



# Fisherman's Wharf

## 1.72 Acre Premium Property For Development

RMLS# 24647257 | WVMLS# 812295



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# SUMMARY

City Information

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# Newport, Oregon

"Where Coastal Charm Meets Vibrant Living"

Newport, Oregon, is a coastal gem located on the central Oregon coast. Surrounded by the stunning beauty of the Pacific Ocean and close to major cities like Corvallis and Eugene. Renowned for its iconic Yaquina Bay Bridge, vibrant bayfront district, and attractions, the city is perfect for marine enthusiasts and nature lovers. Exciting developments are underway, including waterfront revitalization projects and improved infrastructure, enhancing the city's appeal. With its natural beauty and ongoing developments, Newport is a promising destination for those seeking a property for development.







# ABOUT THE PROPERTY

Plat approved for 11 duplex lots! Then divide each for a total of 22 townhomes. Zoned R2, so could be a condo project too! 1.72 acres prime for development, across from the Embarcadero Resort and Marina. Breathtaking views of Yaquina Bay, bay bridge, and the ocean. Water, sewer, power at street and sidewalks already in front of property.



## DIRECTIONS TO THE PROPERTY:

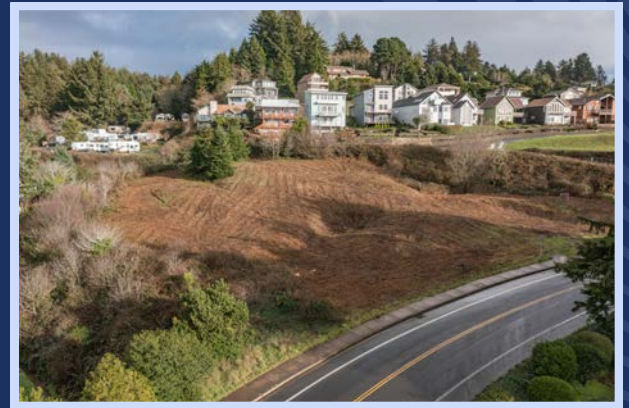
Hwy 101, E on Hwy 20, S SE  
Moore Dr, E Bay Blvd

## OFFERED AT:

**\$1,500,000**



The location offers stunning water views amidst restaurants, shopping, galleries, and numerous other tourist attractions in Newport's Bayfront District. Additionally, it is near the popular attractions like Oregon Coast Aquarium, Hatfield Marine Science Center, lighthouses, golf courses, and the central Oregon coast. Do not miss your chance to invest in this premium property!



