

Redevelopment Opportunity in Heart of Oregon Wine Country

140 SW 5TH STREET, DUNDEE, OR 97115

Rhys Konrad
503.972.7293
rhys@macadamforbes.com
Licensed in OR

Kevin VandenBrink
503.972.7289
kevin@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

140 SW 5th Street, Dundee, OR 97115



PROPERTY DESCRIPTION

One of the largest parcels in Downtown Dundee available for sale. Prominently located at the intersection of Highway 99W and 5th Street, and in close proximity to new or planned development projects. The property is also surrounded by several civic uses including Billick Park, Post Office, and City Hall. The existing elementary school building has been well maintained and could present an opportunity for a similar use or adaptive reuse. Alternatively, the 4.47-acre property could be developed into a variety of different uses. The City of Dundee is highly supportive of new zoning and development that supports its vision for downtown.

PROPERTY HIGHLIGHTS

- Prominent location
- Adaptive re-use of the building or new development opportunity
- Supportive jurisdiction
- Current single-family residential (R-1) zoning
- Zone change to CBD supported by City of Dundee

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Sale Price: | Contact Broker for Pricing |
| Lot Size: | 4.47 Acres |
| Building Size: | 45,857 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 687 | 1,226 | 1,539 |
| Total Population | 1,919 | 3,316 | 4,155 |
| Average HH Income | \$96,943 | \$91,880 | \$90,941 |

| LOCATION | DISTANCE | TIME |
|--------------------------------|----------|------------|
| Portland Metro Area | 26 mi | 43 min |
| Portland International Airport | 37.5 mi | 1 hr 2 min |



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ABOUT DUNDEE

Dundee, a rural city known for its freshness and harmony with nature. It is the center of Oregon's wine industry, boasting a rich agricultural heritage featuring scenic picnic areas, pedestrian-friendly paths, and nature parks along the Willamette River, and the Newberg Dundee Truffle Trail. Since adopting a Community Vision Statement, Dundee has rewritten its zoning ordinances, reflecting citizen engagement and effective governance.

The upcoming completion of the 9th Street "Gateway to Wine Country" project, mostly funded by the Dundee Urban Renewal Agency, aims to enhance infrastructure and intersection improvements for better traffic flow and safety, attracting commerce and tourists. Additionally, a boutique motel, supported by Dundee Urban Renewal Agency grants, will enhance the downtown area.

Additionally, Dundee is developing a Tourism Strategy funded by a Travel Oregon grant to activate downtown and capitalize on its wine industry and scenic setting. Moreover, the city received its third Oregon Tourism Grant in 2023 to improve walkability, accessibility, and address parking and ADA compliance in the downtown core.

The property at 140 SE 5th Street is prominently located at the entrance of Dundee, a short distance to the Gateway to Oregon's Wine County, within close proximity to planned development in downtown Dundee.



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The 2016 Wine Region of the Year recognition by Wine Enthusiast magazine solidified Oregon Wine Country as a world-class destination. There are more than 700 wineries and 800 vineyards in the Willamette Valley.

This region is rich with some of the world's best hiking in surrounding Oregon State Parks and the Willamette National Forest. Quaint towns are dotted with boutiques and shops offering a bounty of local goods and countless award-winning farm-to-table restaurants.

