

MYRTLE TREES MOTEL & ADJACENT LAND FOR DEVELOPMENT



OFFERING SUMMARY

SALE PRICE	\$2,695,000
PRICE / ROOM	\$96,250
INTEREST	Fee Simple
YEAR BUILT	1966
NO. OF ROOMS	29 (28 + Mgr. Suite)
RESTAURANT	No
LOT SIZE	3.39 ± Acres (Includes additional Land for Development)
ZONING	CR · Economy Scale

PROPERTY DESCRIPTION

Myrtle Trees Motel is a 29-unit independent motel offering 28 rentable guest rooms plus a 4-bedroom / 3-bathroom owner's residence (~2,147 SF). Built in 1966 and re-roofed in 2017, the 2-story exterior-corridor property conveys fully unencumbered. An adjoining tax lot under the same ownership — eight legally platted lots of record — adds roughly 0.95 acres of additional development land, including adjoining vacated street right-of-way. Rated 4.6★ on TripAdvisor and 4.5★ on Google. Guests consistently praise cleanliness, Coquille Valley views, and the owning family's hospitality.

LOCATION DESCRIPTION

Set on 3.39 ± acres along the Highway-42 corridor — the primary connector between I-5 at Roseburg and the Oregon South Coast — the property captures Coast-bound leisure traffic from the Willamette Valley and overlooks the scenic Coquille River wetlands. The region draws year-round recreation demand, while timber, county government, and the Coos Bay / North Bend healthcare hub (~30 mi west) anchor employment. As the principal lodging in Myrtle Point, it enjoys a rare absence of direct in-town competition.

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**MYRTLE TREES MOTEL &
ADJACENT LAND FOR DEVELOPMENT**
PROPERTY PHOTOS



CONFIDENTIALITY AGREEMENT / REGISTRATION



THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by SVN | Bluestone ("Broker") and _____ ("Purchaser"), regarding the property known as Myrtle Trees Motel located in Myrtle Point, OR ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon.

REGISTRATION

PURCHASER Name: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

BY: _____ Date: _____

BROKER Name: _____ Date: _____

NWRE Brokerage LLC Team Disclosure: <https://drive.google.com/file/d/1J1U2Hm5r7yAWn2SDV70TaK1rHzW54MBR/view>

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