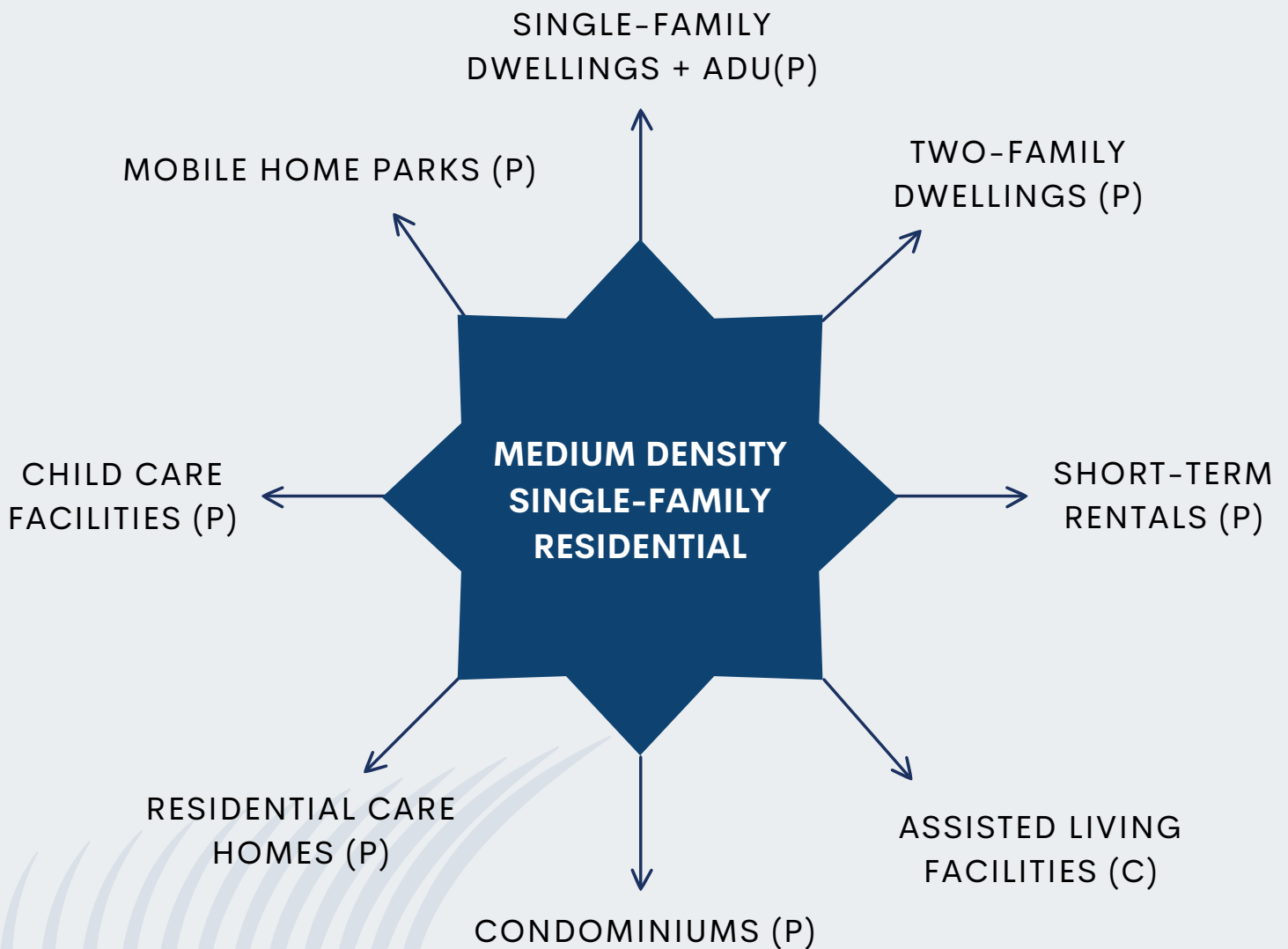
OFFERED AT:

**\$1,500,000**



# Business Opportunities

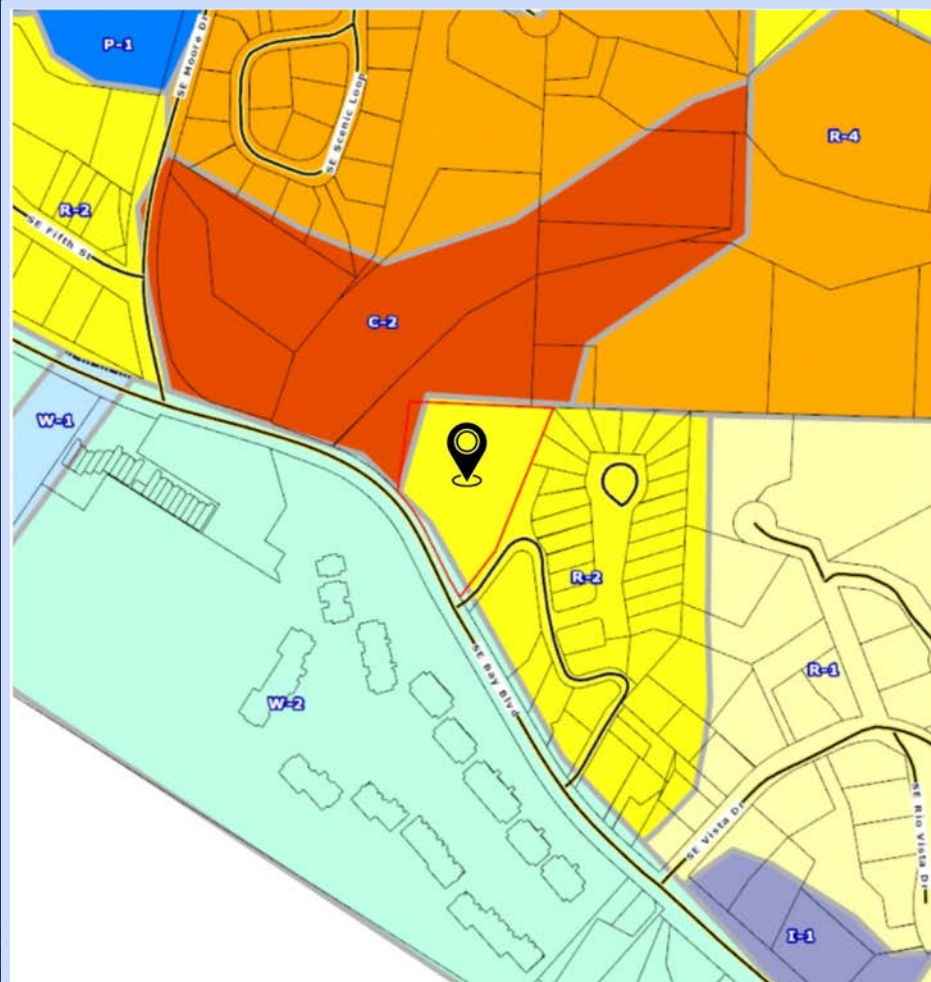
Following are the permitted (P) or conditional (C) uses in residential districts of the City of Newport.







