



FOR SALE

MULTI-FAMILY
LAND WITH PLANS
FOR 78-UNITS

DREAMCATCHER APARTMENTS DEVELOPMENT SITE

2465 S ROOSEVELT DR | SEASIDE, OREGON 97138

For more information or a property tour, please contact:

THOMAS MCDOWELL
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RAYMOND DUCHEK
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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 their own satisfaction.

02/05/2025

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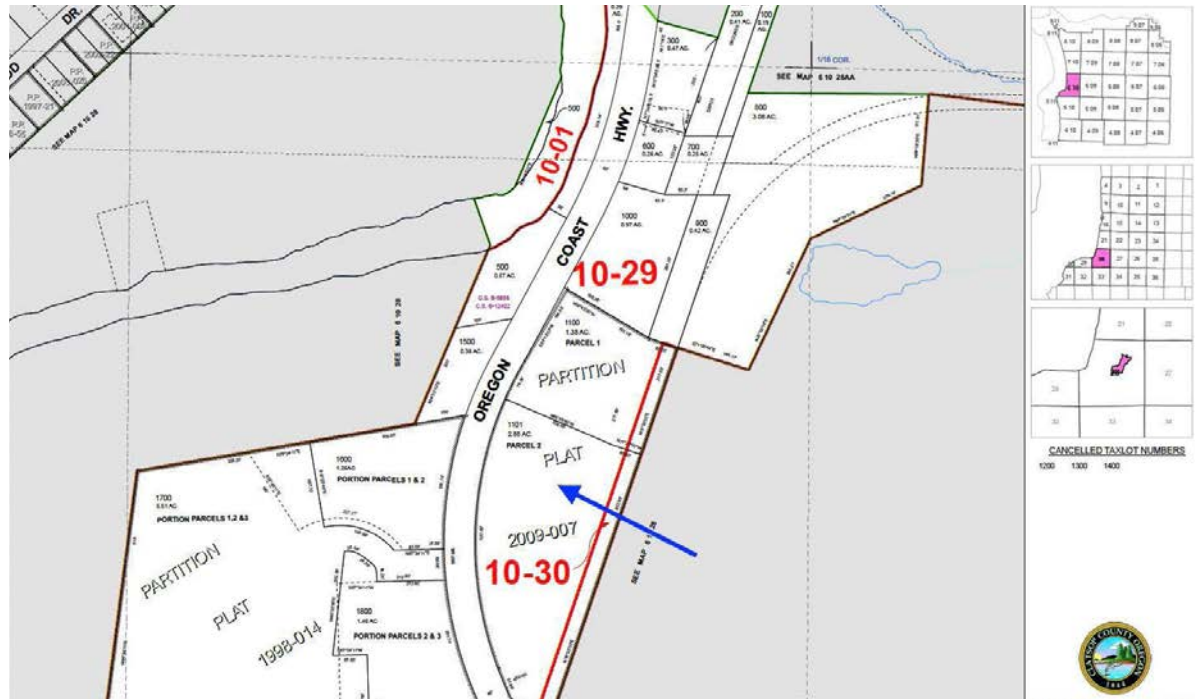
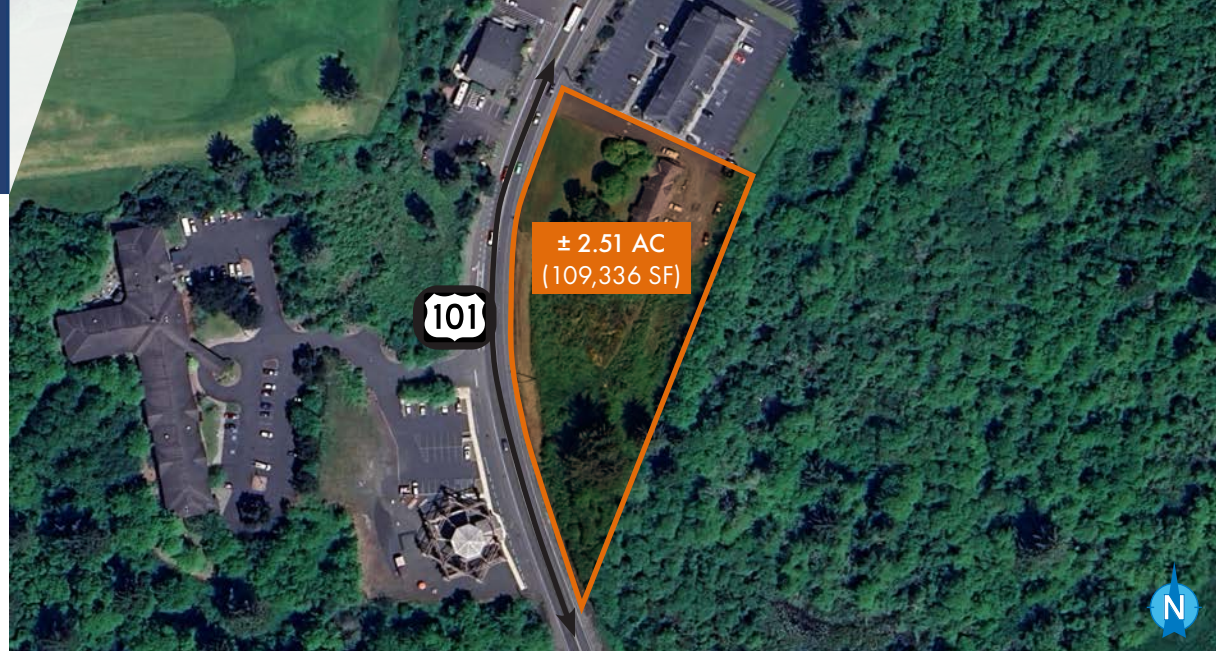
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2465 S Roosevelt Dr | Seaside, OR 97138

