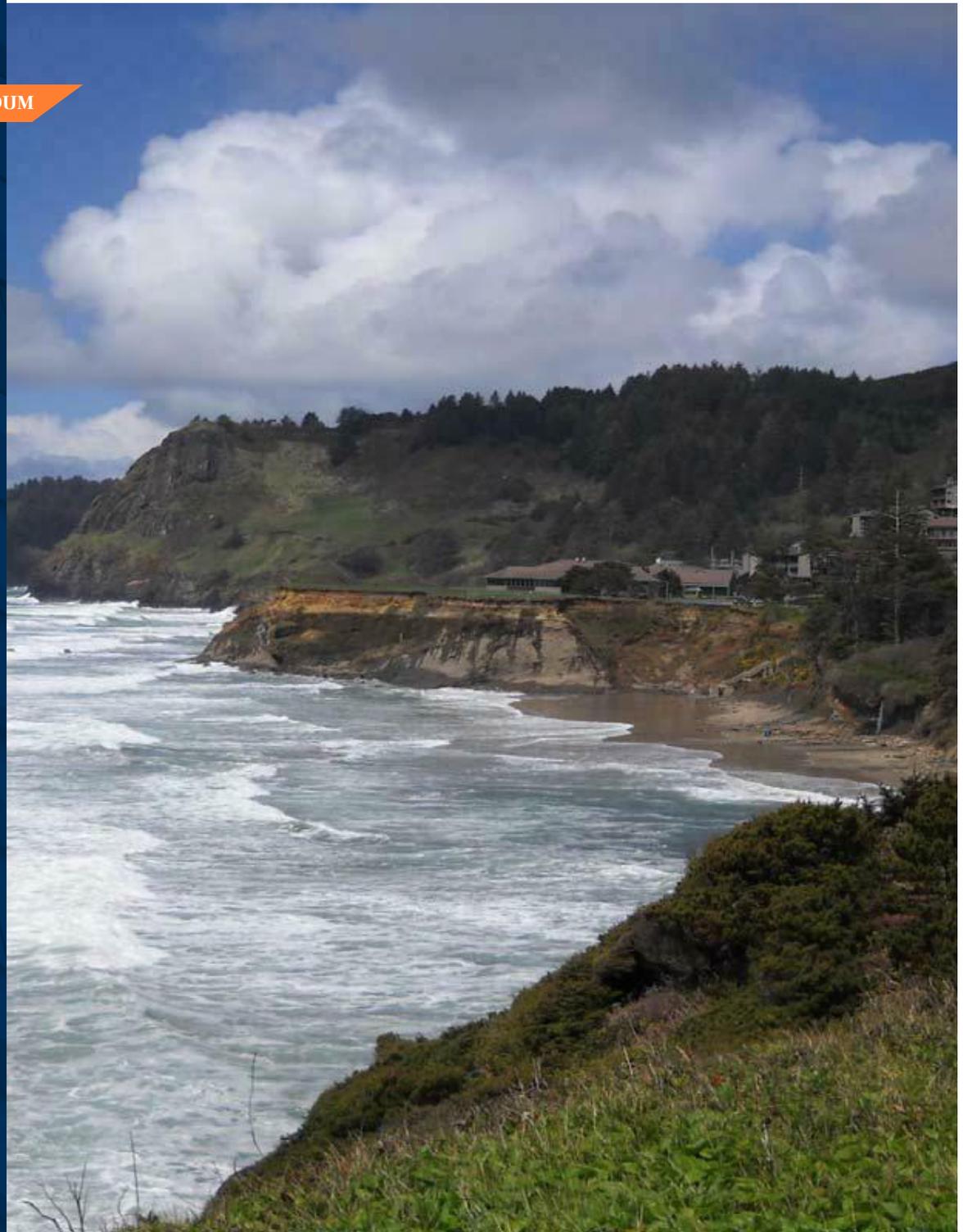


OFFERING MEMORANDUM

OTTER ROCK COASTAL LAND

N Coast Hwy, Otter Rock, OR 97369

Marcus & Millichap