# ZONING AND UTILITY MAPS



## ZONING MAP

\*\*\*  
Legend

- 1005 SE Bay Blvd., Newport, OR 97365
- C-2 Tourist
- I-1 Light
- P-1 Public Structures
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

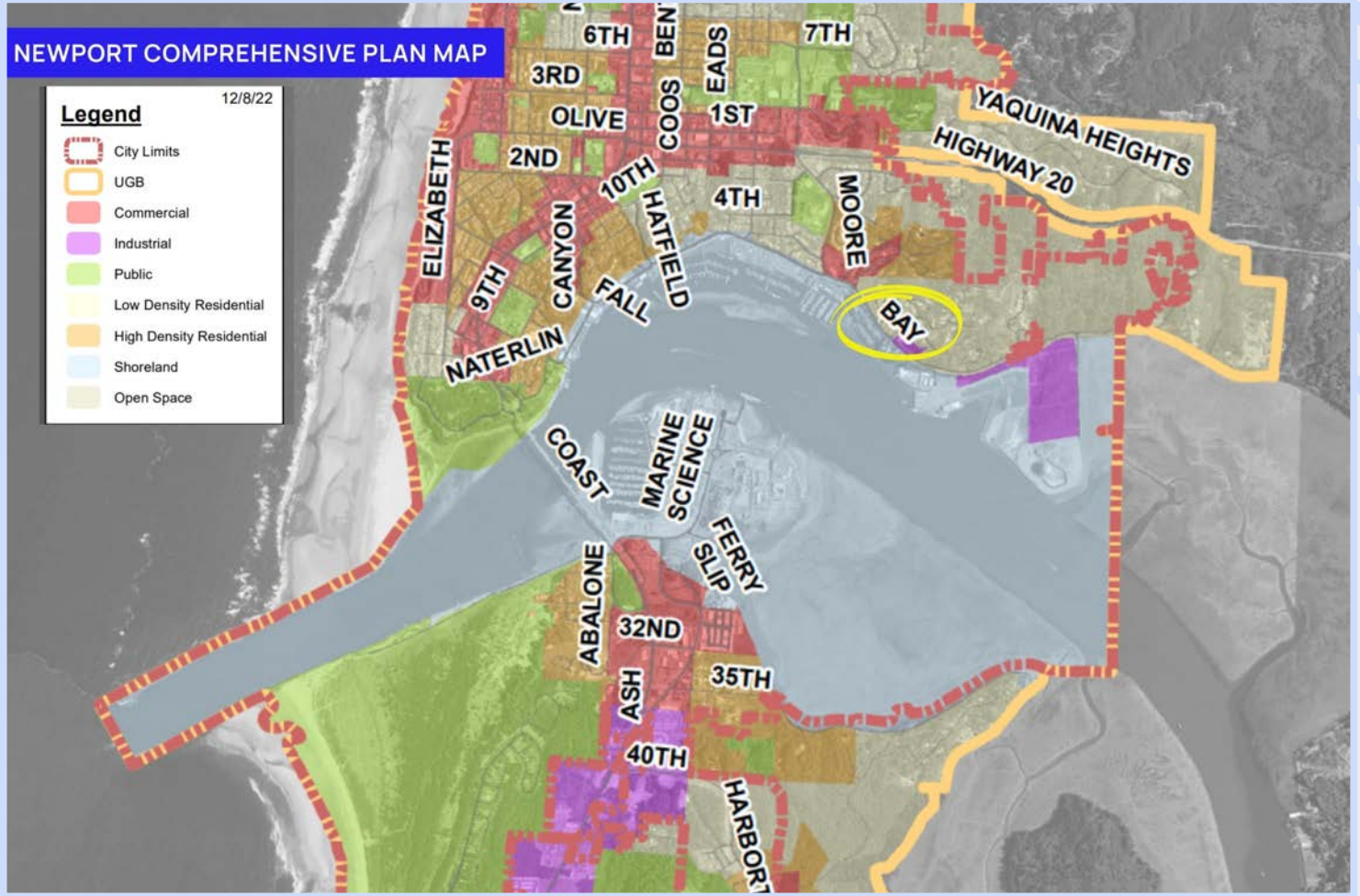


# NEWPORT COMPREHENSIVE PLAN MAP

12/8/22

## Legend

- City Limits
- UGB
- Commercial
- Industrial
- Public
- Low Density Residential
- High Density Residential
- Shoreland
- Open Space

