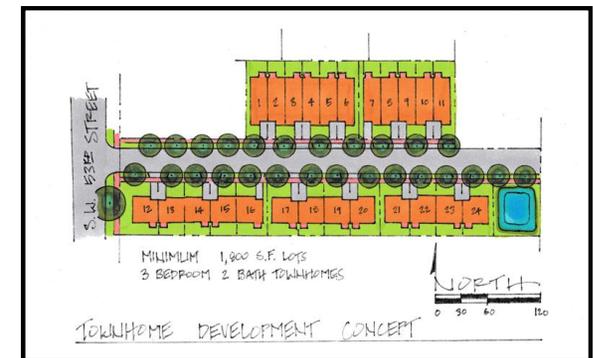
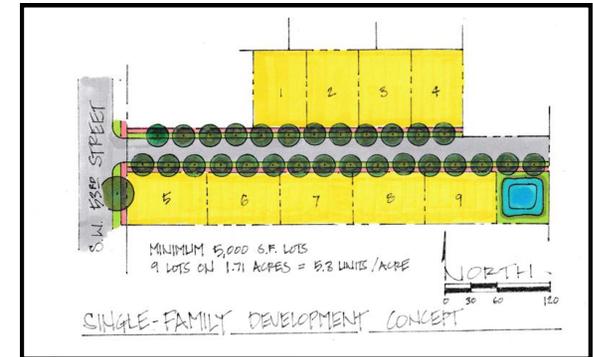
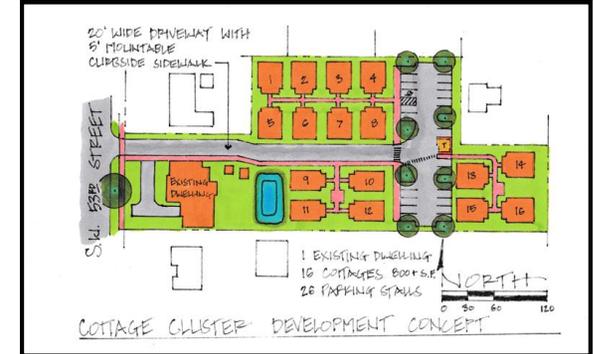
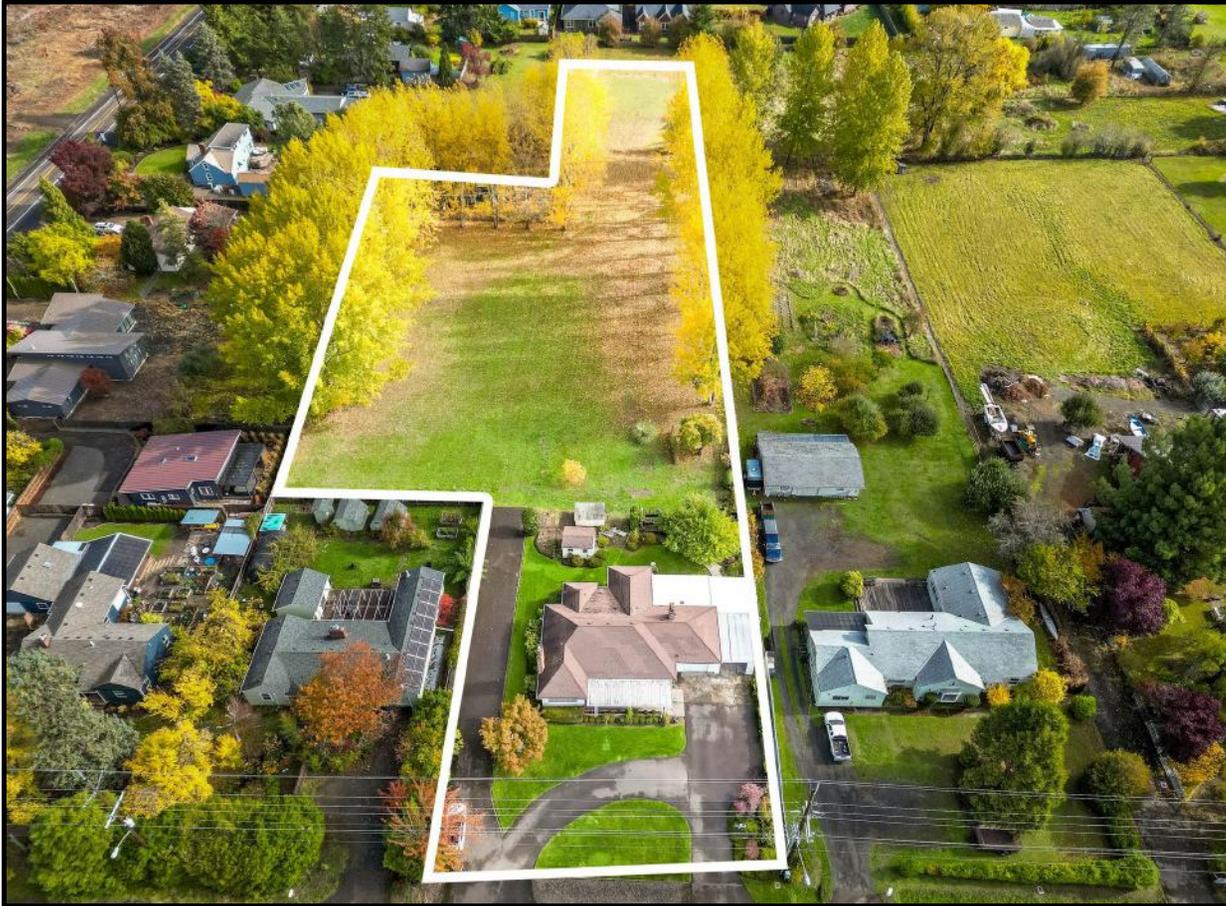


