

EXCELLENT DEVELOPMENT LAND - DOWNTOWN AMITY

507 SOUTH TRADE STREET, AMITY, OR 97101



FOR SALE

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EXECUTIVE SUMMARY

507 SOUTH TRADE STREET



OFFERING SUMMARY

PRICE:	\$595,000
APPROX. LOT SIZE:	17,114 Sq Ft (0.40 AC)
ZONING:	GC - General Commercial
PERMITTED USES:	LINK
UTILITIES:	Adjacent to site
APN:	199895, 199886, & 199911

PROPERTY OVERVIEW

Opportunity to own vacant lot in downtown Amity, right on Highway 99 West / Trade St. The lot is flat and graveled with new sidewalks and curb cut installed. It is zoned GC - General Commercial and utilities are delivered to the site.

Amity is situated in the heart of Yamhill County wine country, a ten minute drive south of McMinnville. Yamhill County is a fast growing county in the Portland Metro Area. In 2024, it was the second fastest growing county in Oregon, with an annual population growth rate of 1.59%.

The lot is across the street from Amity's downtown hotel and several restaurants, including Coelho Winery, Common Cup restaurant, Blue Goat Farm Market, Tacos Burros, an Retro Pizza Co.

PROPERTY HIGHLIGHTS

- 10,836 VPD on adjacent Hwy 99 W.
- Already completed sidewalk / pedestrian improvements
- Level lot
- Versatile commercial zoning

DEVELOPMENT STANDARDS

- 30' maximum structure height
- No minimum setback for sides adjoining commercial uses, 10'-15' minimum setbacks for residential uses
- Off-street parking encouraged, but there is no parking minimum
- Minimum 10% of lot to be landscaped