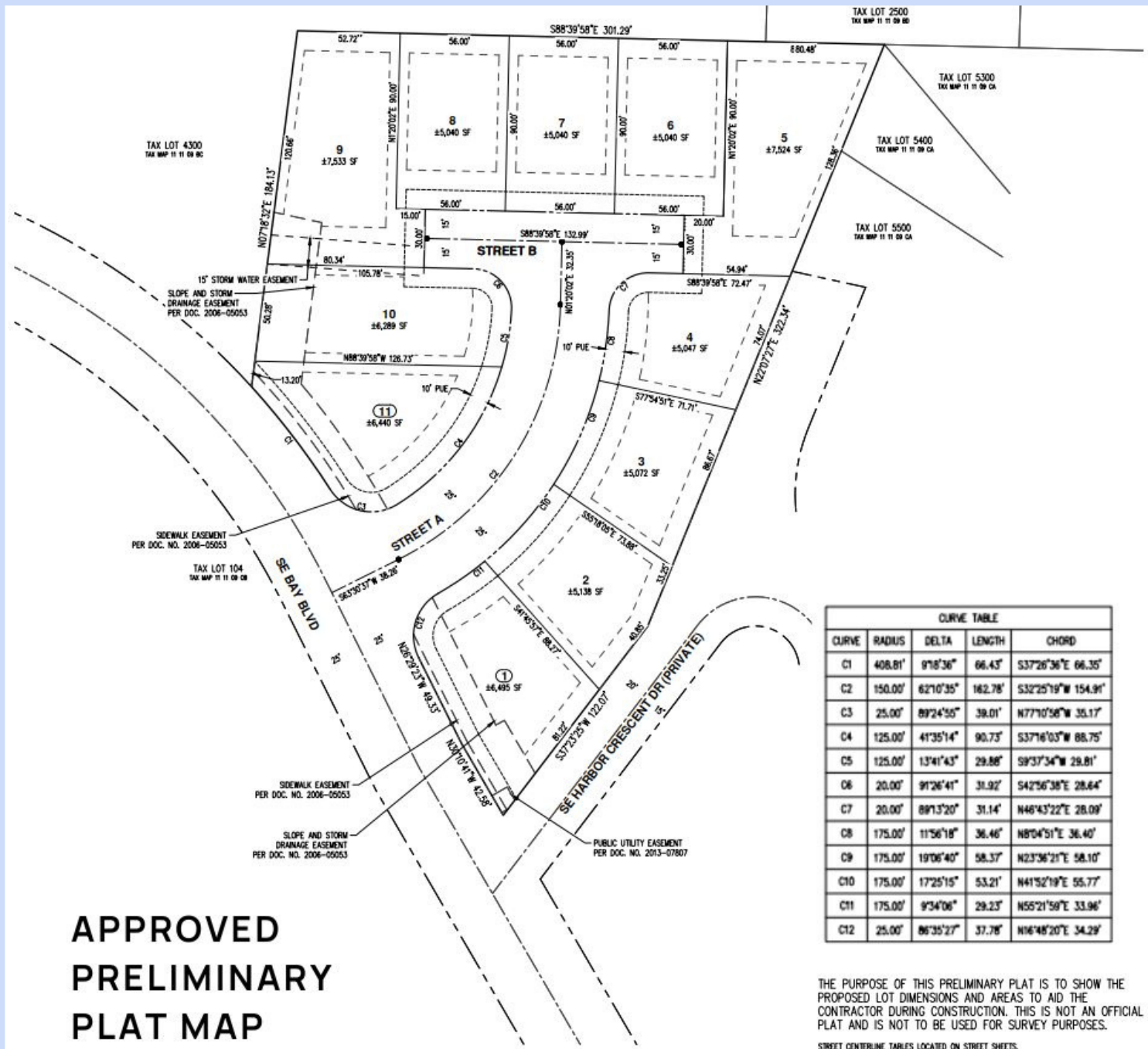






Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, ... Powered by Esri

<b>PIN</b>	Approximate location based on user input and does not represent an authoritative property location	<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, AH With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AH	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary
<b>MAP PANELS</b>	Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped	<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D	<b>OTHER FEATURES</b> Coastal Transect Baseline Profile Baseline Hydrographic Feature
<b>OTHER AREAS</b>	Area of Minimal Flood Hazard Zone X Effective LDMRS Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area	<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall	