# FOR SALE: 1045 SW 53<sup>rd</sup> Street, Corvallis OR 97333

MLS# 834927 & 835828

(Example Concepts)



## Residential / Redevelopment Opportunity

- ▶ Excellent Candidate For "Cottage Clusters" (No Max Number!)
- ▶ Up to 9+ Single-Family Lots (6 Per Acre on 1.71 Acres)
- ▶ Potential For Up To 41 Small Townhomes (24 Units / Acre)



# Executive Summary



## Offering Summary

Offered at	\$1,900,000
Lot Size	1.71 acres (2 tax lots)
Year Built	1952 (Home)
Home	1,664 SqFt
Zoning	RS-6 (see zoning map)

## Location Highlights

Sunset Shopping Center	.5 miles
OSU Campus	1.8 miles
Bald Hill / Hiking	2.0 miles
Downtown Corvallis	2.7 miles
I-5	13.9 miles
Newport (Coast)	46.3 miles

## Property Summary

Rare 1.71-acre Corvallis property with incredible redevelopment potential. Level, buildable land across two tax lots, zoned RS-6 which is perfect for cottage clusters, single-family homes, or a townhome community (potentially up to 41 units, buyer to verify). Just off Philomath Blvd and minutes from OSU, downtown, shopping, and transit, the location combines convenience with stunning views of Mary's Peak and rolling farmland. Direct access to paved paths and hiking/biking trails adds unmatched lifestyle appeal.

A charming 3 bedroom, 2 bath home sits on the property, offering vintage character and flexible living space. Thanks to the zoning, location, and scenic surroundings, this site is a standout opportunity for builders, developers, or investors ready to create a transformative project in one of Oregon's most desirable communities.

