

2700 SW REDMOND HILL RD McMINNVILLE OR 97128

McMINNVILLE OR

FOR SALE RESIDENTIAL SUBDIVISION

37.4 AC

N&S

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR
PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENSON.COM

For more information or a property tour, please contact:

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MCMINNVILLE SUBDIVISION

CITY OF McMINNVILLE

SW REDMOND HILL RD

OFFERING SUMMARY

SALE PRICE: MARKET PRICE

PROPERTY DETAILS

Parcel APN: 18056

Parcel Conditions: Fallow

Gross Area: ±37.4 AC

Zoning: Exclusive Farm Use

Jurisdiction City of McMinnville

(Within Urban Growth Boundary)

FEATURES

- Residential development parcel in McMinnville's southwest suburb.
- 37.4 gross acres
- Inside the McMinnville's Urban Growth Boundary
- McMinnville has targeted a mid-density or high-density housing zoning
- Zoning allowing for future urban planning

Adjacent neighborhood houses are valued \$450,000 to \$700,000 per Zillow

DETAILS

- Existing farm house and a few out buildings. House tenant is the land's caretaker on a month-to-month lease. Don't disturb tenant.
- Utilities are available along SW Redmond Hill Road, the northern border of this property
- 7.7 acre West Hills Neighborhood Park adjacent north of land with benches, picnic tables and playground equipment.
- US Corp of Engineers has built a drainage creek half way across the northern border then south through the parcel. This is an easement allowing the owners to divert it or put it underground. The creek is a seasonal flow of water during the months of January-May
- The pond in the SE corner of the parcel was made by previous owners. It is not wetlands and could be filled in or pumped out.

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ABOUT MCMINNVILLE

McMinnville, Oregon, offers a blend of small-town charm, a thriving wine industry, and convenient access to larger cities, making it a desirable place to live for those seeking a balance between a relaxed pace and urban amenities. The city is known for its close-knit community, numerous local events and festivals, and a variety of outdoor activities.

Here's a more detailed look at why people choose McMinnville:

- **Wine Country Setting:**

McMinnville is nestled in the heart of Oregon's Willamette Valley wine region, with numerous wineries and vineyards nearby, attracting wine enthusiasts and offering tasting opportunities.

- **Small-Town Vibe:**

The city has a relaxed and welcoming atmosphere, with a strong sense of community and local events that foster a sense of belonging.

- **Proximity to Portland:**

McMinnville is located just 40 miles from Portland, providing easy access to the city's amenities, jobs, and entertainment without the hustle and bustle of a larger urban area.

- **Affordable Cost of Living:**

While the cost of living in Oregon can be higher than some other parts of the country, McMinnville offers a more affordable housing market and lower overall cost of living compared to larger cities like Portland.

- **Family-Friendly Amenities:**

The city boasts good schools, parks, and other family-friendly attractions, making it an attractive place for families.

- **Outdoor Activities:**

McMinnville's location allows for easy access to the Oregon coast, Cascade Mountains, and the Willamette National Forest, making it a popular destination for nature lovers.

- **Strong Local Businesses:**

The city supports a diverse range of local businesses, including restaurants, wineries, and shops, contributing to a vibrant and thriving downtown area.