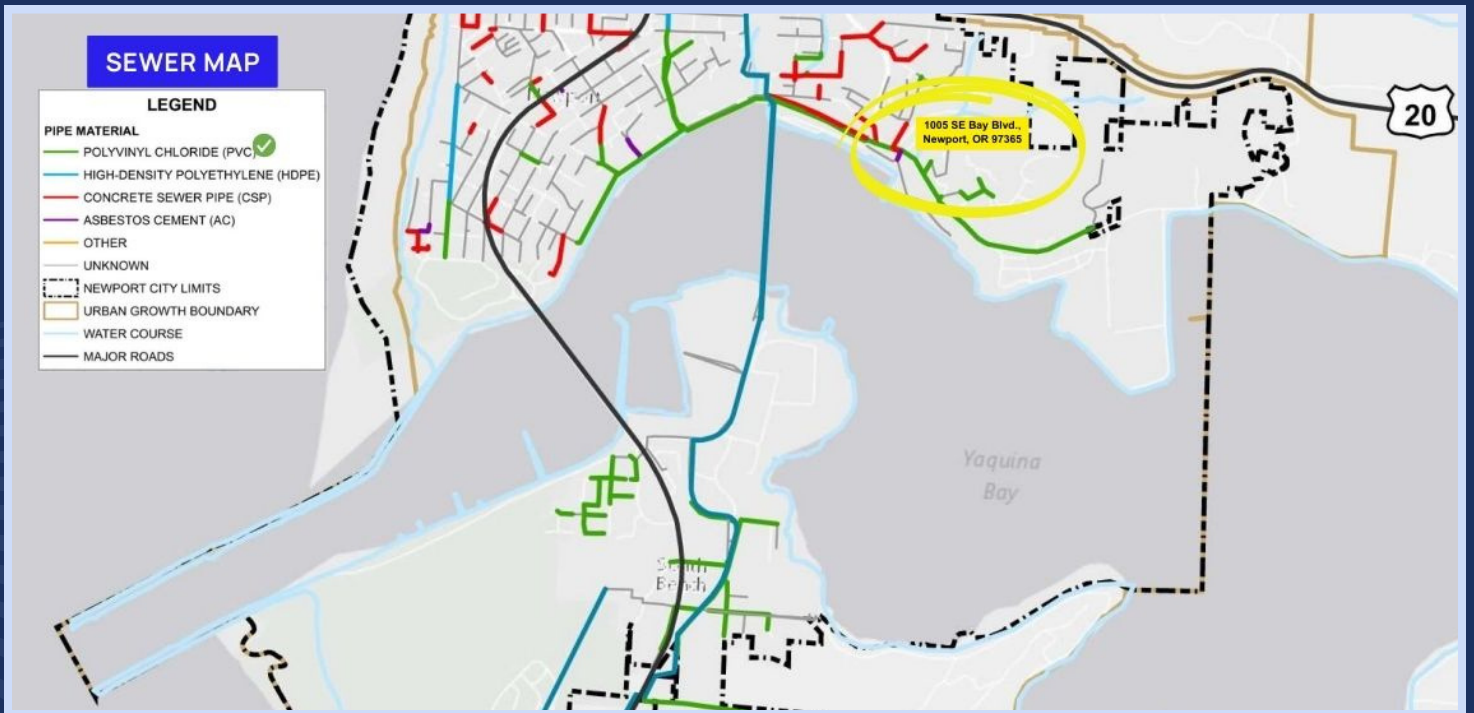
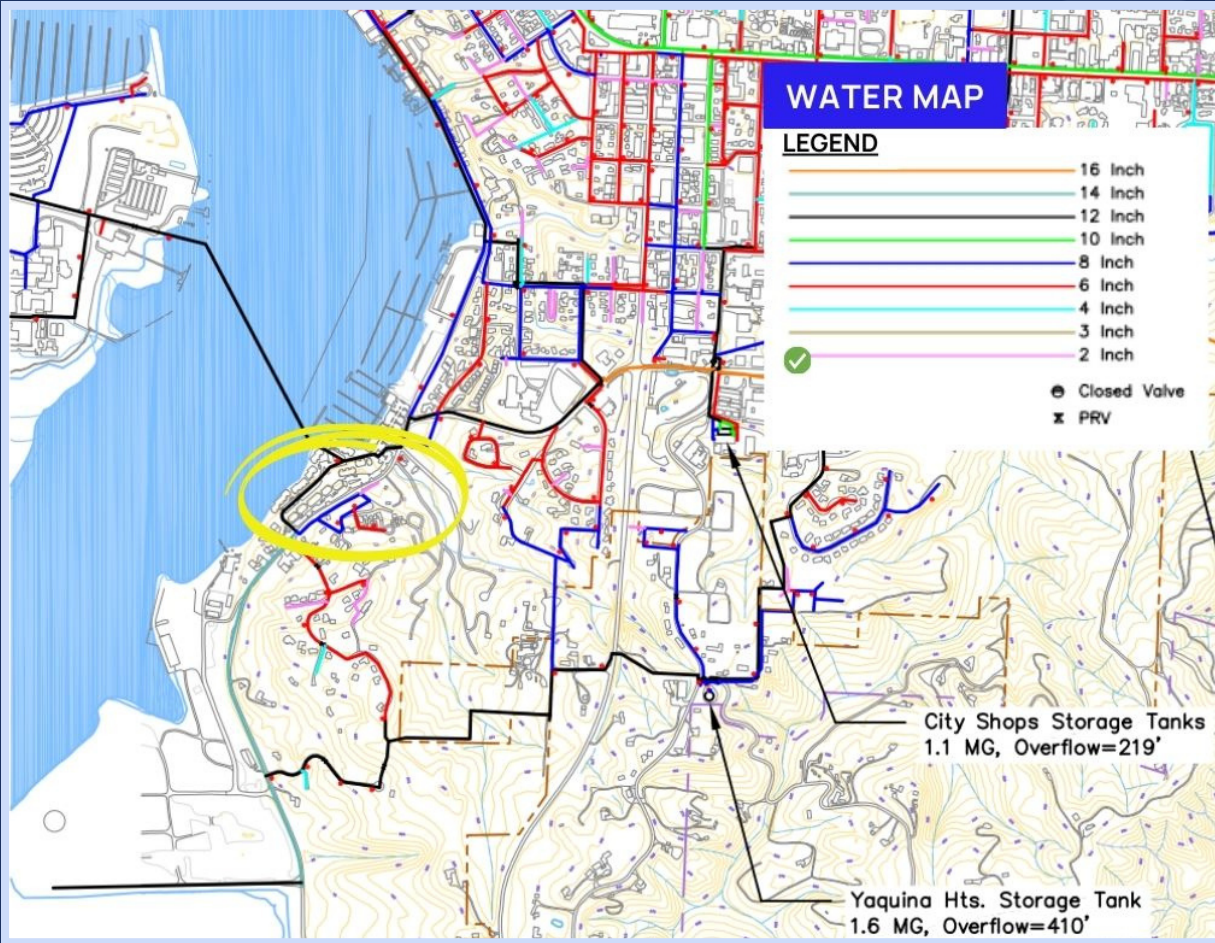
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	408.81'	97°8'36"	66.43'	S37°26'36"E 66.35'
C2	150.00'	62°10'35"	162.78'	S32°25'19"W 154.91'
C3	25.00'	89°24'55"	39.01'	N77°10'58"W 35.17'
C4	125.00'	41°35'14"	90.73'	S37°16'03"W 88.75'
C5	125.00'	13°41'43"	29.88'	S9°37'34"W 29.81'
C6	20.00'	91°26'41"	31.92'	S42°56'38"E 28.64'
C7	20.00'	89°13'20"	31.14'	N46°43'22"E 28.09'
C8	175.00'	11°56'18"	36.46'	N8°04'51"E 36.40'
C9	175.00'	19°06'40"	58.37'	N23°36'21"E 58.10'
C10	175.00'	17°25'15"	53.21'	N41°52'19"E 55.77'
C11	175.00'	9°34'06"	29.23'	N55°21'59"E 33.96'
C12	25.00'	86°35'27"	37.78'	N16°48'20"E 34.29'

