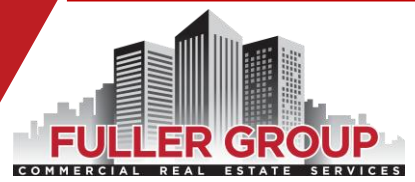


FOR SALE

R-3 ZONED LAND PARCEL

6420 Bridge Street | Brookings, OR 97415

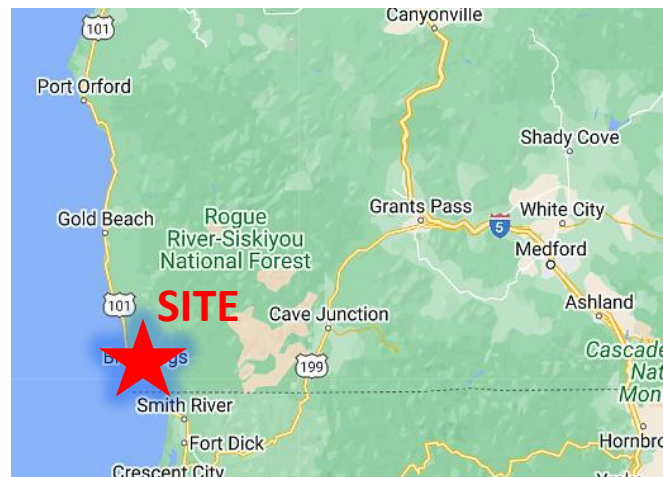


14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located on the beautiful Oregon Coast, along the Chetco River with a view of US 101 on one side and the Pacific Ocean on the other
- \$1.2M
- 2.94 AC
- Lots: APN R20844, R38004, R38005, R38006
- Multi-Family Residential (R-3) Zoning
- Approved uses: Duplexes, apartments, multi-family dwellings



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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"Brookings is located along the Wild Rivers Coast and boasts some of the warmest temperatures on the coastline. The southern entry to the Oregon Coast is a base camp for recreation on the Chetco, Rogue, Elks and Sixes Rivers" ~Travel Oregon



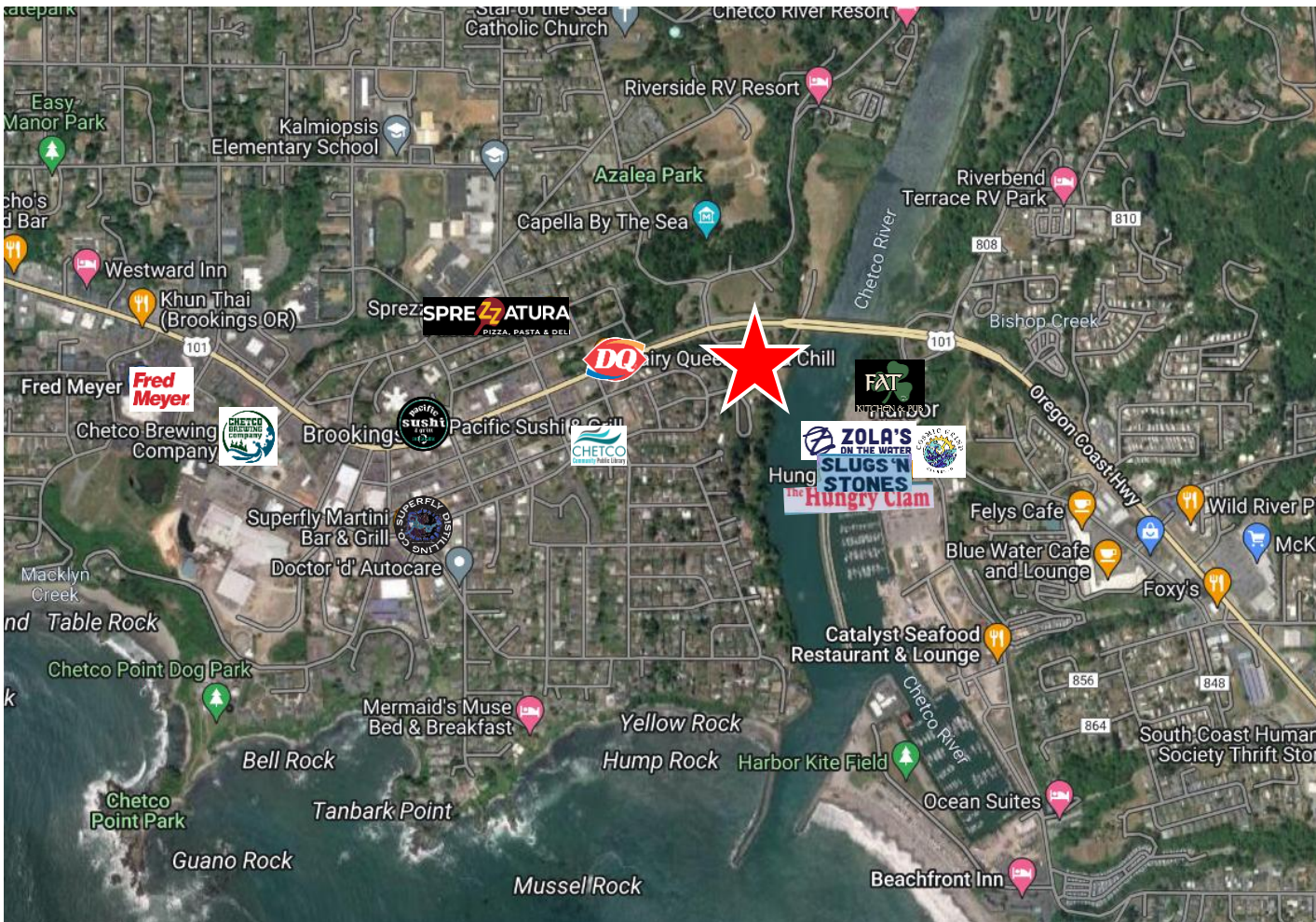
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,821	12,634	14,135
2028 Projected Population	5,989	13,091	14,694
Est. Average Household Income	\$74,436	\$69,063	\$69,837
Est. Total Businesses	586	772	803
Est. Total Employees	3,690	4,945	5,057

Average Daily Traffic

Chetco Ave @ Alder St W – 17,455

Oak St @ Oregon Coast Hwy SE – 2,360

Chetco Ave – 19,252

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.