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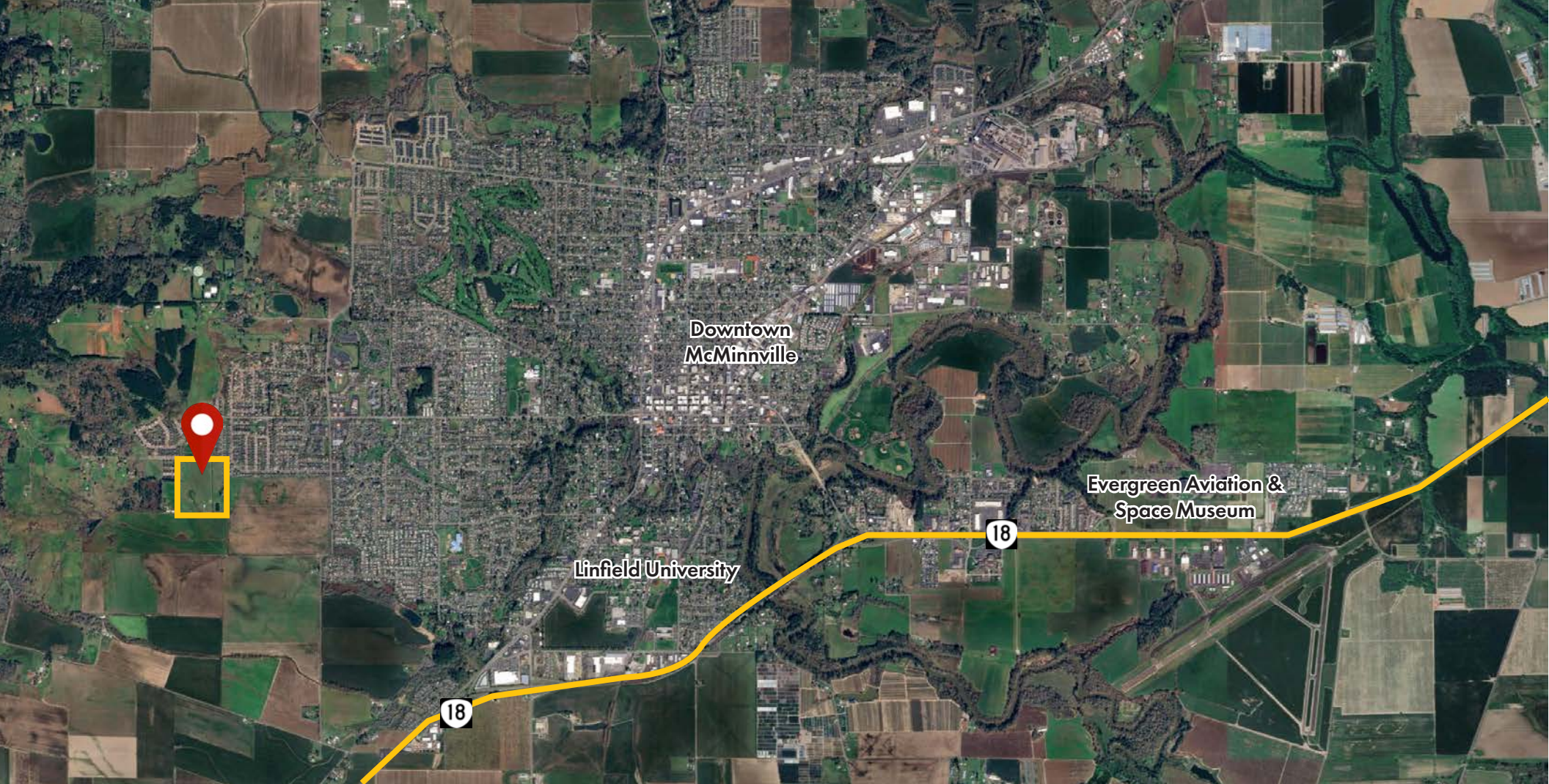
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This McMinnville parcel offers a unique opportunity to purchase a strategically located residential development in the southwest area of McMinnville. This 37.4-acre, single tax parcel, has been targeted by the City of McMinnville to be annexed into the city and the land rezoned for residential use.

Currently this rectangular parcel is inside the designated Urban Growth Boundary (UGB) and is zoned Exclusive Farm Use (EFU). The city limits of McMinnville border the north, east and west sides of this land. The land is relatively flat with a gentle slope to the southeast corner with only organic farming as the prior use of the land.

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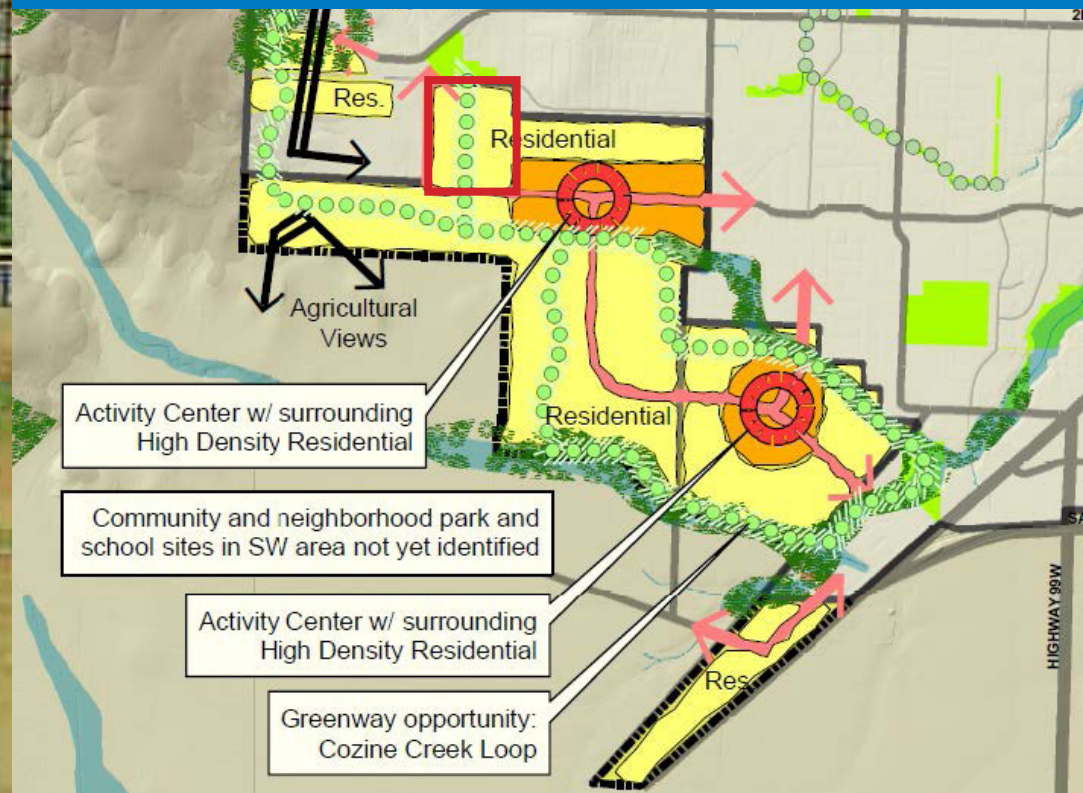
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McMINNVILLE UGB FRAMEWORK PLAN as of 12-8-20



