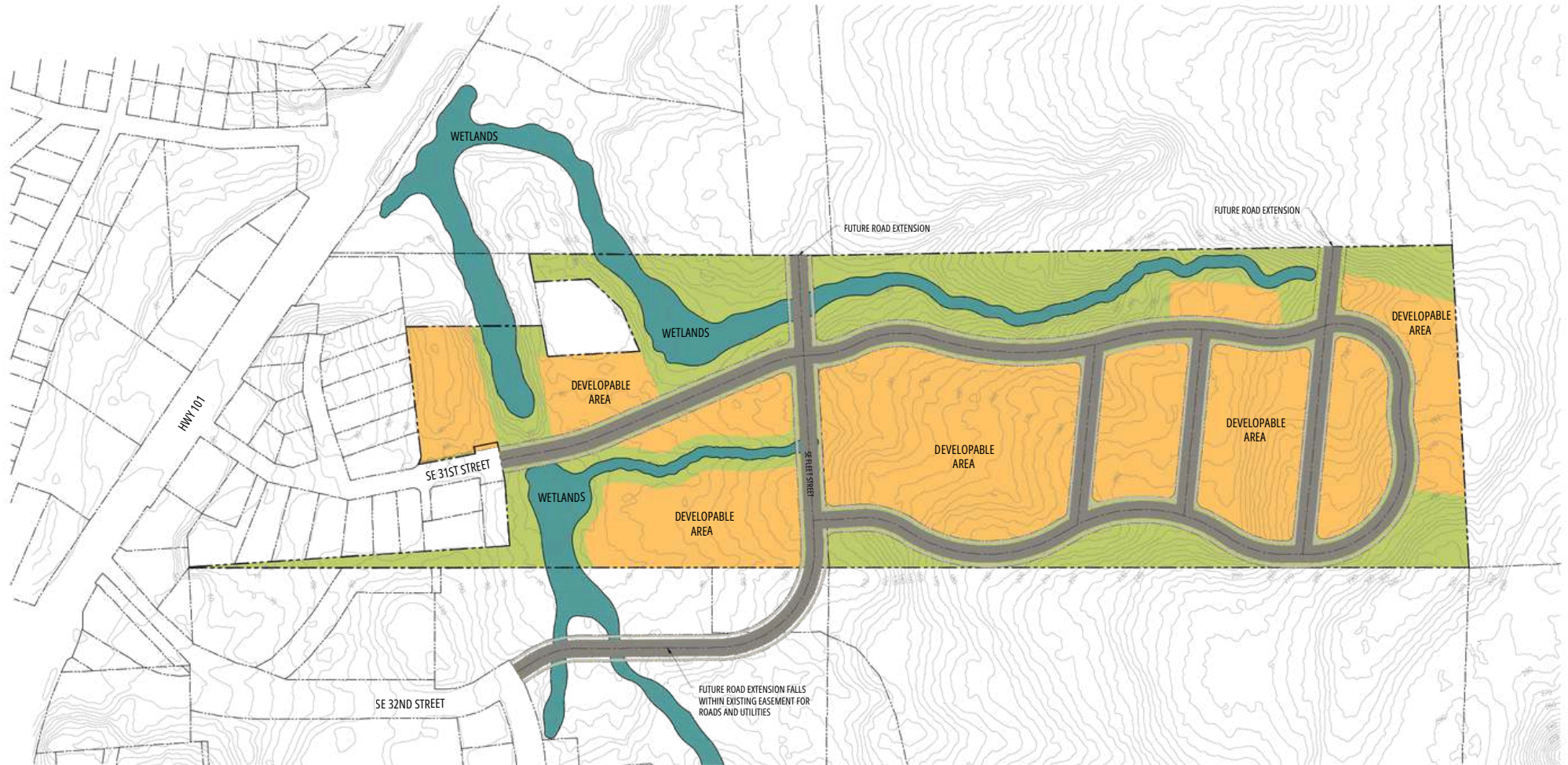
Concept Plans

30 Acres in Lincoln City, Oregon 97367



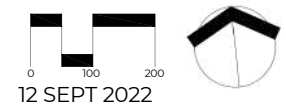
LAND USE SPYGLASS RIDGE

LINCOLN CITY, OREGON



LEAP
LAMOINE EILER ARCHITECTURE PLANNING
720 SE 33RD AVENUE PORTLAND, OREGON 97214 503.522.9733

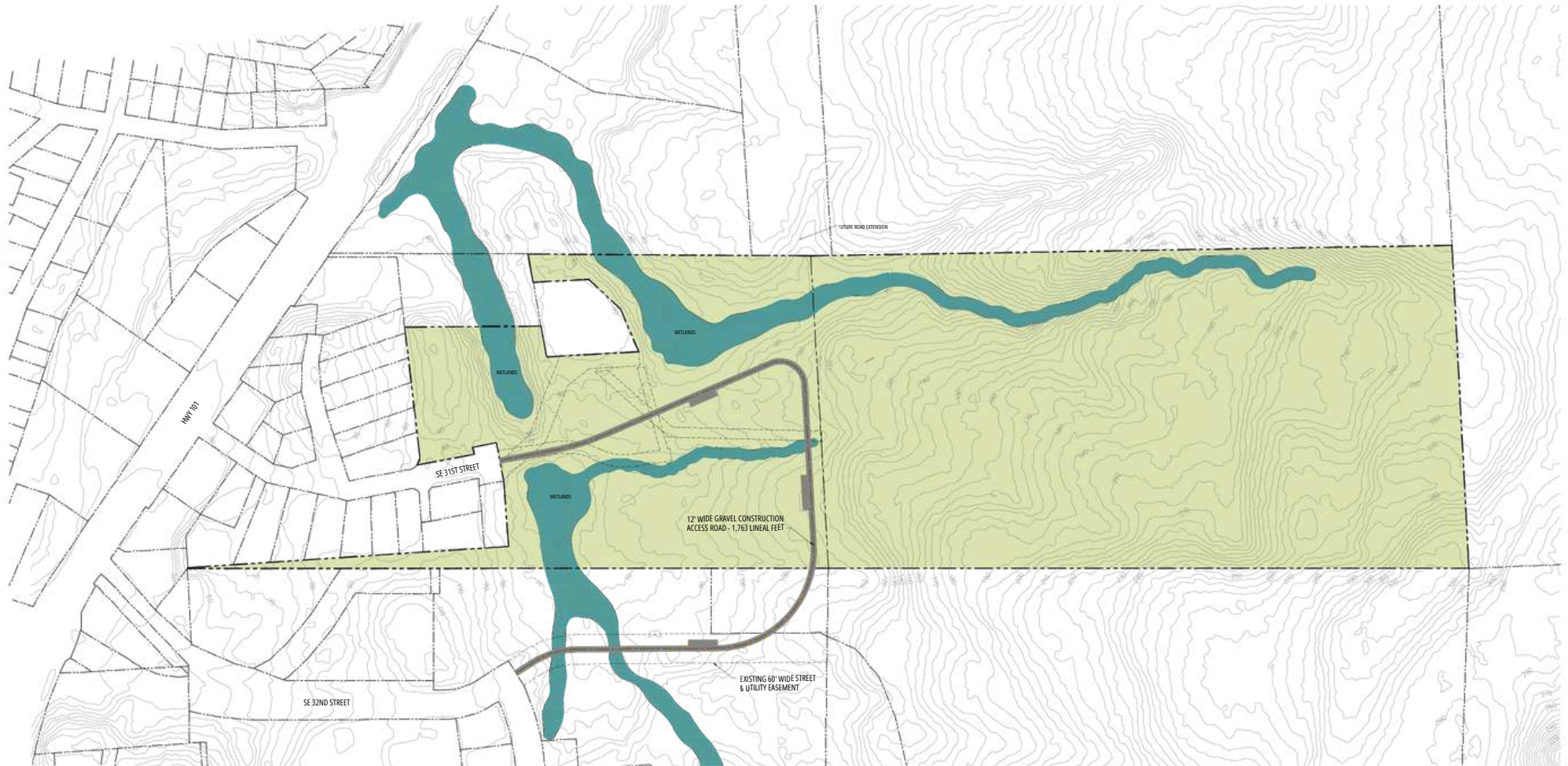
LAND USE SUMMARY			
DEVELOPABLE AREA	13.4 AC	44%	
WETLANDS/OPEN SPACE	10.5 AC	35%	
STREETS	6.4 AC	21%	
TOTAL AREA	30.3 AC		



12 SEPT 2022

Maps are for illustration purposes only and are estimates.
Prospective buyers are responsible for conducting their own due diligence to verify all information.