# Aerial View



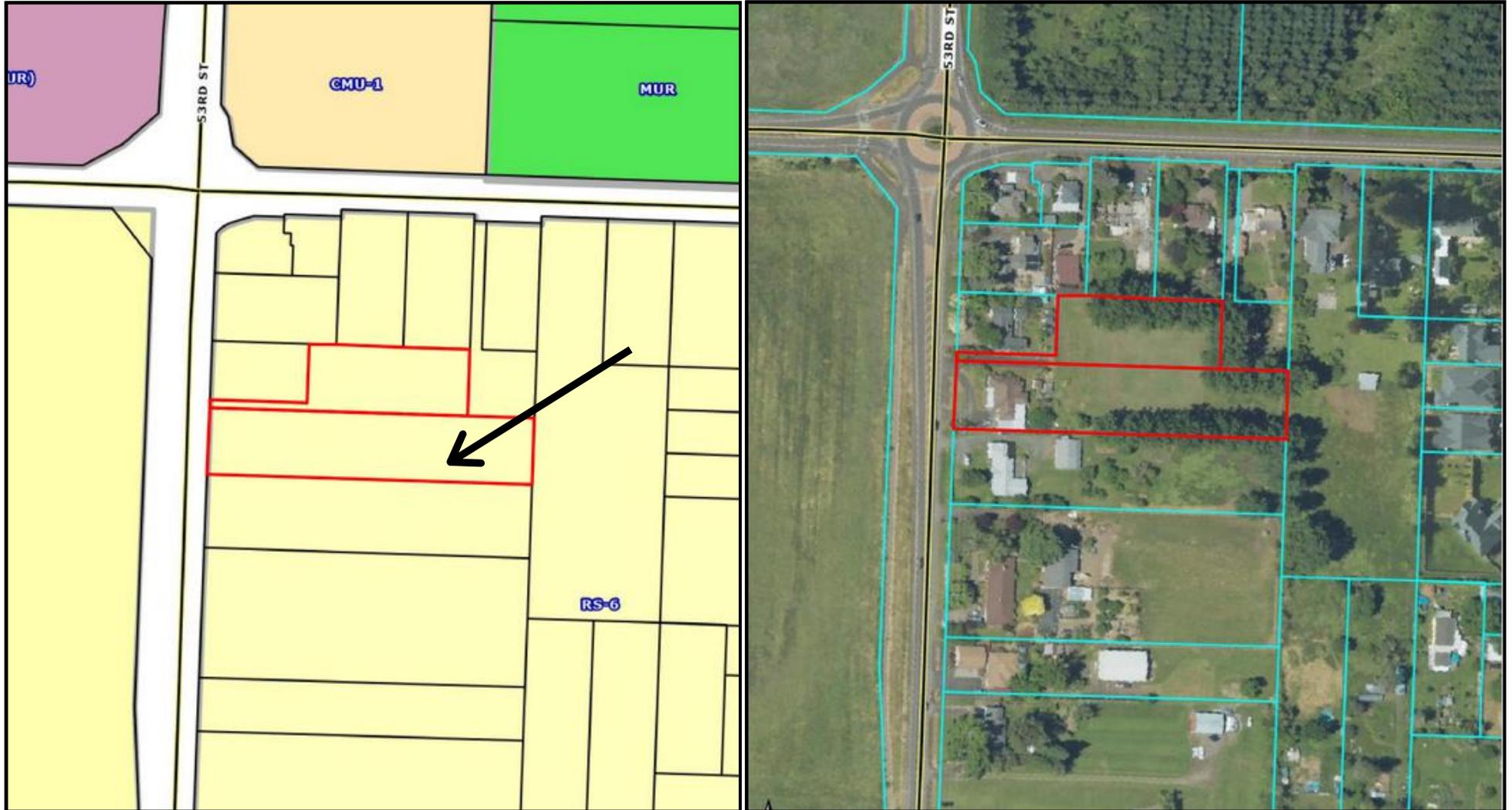
# Aerial View



Views of Mary's Peak

# Zoning Maps

## RS-6 Low Density Residential

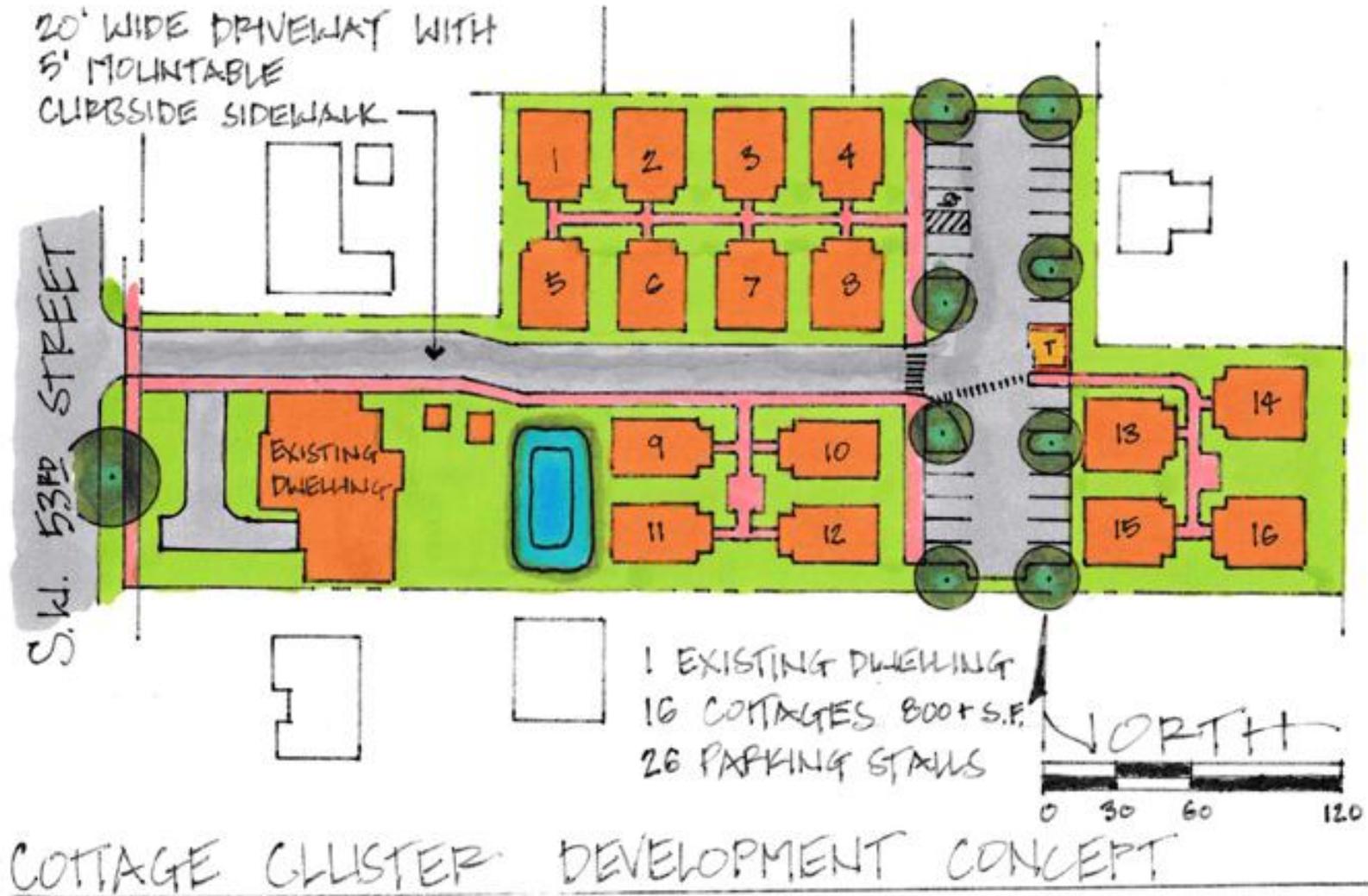


# Many Potential Development Options Exist



1.71 Tree-Lined Acres  
RS-6 Zoning Conducive To:  
-Cottage Clusters  
-Townhomes  
-Single Family Lots  
-Duplexes / Triplexes / Fourplexes  
-Potential to Retain or Remove Existing Residence