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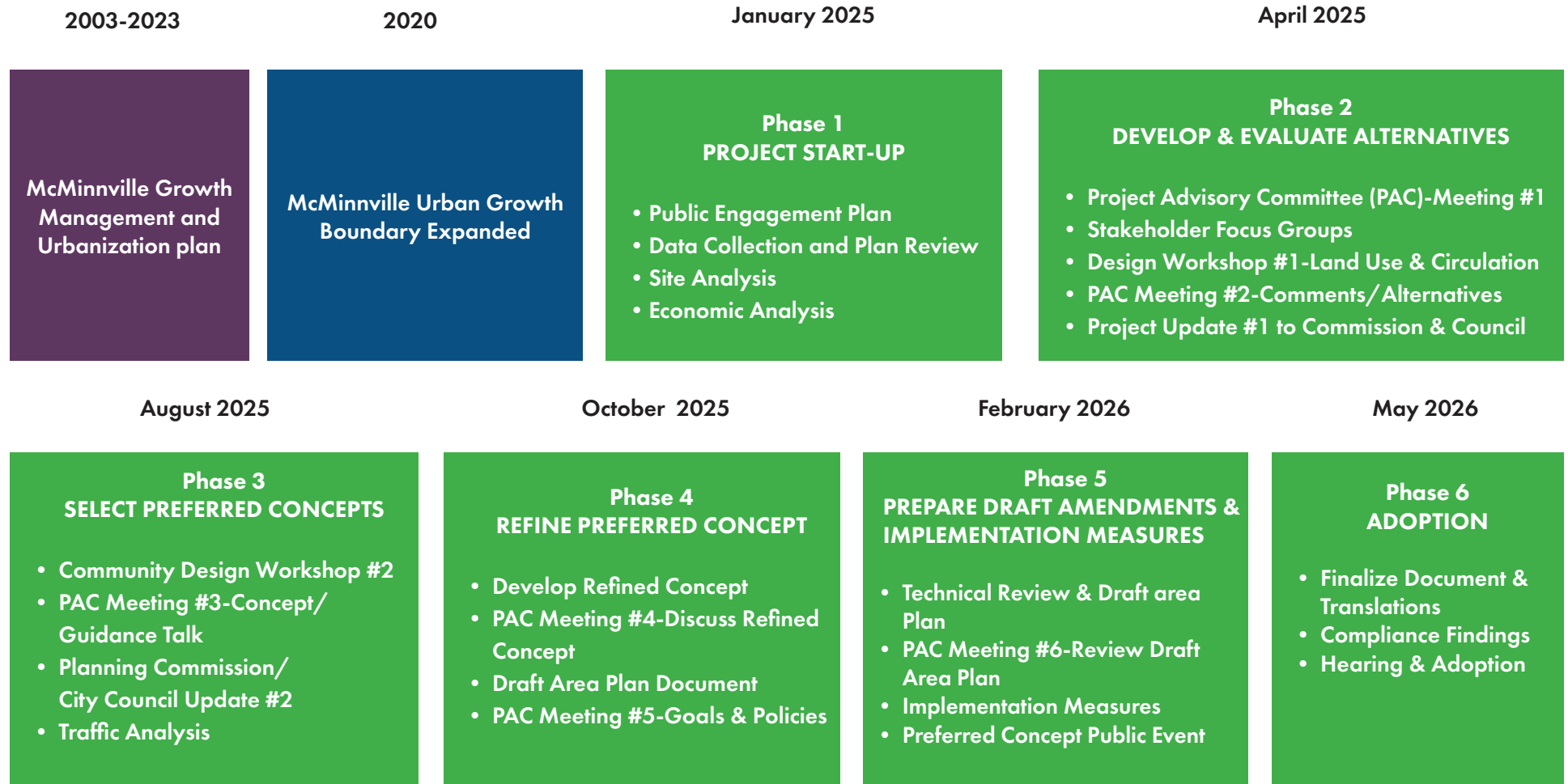
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CITY OF McMINNVILLE ANNEXATION PLAN