Seaside is experiencing strong, sustained demand for rental housing. This parcel offers an exceptional chance to deliver much needed apartments in a high growth coastal market — close to jobs, transit, shopping, and recreation. Ideal for developers targeting coastal renters, vacation long stay units, or mixed income housing.

- Sale price: \$1,500,000
- Land Size: ± 2.51 AC (109,336 SF)
- Zoning: C3
- Income in place from 7 apartment tenants while planning development
- Site can fit 78 units, preliminary plans available

- Unit Mix: 1 Unit 1 bedroom/1 Bath
3 Units 2 Bedroom/1 Bath
2 Units 2 Bedroom/2 Bath
1 Unit 3 Bedroom/1 Bath
- Occupancy: 90%



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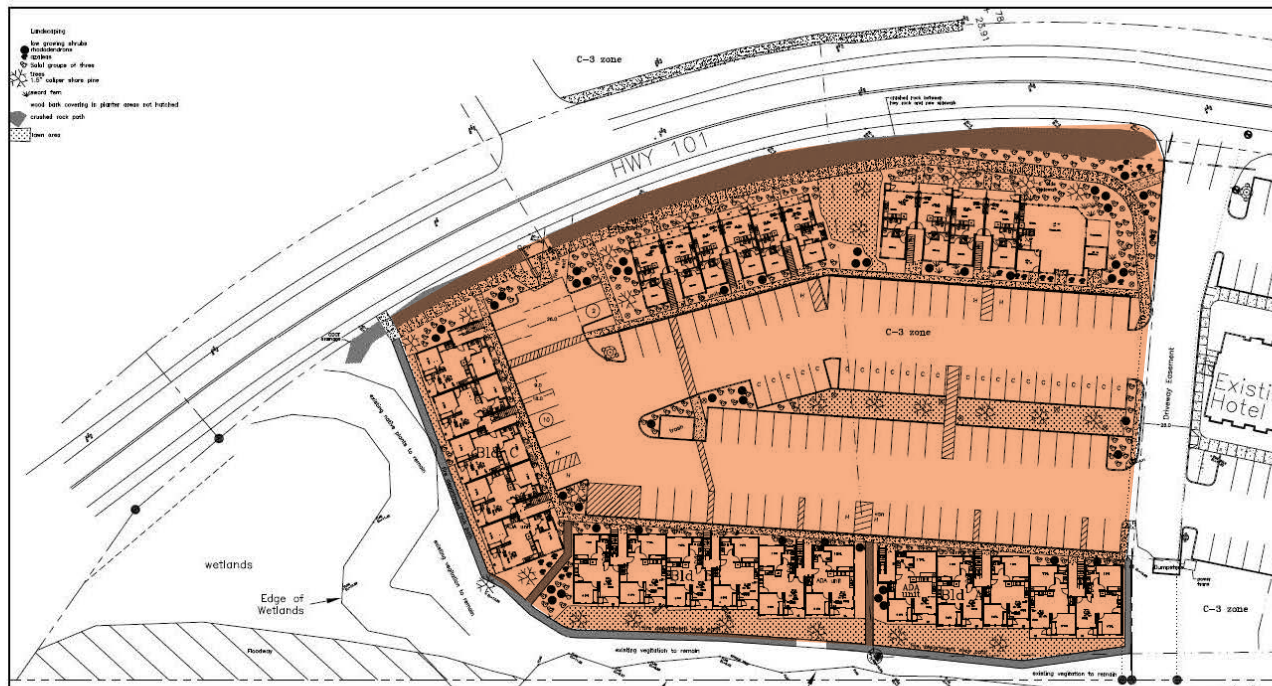
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PROJECT SITE PLAN | DREAMCATCHER APARTMENTS