OTTER CREST LOOP

EXCLUSIVELY LISTED BY

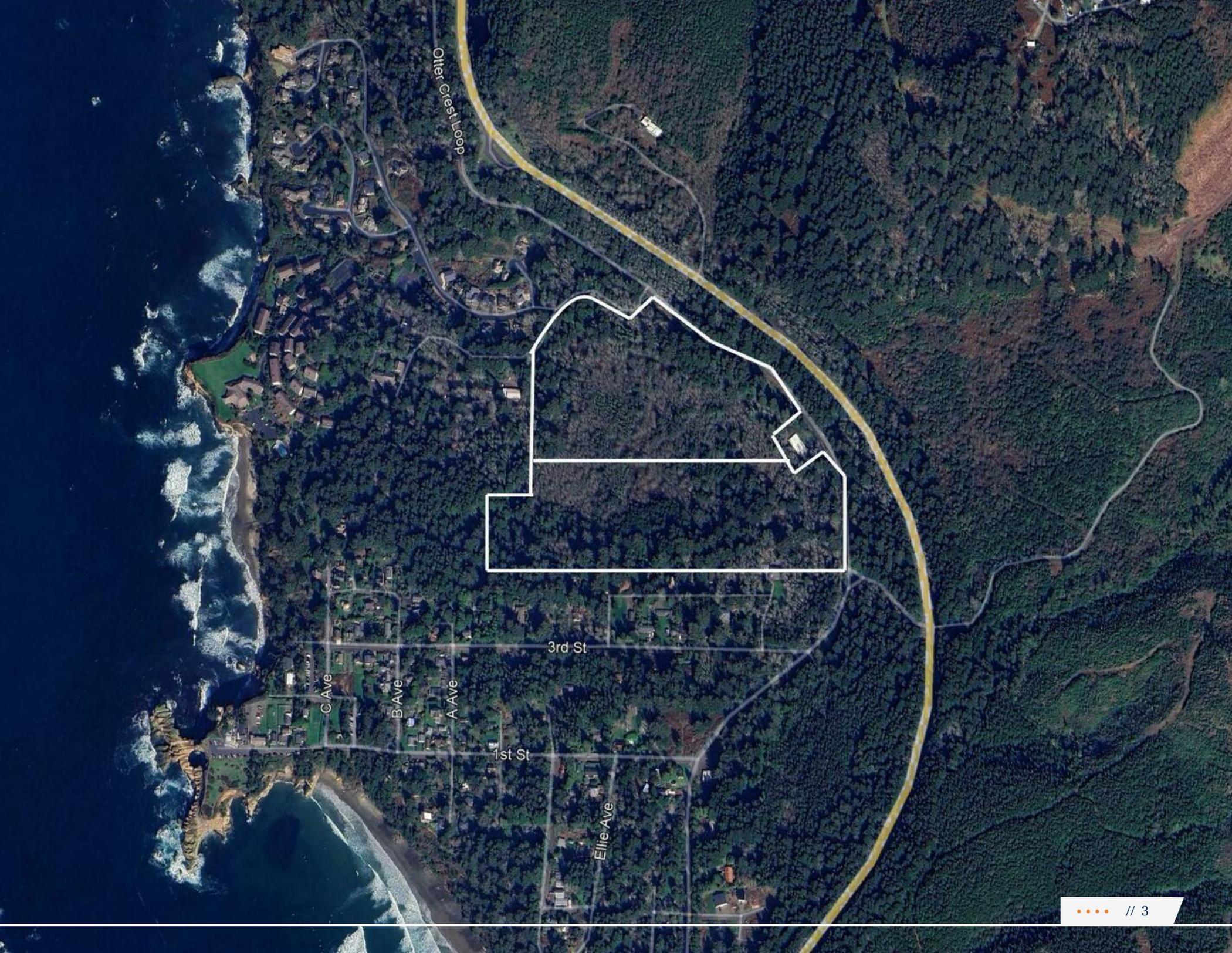
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Otter Crest Loop