Where the City is in the process



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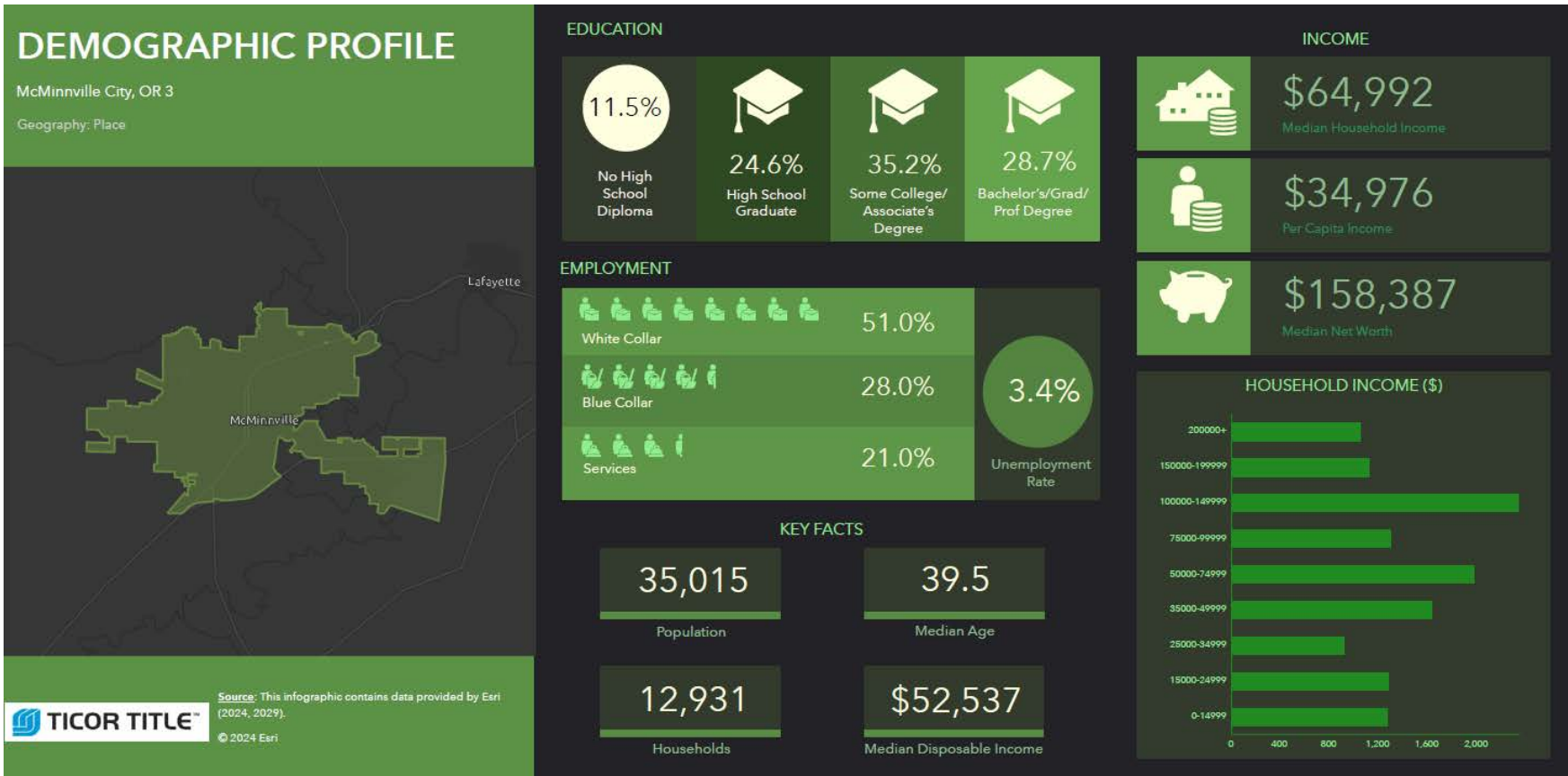
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VIEW SOUTH FROM PARCEL'S NW CORNER



NEIGHBORHOOD VIEW FROM PARCEL'S NE CORNER



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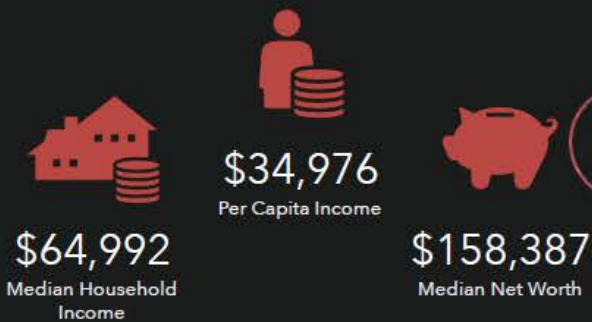
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Employment Overview