CONSTRUCTION ACCESS ROAD
SPYGLASS RIDGE
LINCOLN CITY, OREGON



LEAP
LAMOINE EILER ARCHITECTURE PLANNING
720 SE 33RD AVENUE PORTLAND, OREGON 97214 503.522.9733

0 100 200
26 AUGUST 2022

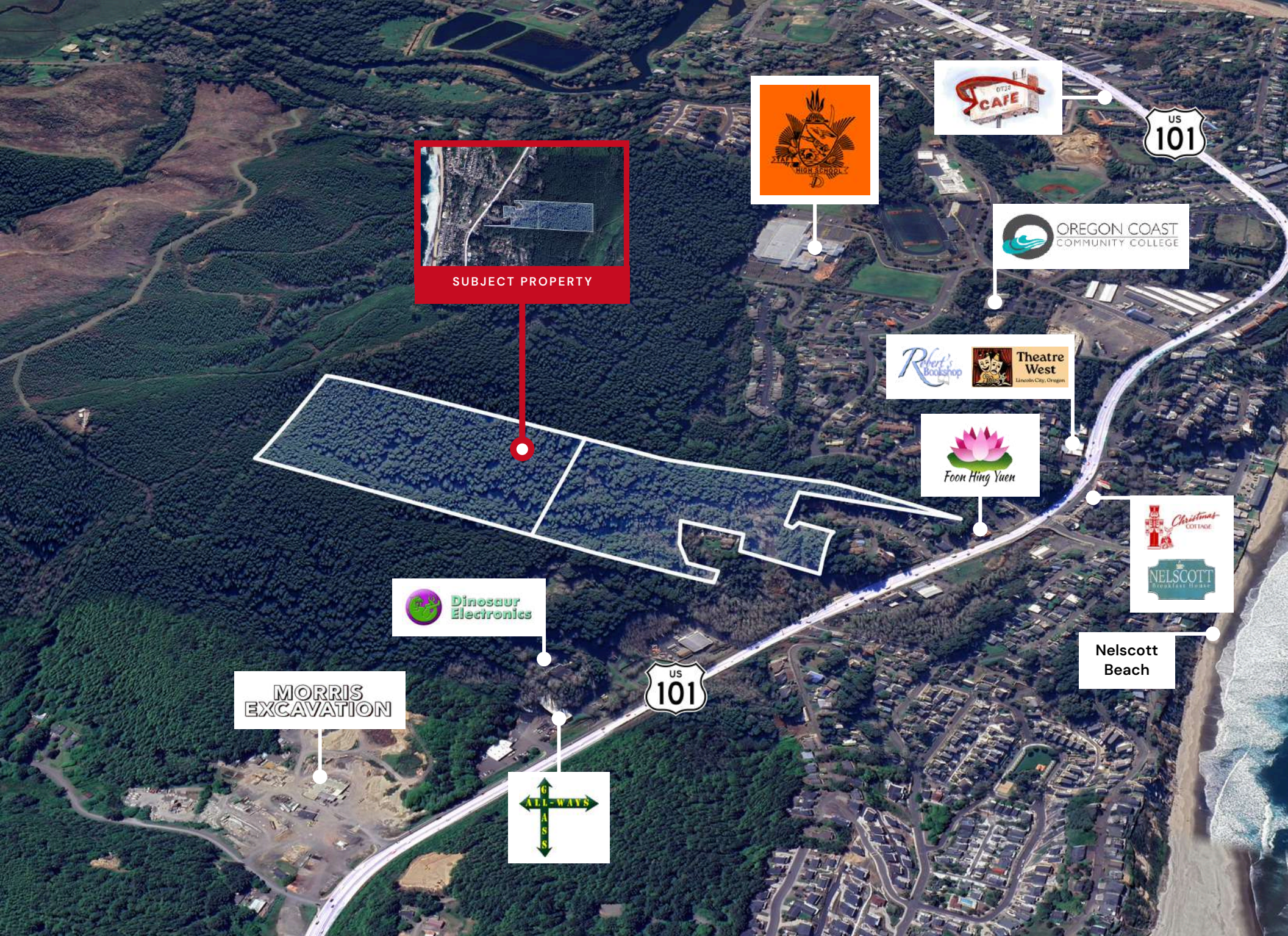
Maps are for illustration purposes only and are estimates.
Prospective buyers are responsible for conducting their own due diligence to verify all information.