3rd St

1st St

Ellie Ave

A Ave

B Ave

C Ave

OFFERING SUMMARY

 N COAST HWY



Listing Price
\$1,300,000



Lot Size
35.22 Acres



Allowable Buildable SF
1,534,183

FINANCIAL PARCELS

Listing Price	\$1,300,000
Down Payment	100% / \$1,300,000
Price/Acre	\$36,911
Development Type	Land

PARCELS

Zoning	R-1
Parcel 1	R378620 / 09-11-32-00-00400-00
Lot 1 Size	15.56 Acres
Parcel 2	R170993 / 09-11-32-00-00600-00
Lot 2 Size	19.66 Acres



OTTER ROCK

PROPERTY DESCRIPTION



INVESTMENT OVERVIEW

Situated along Oregon's coveted central coast, this 35.22± acre unincorporated Lincoln County holding in Otter Rock represents one of the few remaining opportunities to acquire meaningful coastal acreage in the area. Comprising two R-1 zoned parcels totaling 15.56 and 19.66 acres, the property sits five minutes from Devil's Punchbowl State Natural Area, adjacent to the Otter Crest Inn, and within a well-established tourism corridor defined by coastal views, year-round visitor traffic, and a severe shortage of developable land.

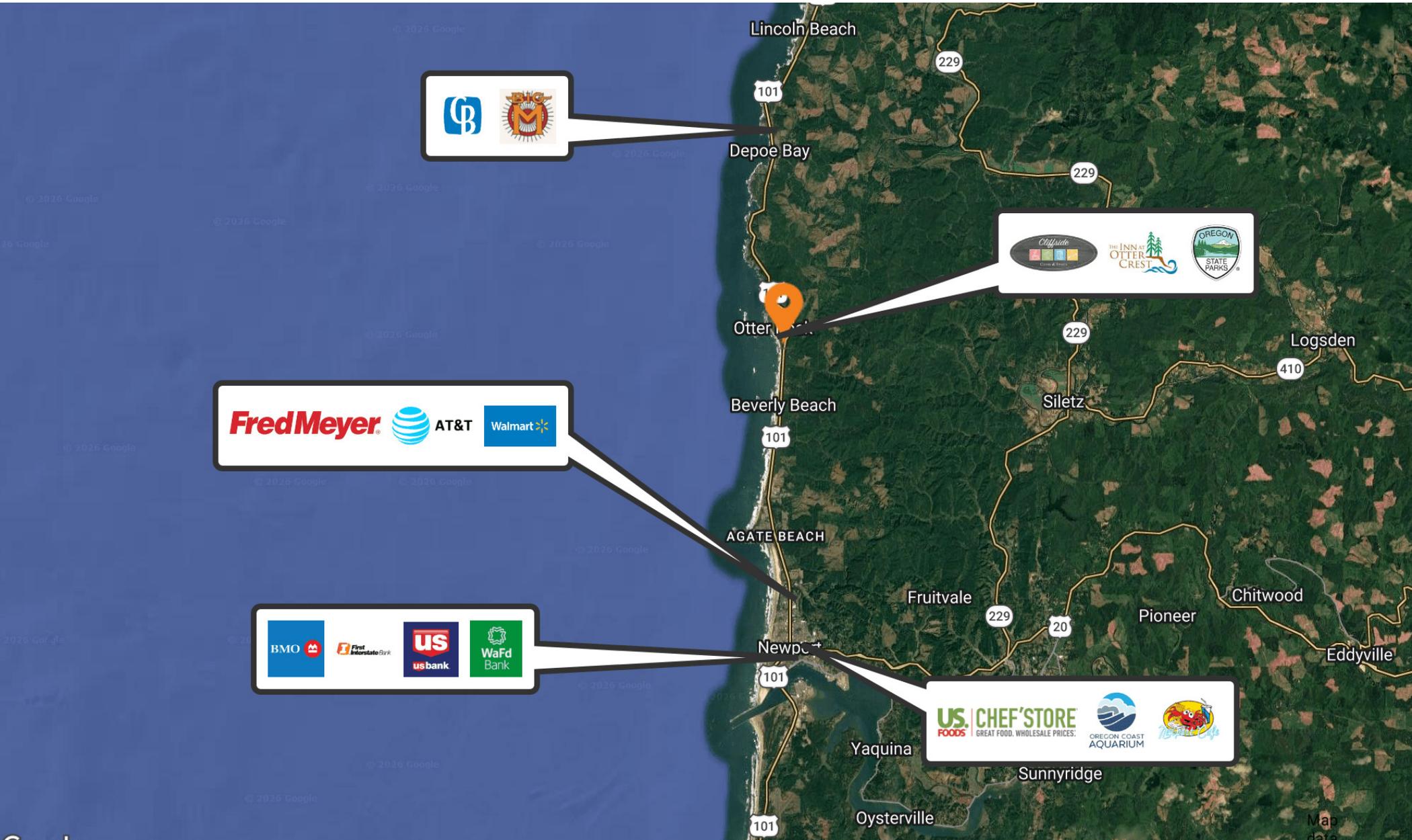
The residential development thesis is well-supported. Prior developer engagement has produced concept plans indicating the potential for a single-family subdivision of approximately 110 lots, positioning this site as a rare large-scale homebuilder opportunity on the Oregon Coast. A lower-density alternative of approximately 5-acre rural homesites offers a parallel path for investors seeking a more straightforward land division strategy. R-1 zoning permits single-family dwellings outright, and the prior planning work provides a buyer with meaningful groundwork toward entitlement.