McMinnville City, OR 3

Geography: Place

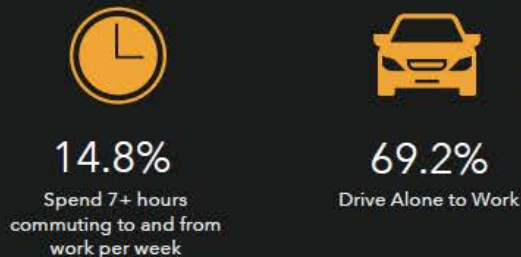
INCOME



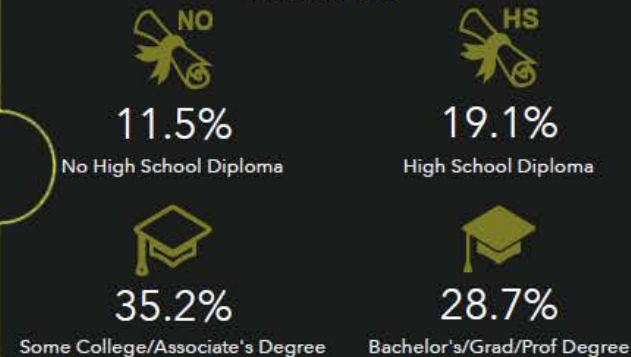
BUSINESS



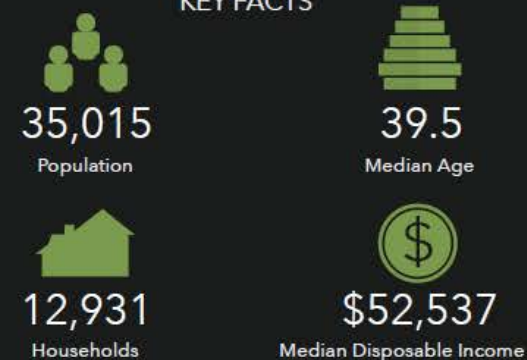
COMMUTERS



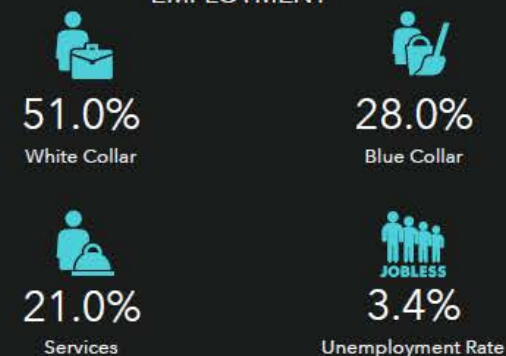
EDUCATION



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

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Housing Market Characteristics