An aerial photograph of a large, irregularly shaped property in Lincoln City, Oregon. The property is outlined in a bright red line, which also highlights a road or driveway running along its eastern and southern boundaries. The surrounding area includes residential neighborhoods with houses and trees, and some commercial or industrial structures. The overall image has a dark red tint.

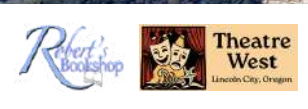
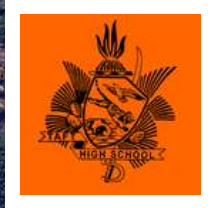
Key Businesses & Retailers

30 Acres in Lincoln City, Oregon 97367





SUBJECT PROPERTY



Nelscott Beach



MORRIS EXCAVATION





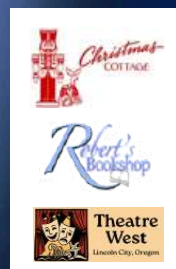
LINCOLN CITY



Olivia Beach Community Park

Nelscott Beach

NELSCOTT



TAFT



An aerial photograph of a wooded area with a red outline indicating a 30-acre property. The property is irregularly shaped, with a large rectangular section on the left and a more complex, jagged shape on the right. A road or path runs diagonally across the bottom of the image. The background is a dense forest of trees.

Demographic Report

30 Acres in Lincoln City, Oregon 97367



Demographic Report

Category	1 Mile	3 Mile	5 Mile
Population			
Total Population	2,256	8,098	11,474
Average Age	45	48	50
Average (Male)	43	46	48
Average (Female)	47	50	51
Household & Income			
Total Households	1,031	3,794	5,371
Persons per Household	2.2	2.1	2.1
Average Household Income	\$75,573	\$83,234	\$85,609
Average House Value	\$379,949	\$383,377	\$405,633

An aerial photograph of a wooded area with a red line outlining a large, irregularly shaped plot of land. A road or path runs diagonally across the lower portion of the image. The background shows a residential neighborhood with houses and trees.