INVESTMENT HIGHLIGHTS

- 35 Contiguous Acres on Oregon's Central Coast - A Vanishing Opportunity.
- Coast acreage of this scale rarely comes to market; most available in this corridor are fractional lots
- Minutes from Devil's Punchbowl State Natural Area, one of Oregon's most visited coastal landmarks and a built-in lifestyle draw for end buyers.
- Concept plans support up to 110 single family lots or a 5-acre homesite division

OTTER ROCK

RETAILER MAP



OTTER ROCK

DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2030 Projection			
Total Population	306	3,946	20,144
2025 Estimate			
Total Population	289	3,786	19,746
2020 Census			
Total Population	259	3,537	19,209
2010 Census			
Total Population	235	3,272	18,402
Daytime Population			
2025 Estimate	212	2,635	19,671
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2030 Projection			
Total Households	210	1,862	9,203
2025 Estimate			
Total Households	200	1,785	8,974
Average (Mean) Household Size	2.0	2.0	2.2
2020 Census			
Total Households	181	1,641	8,541
2010 Census			
Total Households	217	1,570	8,070

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	6.0%	2.9%	3.1%
\$200,000-\$249,999	5.0%	2.2%	2.5%
\$150,000-\$199,999	2.5%	7.3%	6.7%
\$125,000-\$149,999	10.0%	8.1%	6.7%
\$100,000-\$124,999	2.8%	10.0%	11.2%
\$75,000-\$99,999	22.6%	14.3%	14.2%
\$50,000-\$74,999	19.1%	15.2%	18.7%
\$35,000-\$49,999	16.0%	16.1%	13.3%
\$25,000-\$34,999	6.0%	7.4%	7.1%
\$15,000-\$24,999	1.3%	5.7%	7.0%
Under \$15,000	8.8%	10.8%	9.4%
Average Household Income	\$95,618	\$84,260	\$85,408
Median Household Income	\$73,189	\$67,991	\$67,993
Per Capita Income	\$47,217	\$41,601	\$39,189