McMinnville City, OR 3
Geography: Place



\$451,000 ↓
Median Home Value

19% lower than **Oregon** which is
\$536,663



58

Housing Affordability
Index



43.4%

Percent of Income
for Mortgage

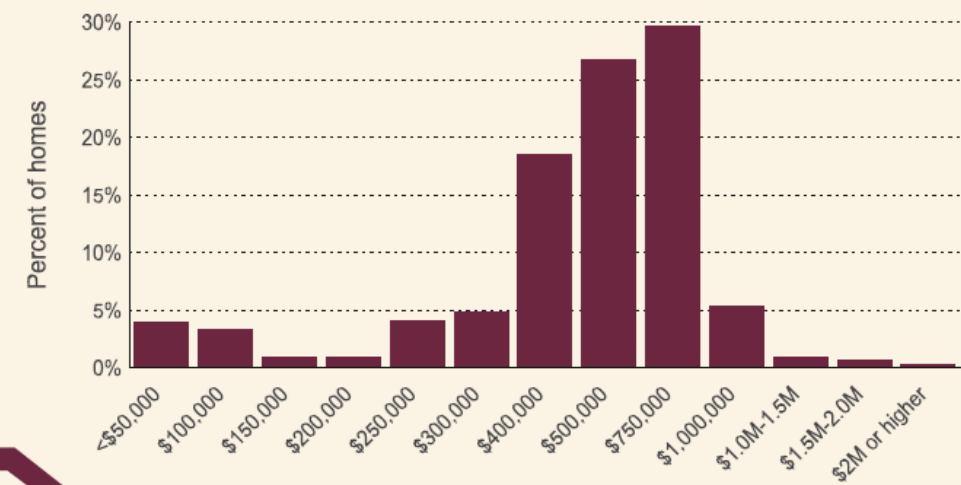


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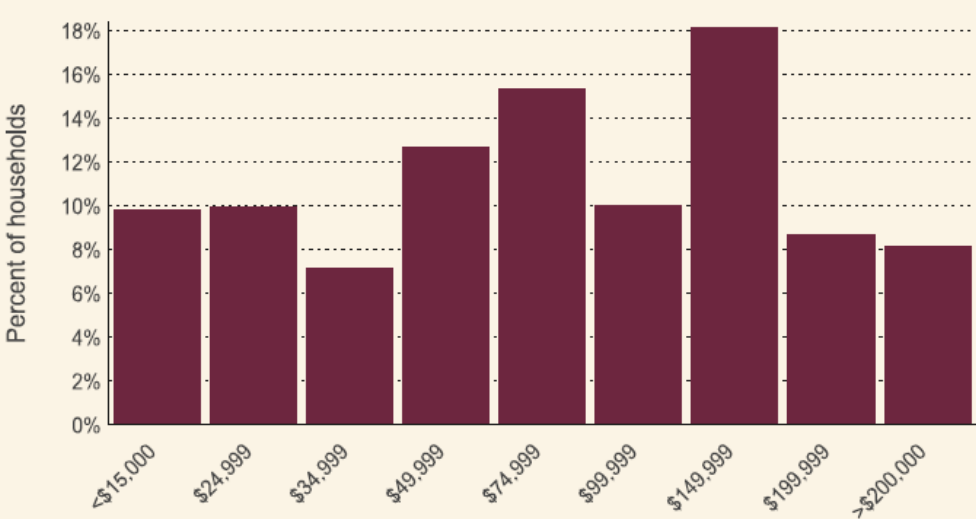
Percent of Income for
Mortgage (Index)

Age <18 7,136	Age 18-64 20,497	Age 65+ 7,382	Total Pop 35,015	Pop Growth 0.47%	Average HH Size 2.56	Median Net Worth \$158,387
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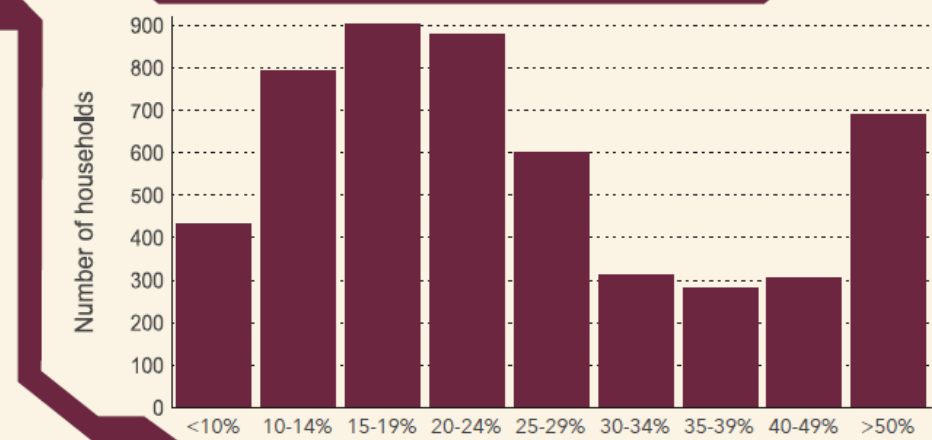
Home Value



