



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

# 30 Acres in Lincoln City, OR 97367

## FOR SALE

### Property Features

-  ±30.3 AC
-  2 Contiguous Parcels
-  R-M Zoning

### Property Description

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.

**Cameron Schwab** | Commercial Broker & Advisor

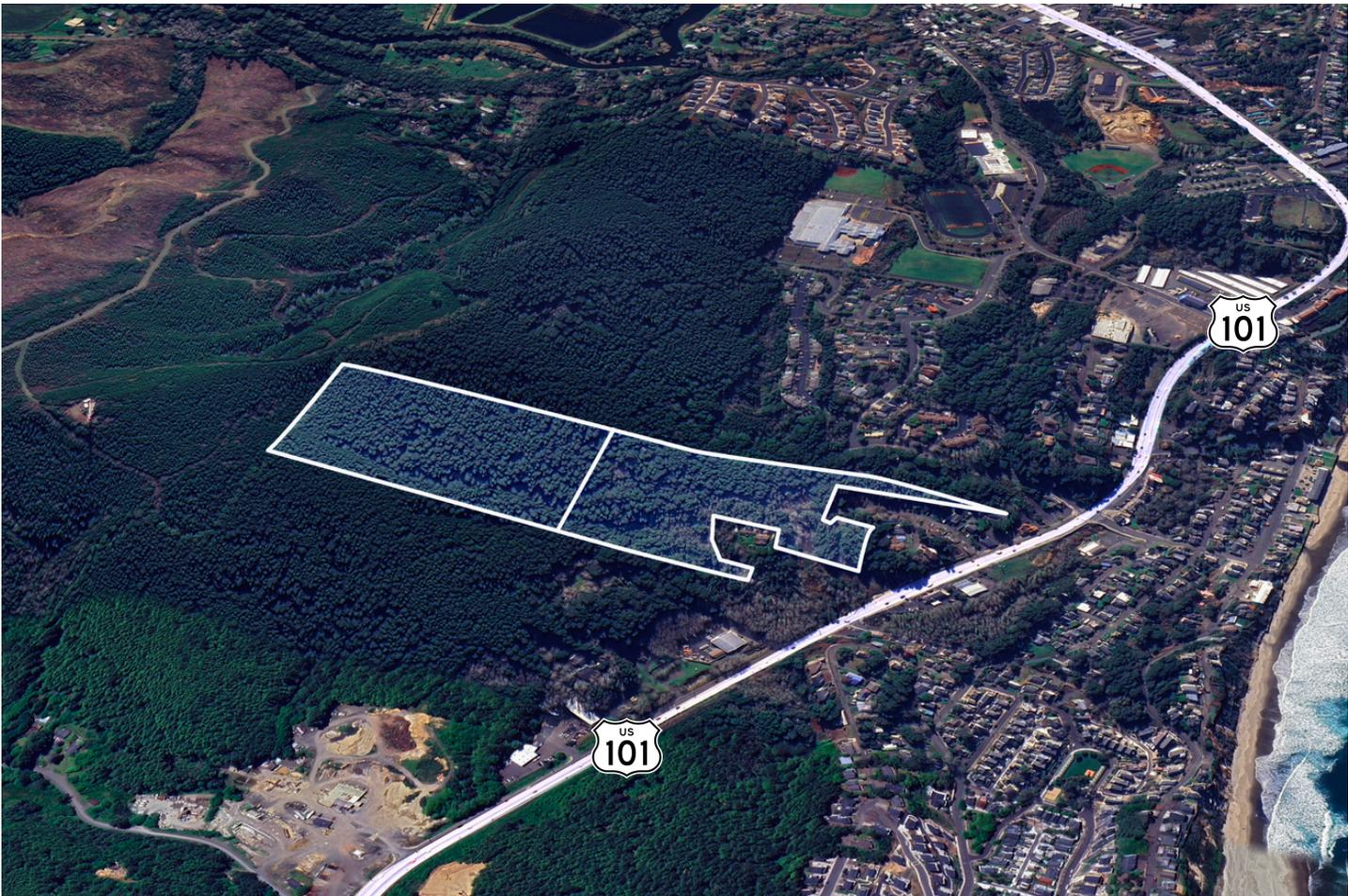