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2025 Estimate	289	3,786	19,746
0 to 4 Years	2.0%	2.7%	3.6%
5 to 14 Years	7.9%	8.0%	9.3%
15 to 17 Years	2.3%	2.3%	3.1%
18 to 19 Years	1.2%	1.3%	1.9%
20 to 24 Years	1.1%	3.0%	3.9%
25 to 29 Years	0.9%	3.2%	4.2%
30 to 34 Years	2.9%	4.0%	5.0%
35 to 39 Years	3.4%	4.4%	5.3%
40 to 49 Years	8.4%	9.1%	11.2%
50 to 59 Years	11.9%	12.2%	11.9%
60 to 64 Years	11.6%	9.2%	8.6%
65 to 69 Years	15.2%	12.1%	10.4%
70 to 74 Years	13.6%	12.2%	9.6%
75 to 79 Years	8.1%	7.8%	6.4%
80 to 84 Years	5.9%	5.0%	3.3%
Age 85+	3.6%	3.3%	2.5%
Median Age	63.0	59.0	52.0

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	247	3,133	15,446
Elementary (0-8)	2.0%	1.3%	2.6%
Some High School (9-11)	4.5%	3.0%	5.0%
High School Graduate (12)	24.3%	24.6%	23.9%
Some College (13-15)	27.7%	27.1%	29.2%
Associate Degree Only	5.6%	10.7%	8.6%
Bachelor's Degree Only	18.8%	18.3%	17.3%
Graduate Degree	17.0%	15.1%	13.3%
HOUSING UNITS			
Occupied Units			
2030 Projection	441	2,825	12,796
2025 Estimate	420	2,716	12,488
Owner Occupied	123	1,286	5,963
Renter Occupied	28	557	3,079
Vacant	220	931	3,514
Persons in Units			
2025 Estimate Total Occupied Units	200	1,785	8,974
1 Person Units	24.5%	32.8%	33.0%
2 Person Units	57.5%	47.7%	42.4%
3 Person Units	10.0%	10.5%	12.1%
4 Person Units	6.5%	5.8%	7.0%
5 Person Units	0.5%	1.8%	3.2%
6+ Person Units	1.0%	1.5%	2.4%

OTTER ROCK

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 19,746. The population has changed by 7.30 percent since 2010. It is estimated that the population in your area will be 20,144 five years from now, which represents a change of 2.0 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 52.0, compared with the U.S. average, which is 40.0. The population density in your area is 63 people per square mile.



HOUSEHOLDS

There are currently 8,974 households in your selected geography. The number of households has changed by 11.20 percent since 2010. It is estimated that the number of households in your area will be 9,203 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2025, the median household income for your selected geography is \$67,993, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 60.87 percent since 2010. It is estimated that the median household income in your area will be \$84,410 five years from now, which represents a change of 24.1 percent from the current year.

The current year per capita income in your area is \$39,189, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$85,408, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 8,002 people in your selected area were employed. The 2010 Census revealed that 56.2 percent of employees are in white-collar occupations in this geography, and 19.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 19.00 minutes.



HOUSING

The median housing value in your area was \$432,424 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 5,029.00 owner-occupied housing units and 3,041.00 renter-occupied housing units in your area.