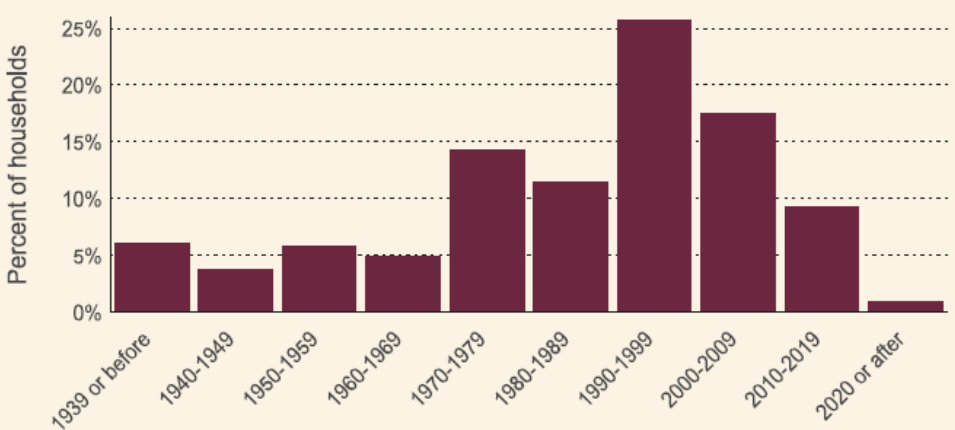
Household Income



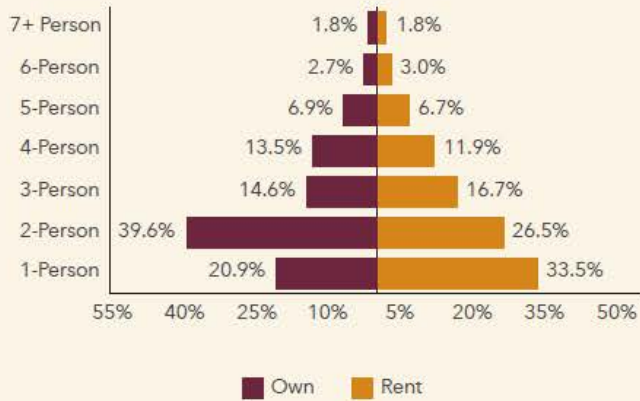
Mortgage as % Salary



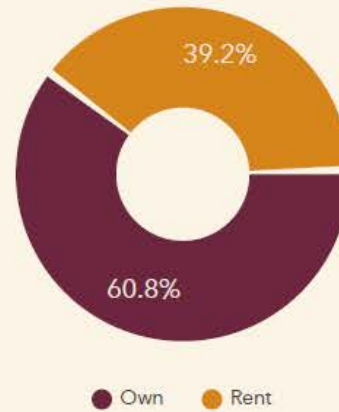
Year Property Built



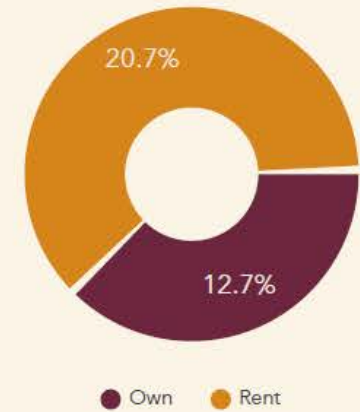
Census Housing by Size



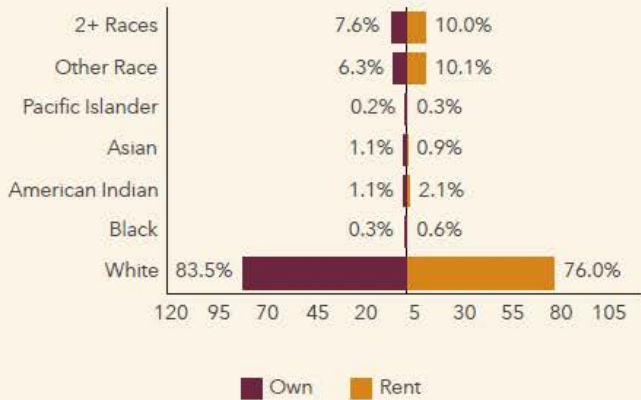
Home Ownership



Hispanic Home Ownership



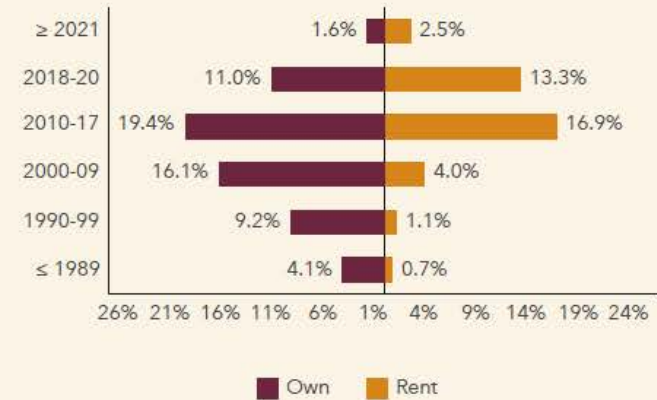
Housing by Race of Householder



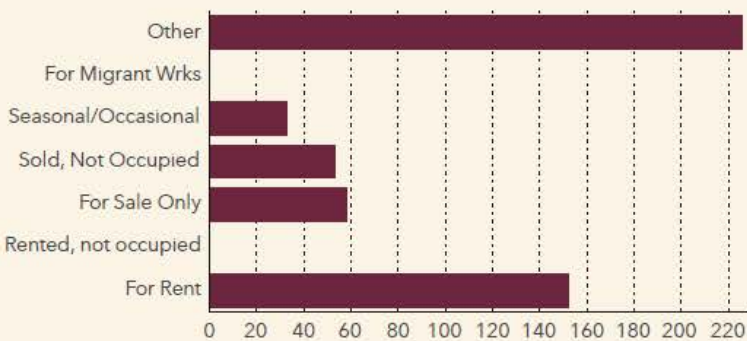
Housing by Age of Householder



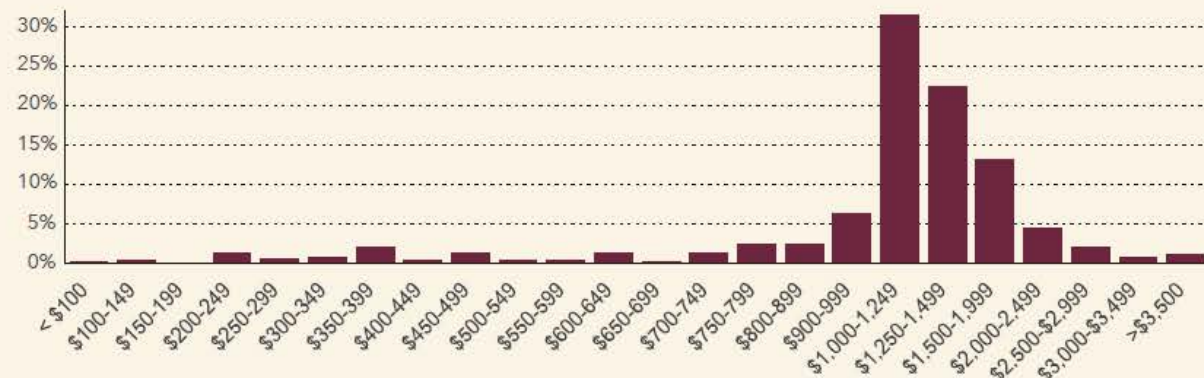
Year Householder Moved In



Vacant Housing Units (Total 522)



