

For Sale LAND

# 750 Quince Street - Florence, Oregon

Development Opportunity



## OFFERING HIGHLIGHTS

- Prime development sites
- Excellent location within walking distance of historic Old Town, adjacent to the Florence Events Center and directly on the Siuslaw River
- Conveniently located just south of the intersections of Highway 101 and 126
- Highway 126 frontage
- Wetland delineation completed for Parcel 1
- Three Rivers Casino recently completed 90-unit hotel and 70,000 square-foot casino floor
- Florence Rated “Number One Place to Retire in the United States” in 2004
- Siuslaw River views
- Geographic barriers to entry – including the tribal lands, rivers, ocean, forests and dunes – have resulted in a lack of developable land in the area
- Ideal topography with exceptional street frontage and limited natural resources hindering development
- Tax increment financing available
- Part of Urban Renewal Zone

## SITE OVERVIEW

• <b>Parcel 1</b> Vacant Middle School Site	12 acres (approximately 6.0 usable acres)
• <b>Parcel 2</b> Vacant Bus/Athletic Facility	6.50 acres
• <b>Parcel 3</b> Vacant Warehouse Site	1.02 acres
• <b>Parcel 4</b>	0.90 acres
• <b>Parcel 5</b>	0.23 acres
<b>Zoning</b>	Old Town District, City of Florence
<b>Zoning Uses</b>	Old Town District zoning is conducive for high- and medium-density residential, commercial, dining, lodging, and assisted living facilities
<b>Potential Building Height</b>	The zoning may accommodate a four-story structure height

For further information please contact:

### JAMES LEWIS

Associate Director, Capital Markets Group  
(503) 279-1743  
jim.lewis@cushwake.com

### GARY GRIFF

Senior Director, Capital Markets Group  
(503) 279-1756  
gary.griff@cushwake.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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## FLORENCE OVERVIEW

Florence is located on the Oregon coast, 180 miles southwest of Portland, 55 miles west of Eugene (Oregon's second largest city and home of the University of Oregon), 110 miles from Corvallis (Oregon State University), and 140 miles from Salem, the state Capitol. The Florence area is popular as a diverse vacation destination, conveniently located proximate to major Oregon Coast attractions such as the Sea Lion Caves, Heceta Head Lighthouse, the Oregon Coast Aquarium, the Three Rivers Casino, and outlet malls. Florence was recently voted the "Number One Place to Retire" by Retirement Places Rated.

The City of Florence has a population of 13,575 and serves an area market base of approximately 20,000. The main employers in the region include the Three Rivers Casino, which has recently expanded its facilities with a 90-unit hotel and 70,000 square-foot casino, and the Peace Health Siuslaw Region health care system, which provides an attractive amenity for the area's growing retirement population

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