

FOR SALE | \$1,600,000



# RIVER RUN DEVELOPMENT SITE

916 S HOLLADAY DR | SEASIDE, OR 97138

For more information or a property tour, please contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

10/03/2023

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
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# RIVER RUN SITE

916 S Holladay Dr | Seaside, OR 97007

## DEVELOPMENT LAND FOR SALE

### DETAILS

- Price: \$1,600,000
- Land size: ± 1.84 AC (± 80,596 SF)
- Zoning: C3

### FEATURES

- Desirable location in Seaside
- Riverfront property
- Previous improvements demolished
- Unobstructed views on upper floors of new development
- Zoning allows for hotel development
- Potential conditional use for multifamily development
- 7 blocks to the beach
- 9 blocks to city center
- Architectural plans for 82 room hotel available

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,848	9,020	10,473
Median Age	42.9	44.0	44.6
Households	2,661	4,044	4,667
Avg Household Income	\$64,915	\$73,177	\$82,351



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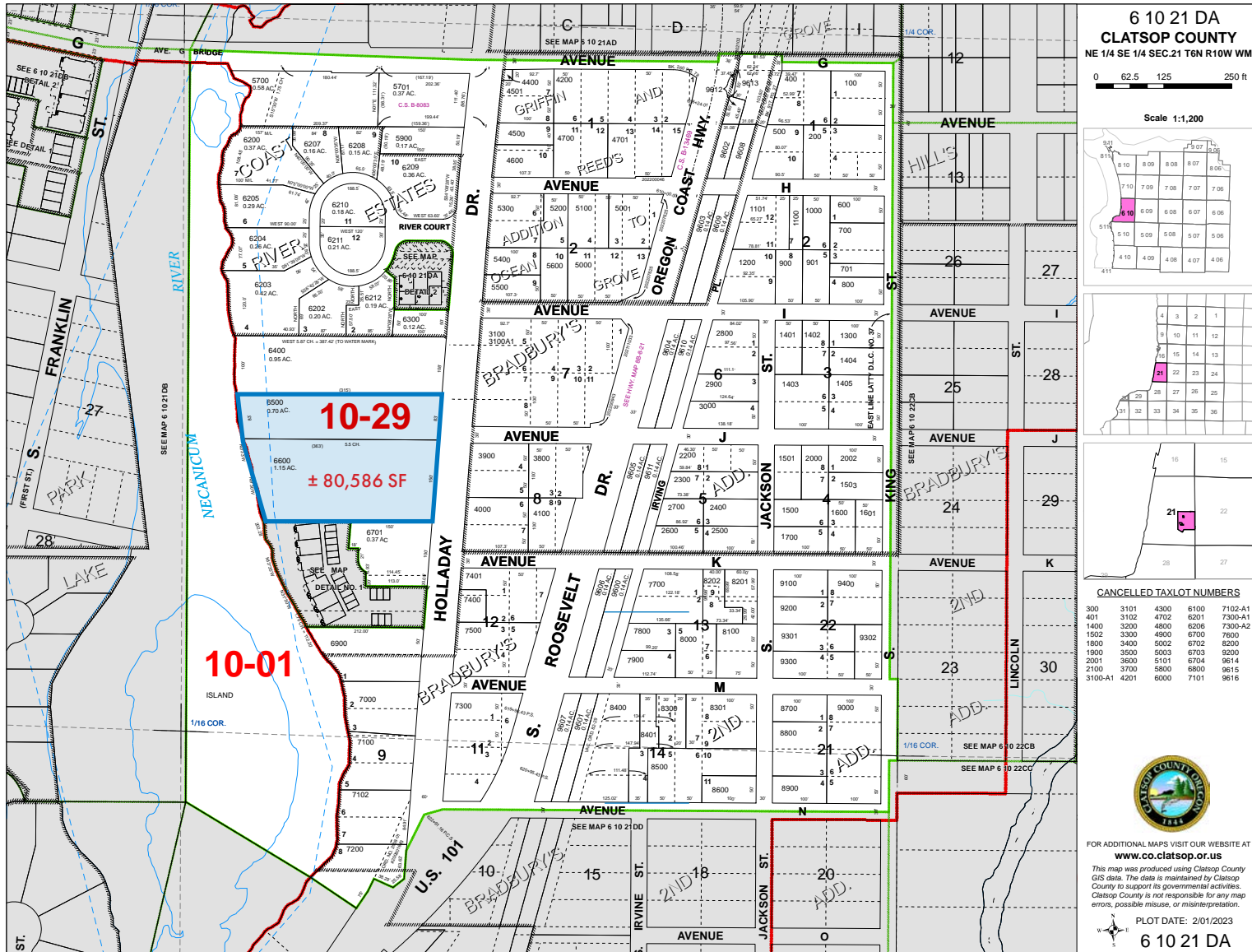
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**Section 3.080 C-3 COMMERCIAL, GENERAL**

**Section 3.081 Purpose.** To provide for more intensive commercial uses which do not require prime areas, such as in the central business district or resort areas. The area is characterized by wholesale and heavier commercial uses which normally occur in the fringe area of the central business district.

**Section 3.082 Outright Uses Permitted.** In a C-3 Zone, the following uses and their accessory uses are permitted outright:

1. Retail stores and shops handling food, drugs, clothes, gifts, antiques, new and used furniture and appliances.
2. Wholesale suppliers and warehouses.
3. Building supplies, contractor's offices and yards, and farm supplies.
4. Automotive uses such as repair shops and service stations, and new and used car dealers.
5. Processing such as a dairy, bottling plant, or fish.
6. Restaurants, including drive-through operations.
7. Service type store or business such as a barber or beauty shop, clothes cleaning, shoe repair, small appliance and engine repair, and telegraph offices.
8. Offices such as banks, savings and loans, insurance and professional offices.
9. Public facilities such as post office, telephone exchange, substation, fire or police station.
10. Hotel or motel.
11. The rental of non-motorized bikes, trikes, and boats.
12. Residential Facilities.
13. Theater
14. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

**Section 3.083 Conditional Uses Permitted.** In a C-3 Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Drive-in restaurants.
2. Contractor's Yards
3. Mobile home and trailer sales lots and associated repair facilities.
4. Churches, religious structures and schools.
5. Residential uses in conjunction with a permitted use and when located within the same structure.
6. Time-share units, Condominiums and Apartments.
7. Recreational vehicle parks and campgrounds.

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8. The rental of motorized bikes, and boats.
9. Indoor and outdoor amusement activities.
10. Kennels when in conjunction with a veterinary hospital.
11. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
12. Mini-storage
13. Similar Use subject to Section 6.250
14. Assisted Living Facilities

**Section 3.084 Prohibited Uses and Structures.** In a C-3 Zone the following uses and structures are prohibited.

1. Single family and two family residential uses.

**Section 3.085 Standards.** In a C-3 Zone, the following standards shall apply:

1. Lot Size: No minimum requirement.
2. Density: No requirements.
3. Front Yard: None.
4. Side Yard: None, except when abutting an "R" Zone and then the side yard shall be at least 5 feet.
5. Rear Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall be 45 feet.
7. Lot Coverage: No requirements.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.
10. Although setbacks are not required when properties do not adjoin "R" Zones, utility easements must be provided.

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