# APPROVED PRELIMINARY PLAT MAP

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS TO AID THE CONTRACTOR DURING CONSTRUCTION. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

STREET CENTERLINE TABLES LOCATED ON STREET SHEETS.  
 ● - INSTALL MONUMENT BOXES PER 0207 RD 115









## New Developments & Attractions Nearby

### **Oregon State University's Newport**

**Housing Project:** Workforce-style housing in Newport, for upper division, graduate students, OSU staff, faculty, and professionals.



The building, located on five acres in the Wilder development. The site, about three-quarters of a mile from the Hatfield Marine Science Center, will also provide land for a public access trail, developed in collaboration with the City of Newport.

### **Housing Production Strategy**

**approval:** Newport and Ashland are the first Oregon cities to gain approval for their Housing Production Strategy.



Mandated by a 2019 Oregon Legislature bill, cities with over 10,000 residents are required to devise an eight-year plan to enhance housing availability.



The approved plans for Newport and Ashland include various strategies such as utilizing urban renewal funds for infrastructure, revising development codes, and expanding property tax exemptions for homebuyers, all aimed at boosting new construction in their communities.

Situated near upcoming development projects in the city, the area is expected to see increased demand for housing. This land presents a smart choice for investors and developers looking to benefit from the growing real estate market in Newport.

### **NEARBY ATTRACTIONS:**

- Embarcadero Resort Hotel & Marina
- South Beach State Park
- NYE Beach
- Yaquina Bay Bridge
- Oregon Coast Aquarium
- Newport Historic Bayfront
- Yaquina Bay Lighthouse
- Hatfield Marine Science Center Oregon State University



# Nearby Locations

## **FOOD & ENTERTAINMENT**

- Nye Beach Cafe
- Bier One Brewing
- Ripley's Believe It or Not! World of Adventure
- Embarcadero Resort Hotel & Marina
- and more..



## **SCHOOLS**

- Yaquina View Elementary School
- Waldport Middle and High School
- Newport High School
- and more..



## **PARKS AND RECREATION**

- Big Creek Park
- Wilder Dog Park
- South Beach State Park
- Oregon Coast Aquarium
- and more..



## **ACTIVITIES**

- Newport Historic Bayfront
- Sea Lion Docks
- Escape Rooms Newport
- Hatfield Marine Science Center Oregon State University
- and more...



## **OTHER NECESSITIES**

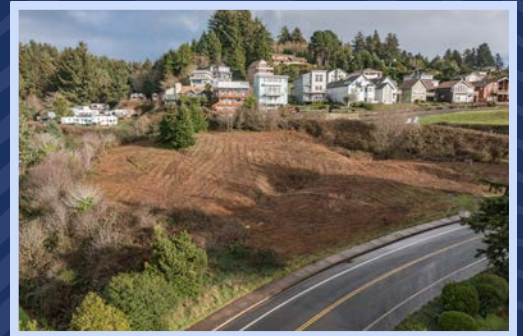
- Newport Municipal Airport
- Eugene Airport
- Samaritan Pacific Communities Hospital
- Newport Veterinary Hospital
- and more...





# INVESTOR BENEFITS

- Scenic Location
- Plat Approved
- Flexible Options For Residential Development
- Infrastructure Essentials Already Available
- Rental Income Potential
- Diverse Tenant Base
- Future Growth
- Close Proximity to Popular Attractions





## Make A Smart Move!

In summary, investing in this Newport property stands out as a smart move with a multitude of advantages. The approved plat, scenic location, existing infrastructure and Newport's coastal charm and vibrant living enhances the property's appeal. Perfect opportunity for developers looking to capitalize on a strategically positioned and promising investment- make a smart choice! Contact us today to seize this exceptional opportunity!







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**GOODHOME**

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