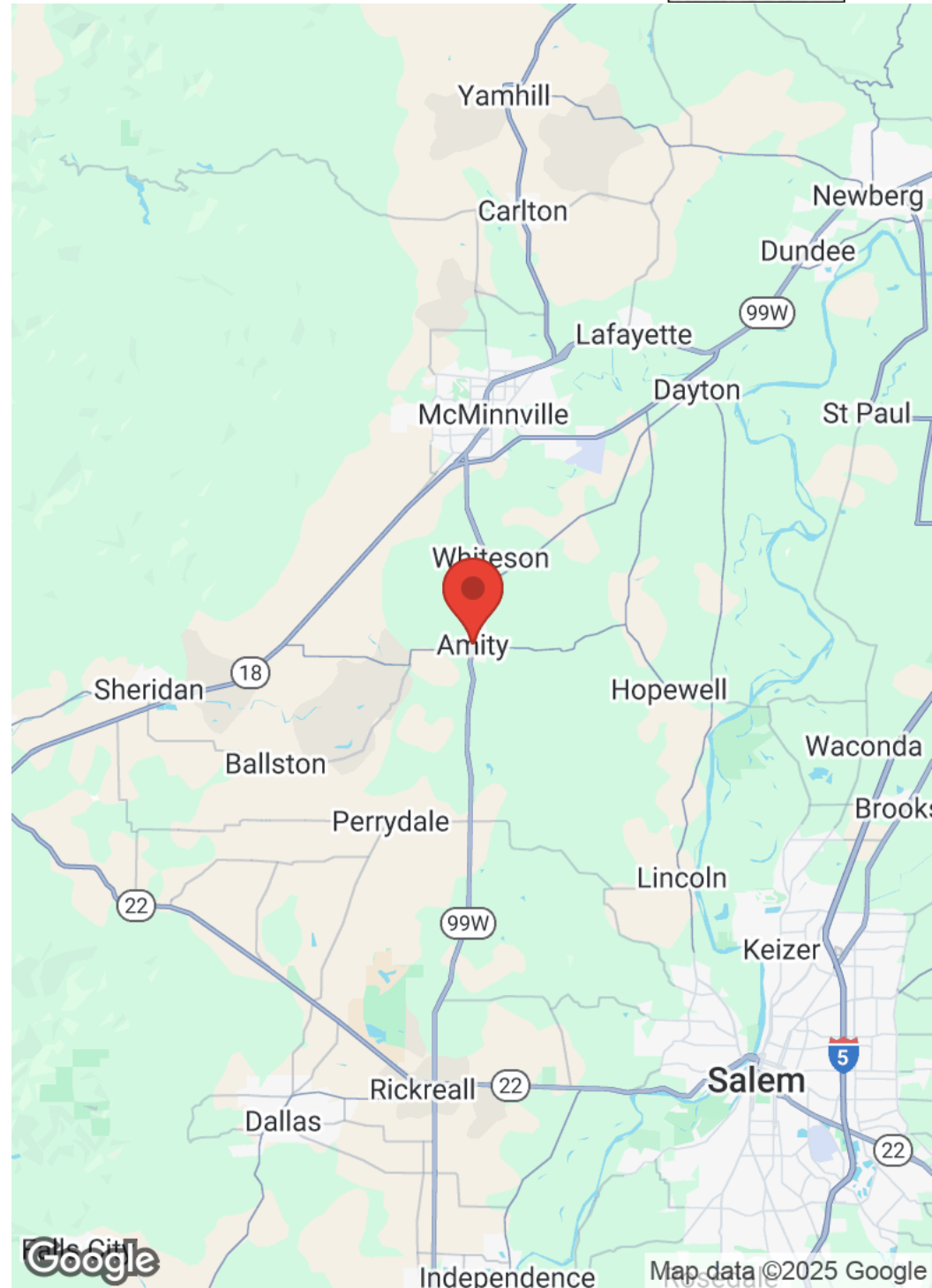
PHOTOS

507 SOUTH TRADE STREET



LOCATION MAPS

507 SOUTH TRADE STREET



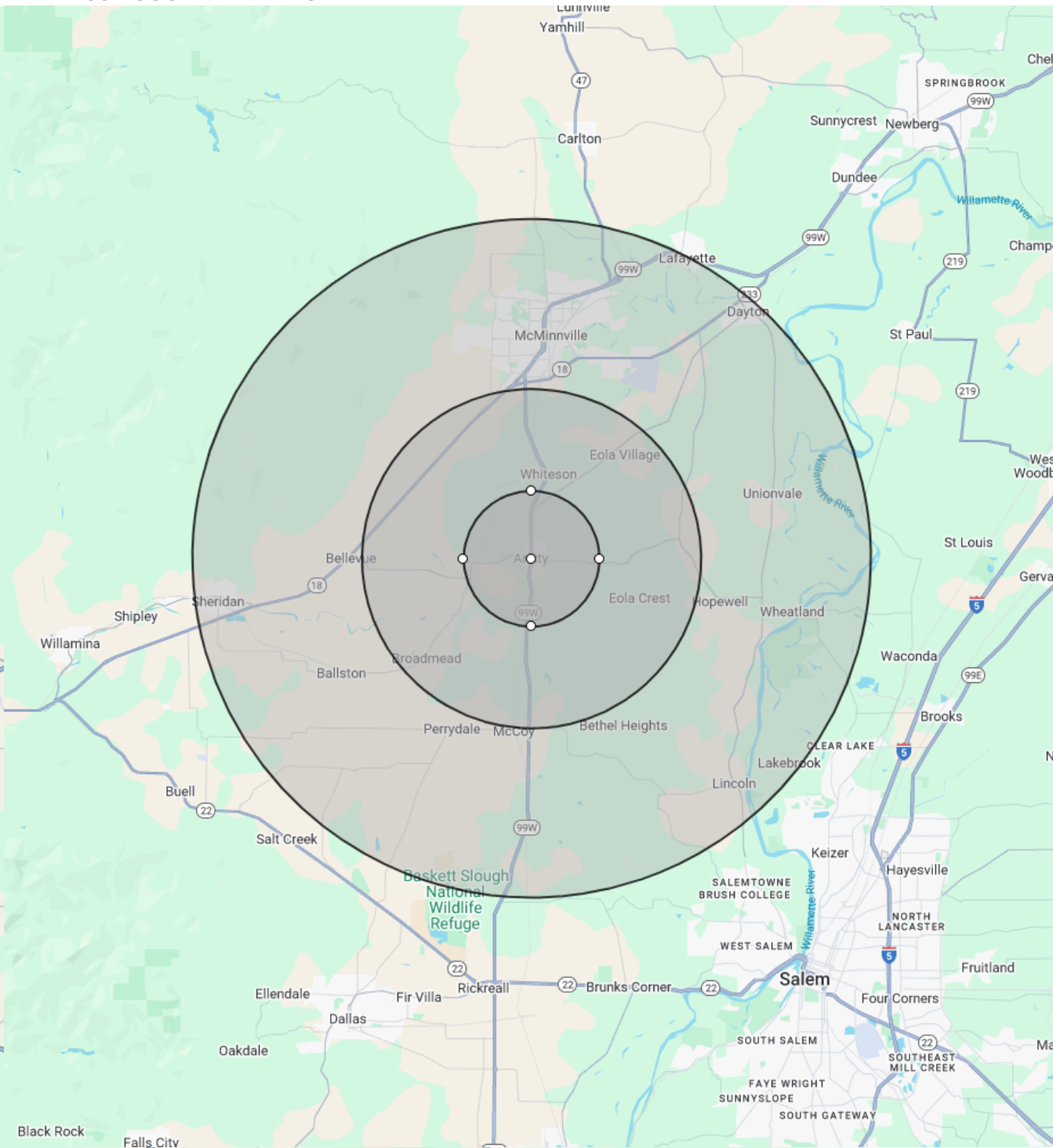
BUSINESS MAP

507 SOUTH TRADE STREET



DEMOGRAPHICS

507 SOUTH TRADE STREET



Population	2 miles	5 miles	10 miles
2024 Population	1,990	4,246	54,743

Age	2 miles	5 miles	10 miles
Age 15+	1,645	3,560	46,028
Age 20+	1,499	3,269	42,188
Age 55+	576	1,444	17,716
Age 65+	340	891	11,498
Median Age	38.4	42.2	40.4

Education	2 miles	5 miles	10 miles
Bachelor's Degree or Higher	16%	25%	24%

Income	2 miles	5 miles	10 miles
Avg Household Income	\$94,004	\$101,957	\$85,499
Median Household Income	\$75,721	\$82,325	\$67,850
< \$25,000	98	239	3,768
\$25,000 - 50,000	122	220	2,943
\$50,000 - 75,000	114	226	3,868
\$75,000 - 100,000	104	186	2,428
\$100,000 - 125,000	48	101	2,209
\$125,000 - 150,000	61	148	1,324
\$150,000 - 200,000	90	256	1,417
\$200,000+	37	103	1,062

Housing	2 miles	5 miles	10 miles
Median Home Value	\$400,500	\$463,422	\$408,880
Median Year Built	1975	1975	1986
Owner Occupied Households	476	1,140	12,473
Renter Occupied Households	197	342	6,858

Households	2 miles	5 miles	10 miles
2024 Households	675	1,479	19,020
Avg Household Size	3	2.9	2.6
Avg Household Vehicles	3	3	2

Source: CoStar