Discover Growth & Opportunity

30 Acres in Lincoln City, Oregon 97367



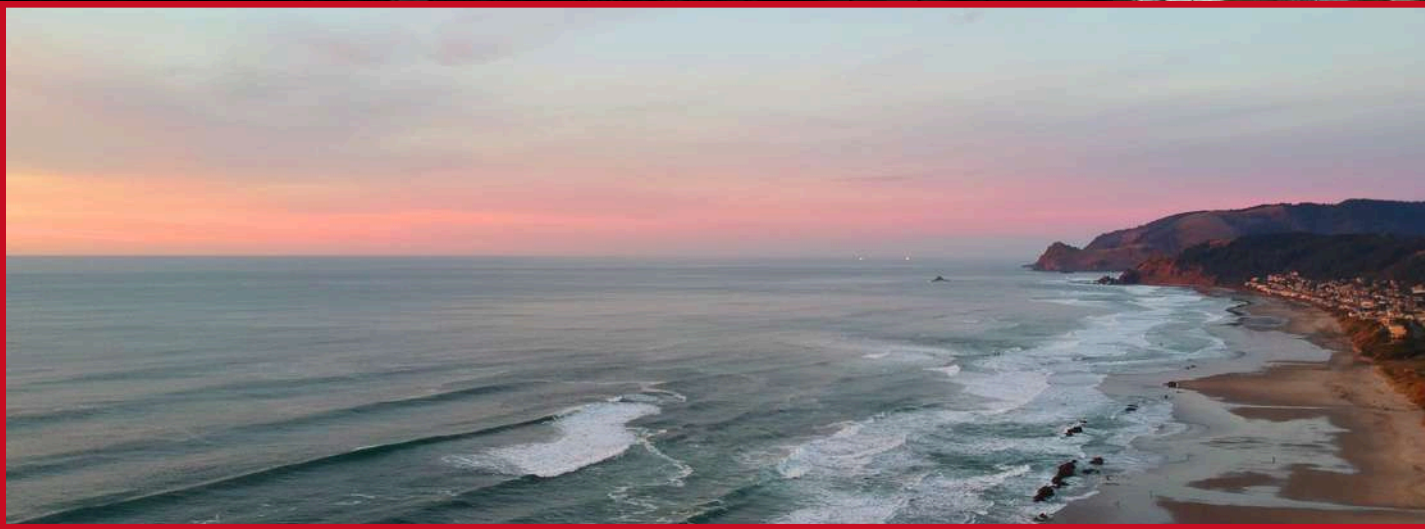
About Lincoln City, Oregon

SE 31st Street, Lincoln City, Oregon 97367

Lincoln City, Oregon serves as a classic hub on the Oregon Coast, supported by a diverse economy including tourism, hospitality, fishing, and local arts. Its striking location—paired with direct access to US Route 101, miles of sandy beaches, and numerous outdoor activities—creates a strong community focus on recreation and coastal living.

The city's vibrant local culture, anchored by events such as the annual Finders Keepers glass float hunt, the Lincoln City Summer Kite Festival, and local art galleries, highlights its unique, year-round appeal. Ongoing public-private investment in waterfront access, improved infrastructure, and neighborhood revitalization further strengthens the region's stability and resident quality of life.

With a highly desirable coastal location compared to inland metropolitan areas, Lincoln City continues to attract visitors, retirees, and new residents looking for a resilient, well-connected community market with strong natural and cultural attractions.



Discover Lincoln City's Growth and Opportunity

Economic Focus

- **Hospitality and Retail Growth:** The Hwy 101 corridor and surrounding districts have evolved into one of the Coast's strongest employment hubs, blending hotels, local restaurants, specialty retail, and coastal services. Continued redevelopment and business expansion in these areas have strengthened local job creation and expanded the city's commercial footprint.
- **Arts and Cultural Sector:** Lincoln City's designation as an official Oregon Cultural Trust Cultural District is driving sustained economic activity. The area's focus on glass blowing, ceramics, and other arts supports local creatives and attracts visitors seeking unique cultural experiences.

Infrastructure and Transportation

- **Regional Transportation Network:** Lincoln City benefits from a comprehensive network connecting it to the rest of the Oregon Coast and the Willamette Valley, including US Route 101 and State Highways 18 and 229. These routes support efficient movement of goods and commuters throughout the area, enhancing the region's accessibility for visitors and residents.
- **Local Infrastructure Enhancements:** Investments in local street improvements, utility upgrades, and non-motorized transportation corridors continue to improve mobility and strengthen access between key commercial and residential districts.



<https://www.visitoregon.com/cities/lincoln-city-oregon-unlisted/>



Coastal Access and Management Efforts

- **D River Wayside Improvements:** A key project for Lincoln City focuses on enhancing the D River Wayside, one of the world's shortest rivers and a major visitor hub. This effort aims to improve public access, update parking and restroom facilities, and enhance safety features. This initiative is designed to support the local visitor economy and elevate the experience of accessing the Pacific Ocean.
- **Historic Taft District Renewal:** The Taft District, the city's oldest community, is seeing reinvestment through mixed-use projects, public art installations, and infrastructure upgrades. These initiatives aim to support local businesses, enhance the pedestrian experience along Siletz Bay, and provide diverse housing options to meet evolving community needs.



Population Stability and Local Economy

- **Tourism and Visitor Economy:** Lincoln City's economy has experienced steady growth in tourism, driven by its seven miles of coastline, Finders Keepers event, and outdoor recreational appeal. This trend reinforces consistent demand for hospitality services, local retail, and entertainment centers throughout the region.
- **Housing and Lifestyle Appeals:** Lincoln City continues to see new residential developments, focusing on single-family homes, multi-family units, and vacation rental properties. These efforts ensure diverse living options for families, retirees, and workers who value the Oregon Coast lifestyle.





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