EDUCATION

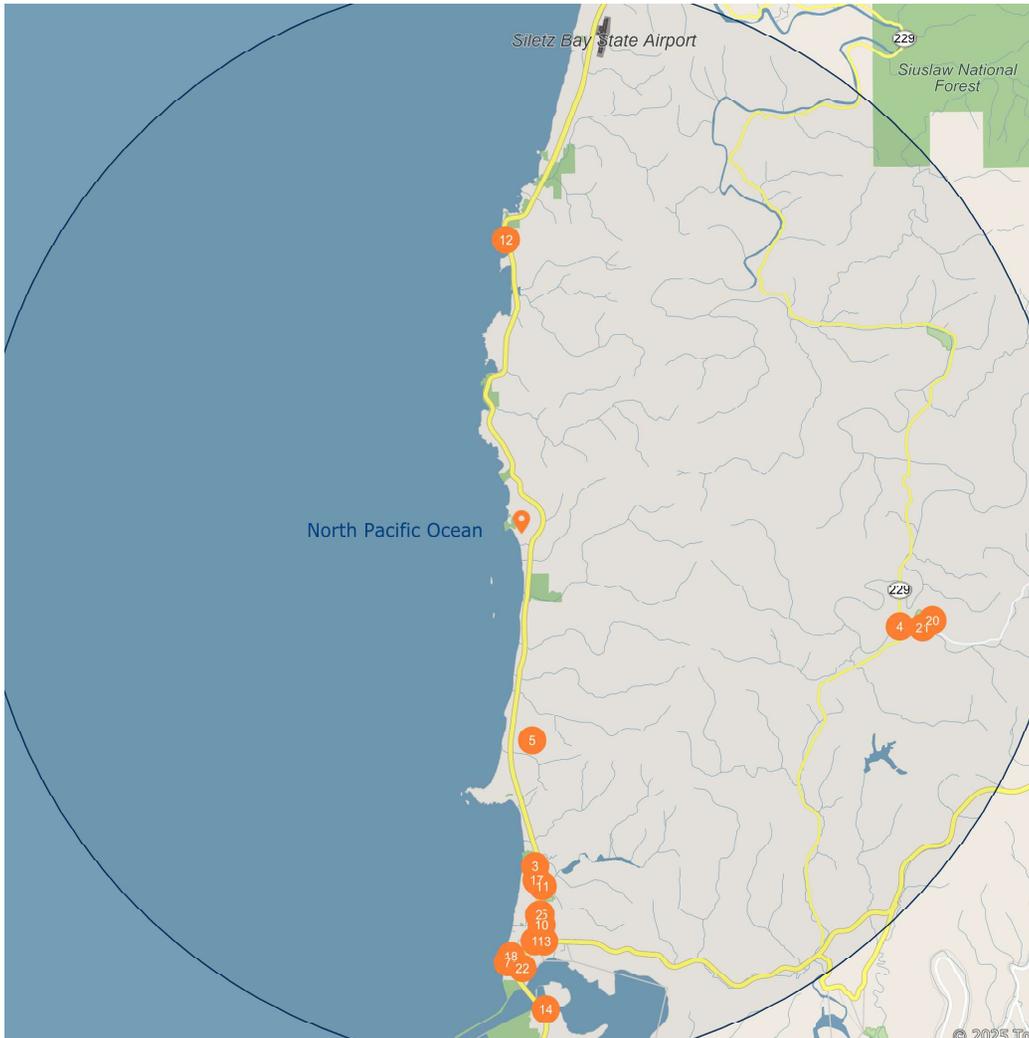
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 29.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 19.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.7 percent in the selected area compared with the 19.6 percent in the U.S.

OTTER ROCK

DEMOGRAPHICS



Major Employers

Employees

1	County of Lincoln-	400
2	Garmin International Inc-Tr1 Auto Pilots	379
3	Walmart Inc-Walmart	230
4	Confedrted Trbes of Sletz Inda-C T S I	225
5	Westmont Living Inc-	193
6	Confedrted Trbes of Sletz Inda-Siletz Health Clinic	134
7	Hallmark Inns & Resorts Inc-Best Western	104
8	Hallmark Inns & Resorts Inc-Georgies Beachside Grill	104
9	Oregon Coast Cmnty Cllege Fndti-	90
10	Cash & Carry Stores LLC-	89
11	Fred Meyer Jewelers Inc-Fred Meyer Jewelers 227	83
12	Worldmark Club-Worldmark Club At Depoe Bay	75
13	Wavedivision Holdings LLC-Coastcom	75
14	Oregon Coast Aquarium Inc-Oregon Coast Aquarium	75
15	Shangri-La Corporation-	74
16	Fred Meyer Stores Inc-Fred Meyer Stores 227	71
17	Central Lncoln Pples Utlity Ds-Central Lincoln Pud	68
18	Shilo Management Corporation-Shilo Inn	66
19	Shilo Management Corporation-Shilo Restaurant & Cafe	58
20	Confedrted Trbes of Sletz Inda-	54
21	Confedrted Trbes of Sletz Inda-Siletz Indian Housing Auth	54
22	Samaritan PCF Hlth Svcs Inc-GOOD SAMARITAN HOSPITAL	50

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Activity ID #ZAH0210004

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