



FOR SALE
SE Corner Hwy. 101 & 40th st.
South Beach (Newport), Oregon

Description: Located at the SE corner of Hwy. 101 & 40th st. this parcel of vacant land has excellent access and exposure to Hwy. 101. The 2.33 acre site “can be divided”. Zoning is IP, (Planned Industrial), which allows for a wide variety of retail & business uses (see enclosed zoning description). The site is vacant (except for a wooden boat....included in the sale); all City Utilities are adjacent to the Property.

The site is ½ mile and downhill from the Oregon Coast Community College. The intersection of Hwy. 101 & 40th st. is scheduled to have installed a traffic light during the summer of 2026. Please refer to agent for additional information.

Asking Price: **\$1,928,401** **(\$19.00 /sf)**

Agent:

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Zoning Information

1.1364 Planned Industrial Zone I-P

In an I-P zone the following regulations shall apply:

(1) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

- (a) Farm use.
- (b) Forestry, including the management, production, and harvesting of forest products and of related natural resources in forest areas and including rock extraction and processing for use in forest access roads.
- (c) Residence for caretaker or night watchman.
- (d) Beachfront protective structures.

(2) Conditional Uses Permitted:

The following uses and their accessory uses may be permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999:

- (a) A use involving manufacture, research, repair, assembly, processing, fabricating, packing, distribution, warehousing, wholesaling, mini-storage, or storage provided that the use does not create a public nuisance, noise, smoke, odor, or dust, or because it constitutes a fire, explosion, or other physical hazard.
- (b) Heliports and related uses.
- (c) Animal hospital.
- (d) Automobile, truck, or trailer sales, service, storage, rental, or repair.
- (e) Automobile speedway, race track.
- (f) Automobile wrecking yard, junk yard.
- (g) Boat launching or moorage facility, marina, boat charter service.
- (h) Boat or marine equipment sales, service, storage, rental, or repair.
- (i) Extraction and processing of rock, sand, gravel, or other earth product.
- (j) Feed or seed store.
- (k) Governmental structure or use of land.
- (L) Implement, machinery, heavy equipment sales, service, storage, rental or repair.
- (m) Lumber or building materials sales and storage.
- (n) Newspaper office, printing shop.
- (o) Plumbing, heating, electrical, or paint contractors' storage, repair, or sales shop.
- (p) Public park, playground, golf course, or similar recreation area.
- (q) Public utility facility.
- (r) Radio or television transmitter or tower.
- (s) Restaurant, bar, or tavern.
- (t) Solid waste transfer station.
- (u) Solid waste debris site or facility complying with LCC 2.1035 (8). A conditional use permit issued pursuant to this paragraph shall be reviewed for compliance by the Planning Division every three years on or about each three year anniversary from the date of issuance. The compliance review shall include, but is not limited to, a site visit and a review of any complaints received. The Planning Division shall refer any non-compliance to the Commission for possible initiation of proceedings to revoke the conditional use permit in accordance with LCC 1.1605. Every conditional use permit issued pursuant to this paragraph shall contain the following statement: NOTICE: This conditional use permit is subject to a mandatory compliance review

- (v) Tire sales, repair, retreading, or vulcanizing.
- (w) Signs, advertising.
- (x) Bank and similar lending institutions.
- (y) Theater/performing arts center.
- (z) Pilings, piers, docks, and similar in-water structures.

(3) Prohibited Uses:

The following uses are prohibited:

- (a) Cement, lime gypsum, or plaster of Paris manufacturer.
- (b) Explosives storage or manufacture.
- (c) Fertilizer manufacture.
- (d) Gas manufacture.
- (e) Glue manufacture.
- (f) Petroleum or petroleum refining.
- (g) Pulp mill.
- (h) Rendering plant.
- (i) Smelting or refining of metallic ore.
- (j) Other uses similar to the above.

(4) Standards:

Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999 the following standards shall apply:

- (a) All yards abutting a lot in a residential zone shall be a minimum of 20 feet.
- (b) No structure shall be located closer than 30 feet from the right-of-way of any State highway or any collector or arterial street.
- (c) No building height limitation for nonresidential structures.
- (d) Outdoor storage abutting or facing a street or highway or a lot in a residential zone shall be screened with a sight-obscuring fence.
- (e) Except as otherwise allowed by ORS Chapter 197, uses in the I-P zone outside of Urban Growth Boundaries shall be limited to a building or buildings not exceeding 40,000 square feet of floor space.
- (f) Notwithstanding paragraph (e) of this subsection, any conforming use existing as of the effective date of this amendment may be expanded in floor area up to thirty percent, provided other applicable dimensional standards are met.

(5) Special Standards:

The following procedure shall apply to all conditional uses. The Planning Division or the Planning Commission shall seek to determine whether:

- (a) A proposed use is suitable for the property in question, considering the long-range industrial potential for the zone, and further considering that piece-meal development of the zone may limit the possibility for meeting this potential.
- (b) Setbacks of buildings, parking and loading areas, and storage areas or development should be increased or decreased. For properties within Urban Growth Boundaries, the setbacks may be based on the standards used for industrial properties within the city limits.
- (c) Special landscaping, screening, and/or fencing requirements are appropriate.
- (d) Any additional conditions need to be met to insure compatibility of the proposed use with existing and future development in the surrounding area. [1998 o.375 §2; 2004 o.430 §6; 2015 o.481 §1]