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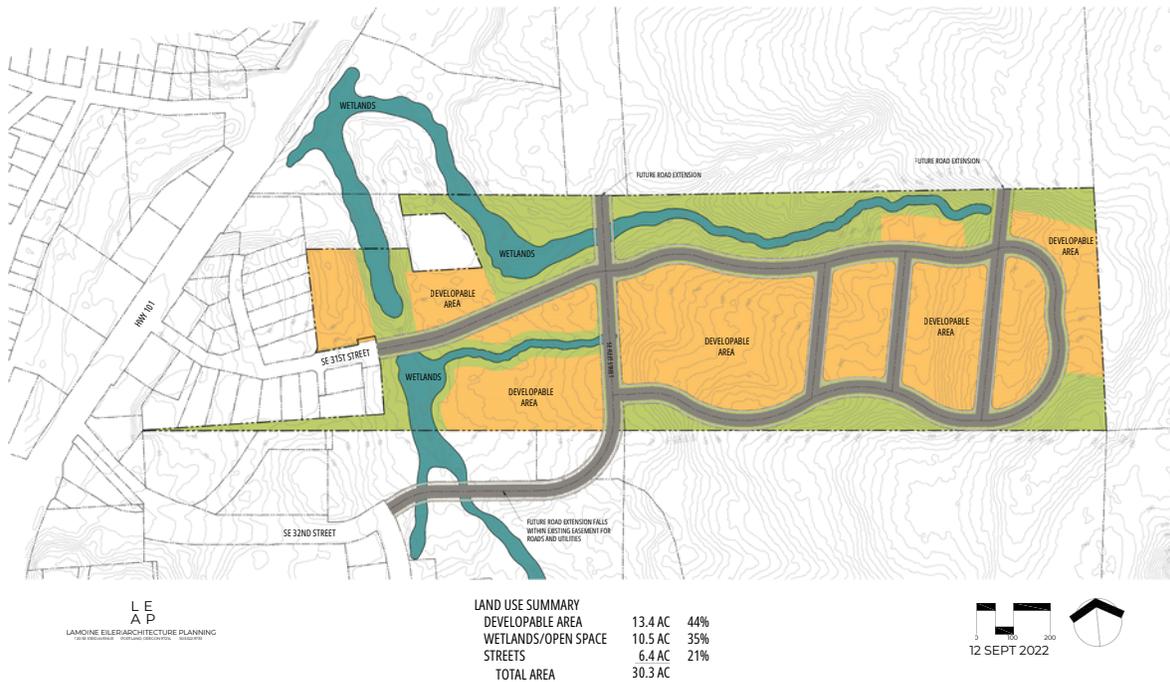
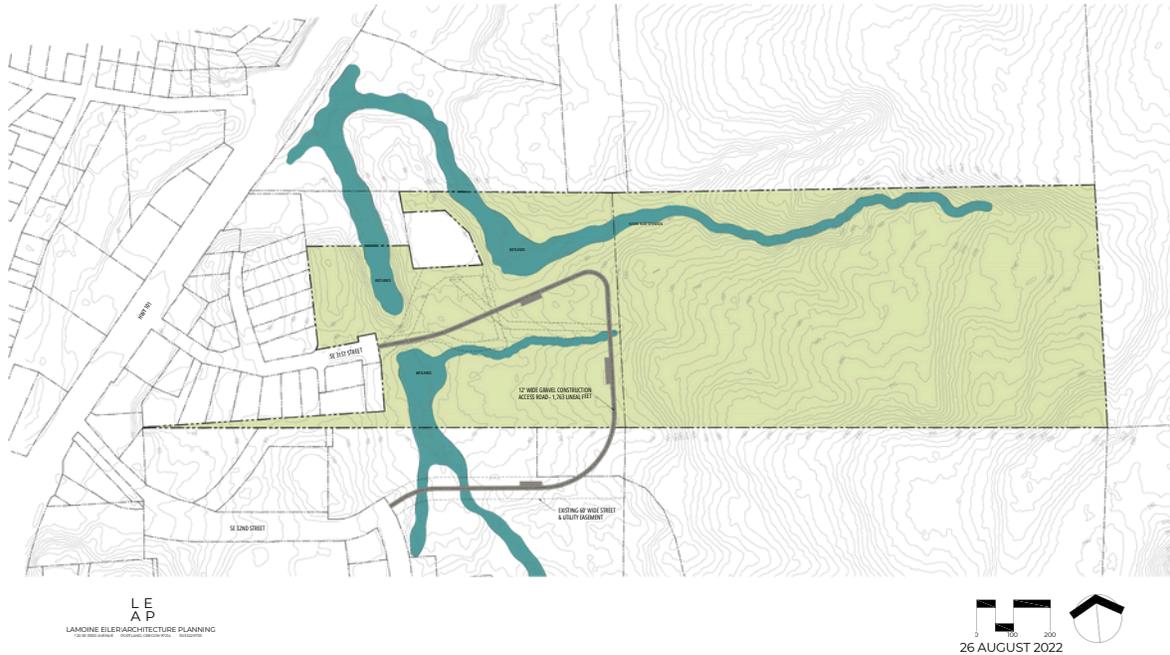
Each Office Is Independently  
Owned and Operated.



**Property Details**

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





LAND USE  
**SPYGLASS RIDGE**  
LINCOLN CITY, OREGON

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

