



# YAQUINA VISTA

Newport, OR

pdfelement  
The Trial Version

  
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# THE INVESTMENT

- Yaquina Vista is just minutes from shopping, dining, recreation and tourism opportunities found throughout Newport and surrounding areas.
  - The property boasts an unrivaled perspective of the bay, with a front row seat to beautiful Oregon Coast wetlands.
  - Easy paved access to this parcel provides a unique blend of elements: the convenience of being inside city limits, yet the presence of aquatic beauty all around.
  - Not only does Yaquina Vista benefit from its overall location, it also
- is a wooded area and contains a small freshwater pond where wildlife abounds.



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An aerial photograph of a rural property. In the upper left, there is a small pond surrounded by trees. Below the pond, there are two large white barns and a smaller white house with a gambrel roof. Several cars are parked in a gravel area between the barns. The property is surrounded by dense green trees and a large field of tall, dry grass in the foreground.

# DEVELOPMENT OPPORTUNITY

- Not every coastal real estate purchase is made for pleasure... Yaquina Vista provides an excellent opportunity to expand upon Newport's growing need for higher density residential development. Zoned R-4 Multifamily, this parcel is positioned to be taken to the next level. With an estimated 3.88 acres +/- of developable space, there is potential to build multifamily structures such as townhouses, 2/3/4-Plexes etc. with a minimum land requirement of 2,500 sq. ft. per dwelling unit. Also, certain commercial ventures may be allowed such as hotel/motel/resorts (see Lincoln County and City of Newport Zoning Ordinances)
- The property is served by City of Newport water and sewer, both of which have readily available capacity to increase service volume, according to the City.





Proposed Building Area

Identified Wetlands

All Property Lines Approx.

















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# FEATURES

- 8.07+- Acres
- Approximately 3.88+- acres of developable space outside wetlands and flood zone
- Potential for wetland area development? - (Inquire with Oregon State Lands)
- Views of the Yaquina Bay
- Attractive wetlands for a natural landscape
- Available utilities include City of Newport water and sewer, natural gas by Northwest Natural, Electricity by Central Lincoln PUD.
- Possible Energy Trust of Oregon incentives for Multifamily development
- Possible Tax/Development incentives via City of Newport







# THE LISTING

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Price \$850,000

**ADDRESS:**

3616 SE Elm St.  
Newport, OR 97366

Tax Lot #'s: R118306, R80397

Appointment Required for  
showings with minimum 48 Hour  
Notice



**Cory Spink**

Licensed Broker in OR

503-857-7780

cspink@mowlandco.com





# VICINITY

With a population of about 10,500, the Newport area offers world class beaches, a gourmet seafood cuisine, and views of historic Yaquina Bay. Between the Oregon Coast Aquarium, whale watching, salmon fishing, and the iconic lighthouses, this area is a west coast gem.

Downtown Newport is only about 1 hour from Corvallis, the home of Oregon State University, and is about 2.5 hours to downtown Portland.





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