Gross Rent



Population Trends and Key Indicators

McMinnville City, OR 3
Geography: Place

35,015	12,931	2.56	39.5	\$64,992	\$451,000	85	58	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$11,563

Avg Spent on Mortgage & Basics



43.4%

Percent of Income for Mortgage

POPULATION BY GENERATION



6.8%

Greatest Gen: Born 1945/Earlier



19.8%

Baby Boomer: Born 1946 to 1964



17.7%

Generation X: Born 1965 to 1980



22.3%

Millennial: Born 1981 to 1998



25.0%

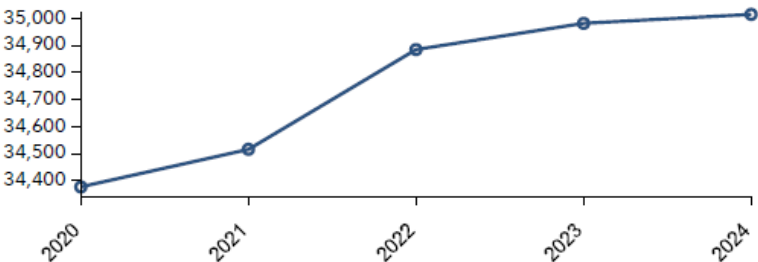
Generation Z: Born 1999 to 2016



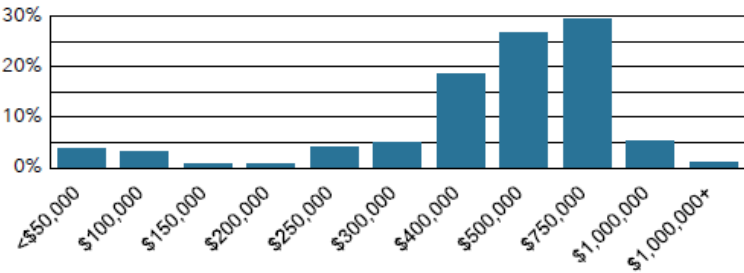
8.4%

Alpha: Born 2017 to Present

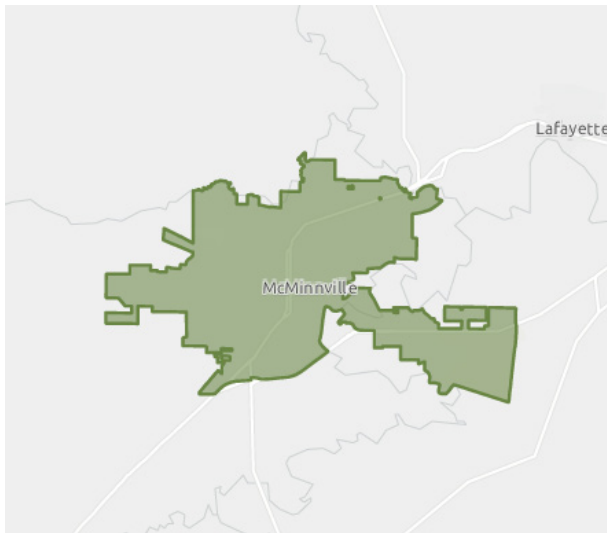
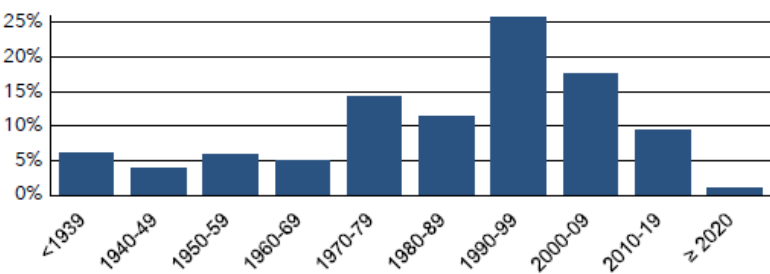
Historical Trends: Population



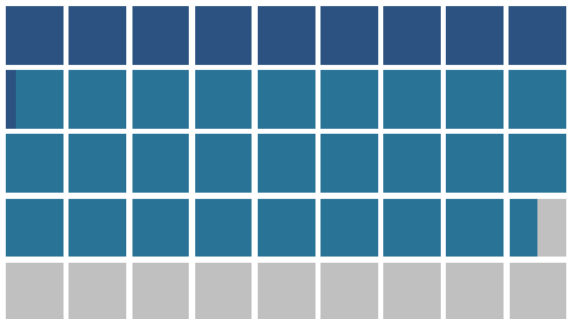
Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (20.4%)
Ages 18 to 64 (58.5%)
Aged 65+ (21.1%)



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