Project Scope

- Lot Size: 2.91 Acres
- Building Height: 3 Stories
- Number of Buildings: 5
- Number of Units: 78
- Parking: Surface Parking
- Number of Parking Spaces: 110
- Gross Area: 74,211 SF
- Rentable Area: 56,400 SF

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PROPERTY PHOTOS



DREAMCATCHER APARTMENTS DEV. SITE

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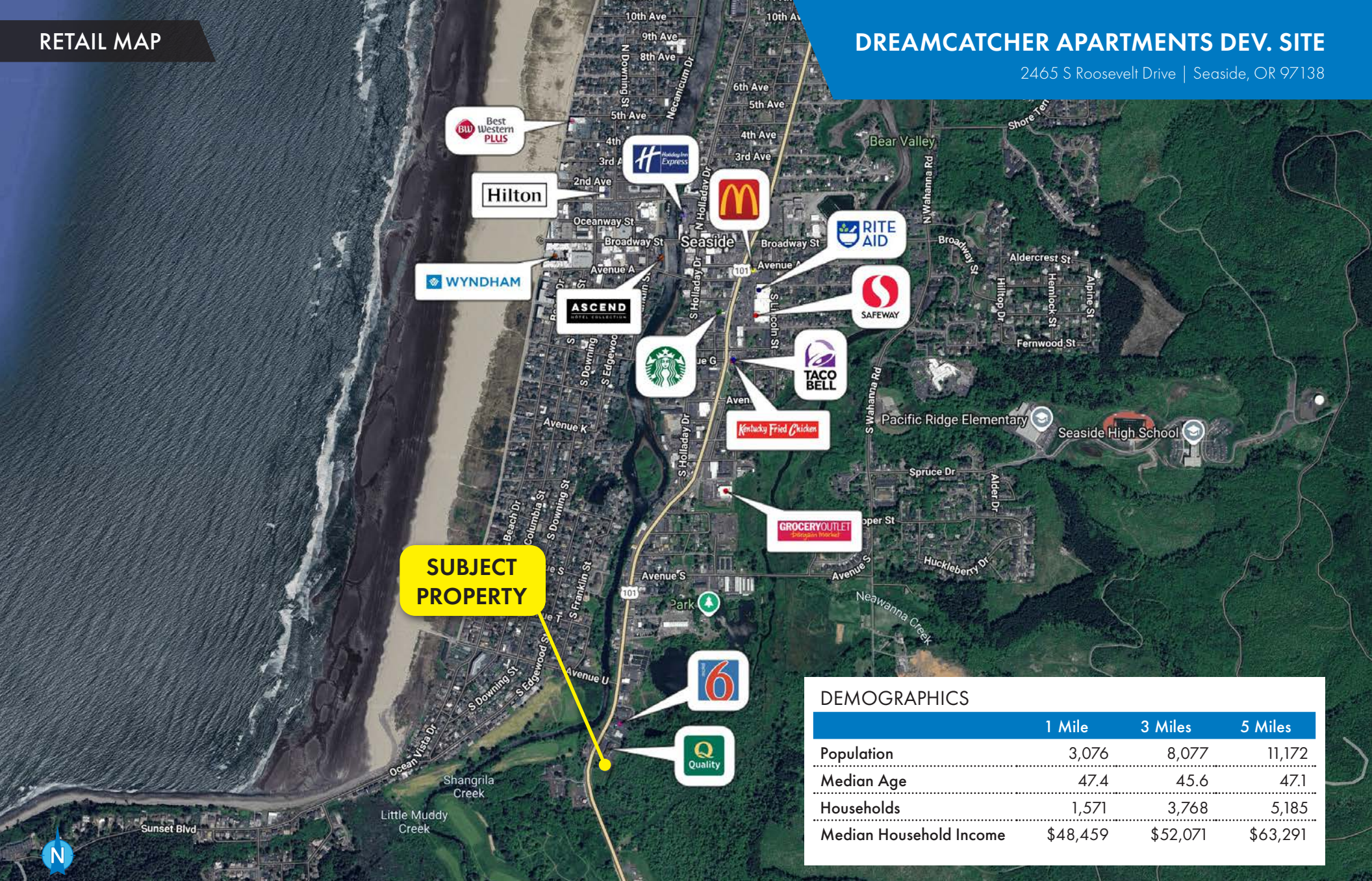
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,076	8,077	11,172
Median Age	47.4	45.6	47.1
Households	1,571	3,768	5,185
Median Household Income	\$48,459	\$52,071	\$63,291

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