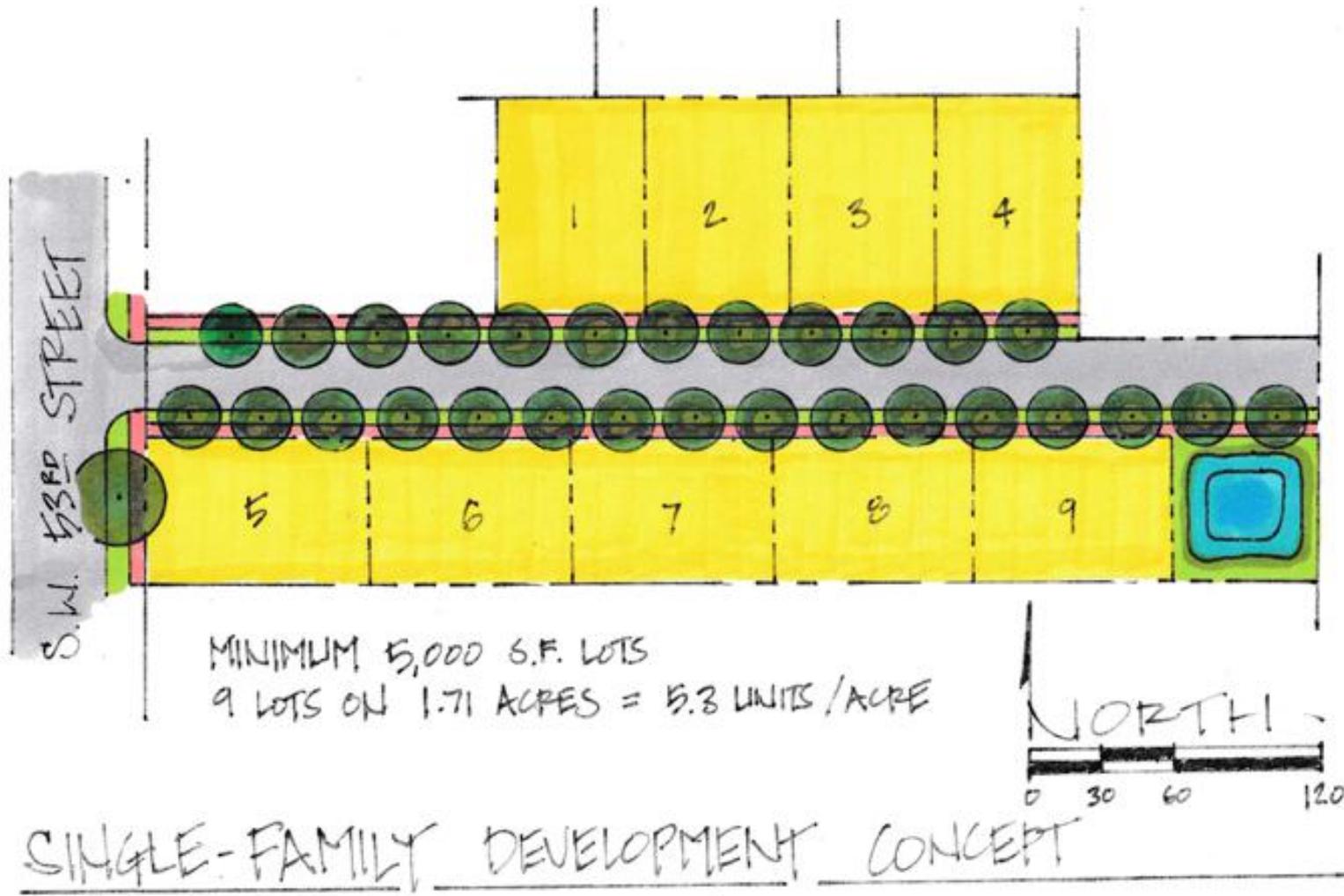
# Example Option: Retain Existing Home, Add Cottage Clusters



Example concept and notes provided for informational purposes, buyer to do due diligence

This cottage cluster concept retains the existing dwelling and extends a new private driveway into the site to serve not only the existing dwelling, but also the 16 proposed cottages. A 5-foot-wide mountable curbside sidewalk with a rolled curb runs along the south side of the new private driveway to provide additional width for fire trucks in the event they ever need it. The habitable footprints of the cottages range from 810-850 sqft and each one includes a covered front porch. This size accommodates a one-bedroom dwelling; however, the code allows each cottage to be up to 1,200 SF, therefore additional square footage could be added on a second floor to accommodate a 2-3-bedroom dwelling. There are 26 standard surface parking spaces, one of which is ADA accessible. The parking lot is configured to accommodate an emergency vehicle turn around boot and all the cottages are within the fire department required 150-foot hose stretch.

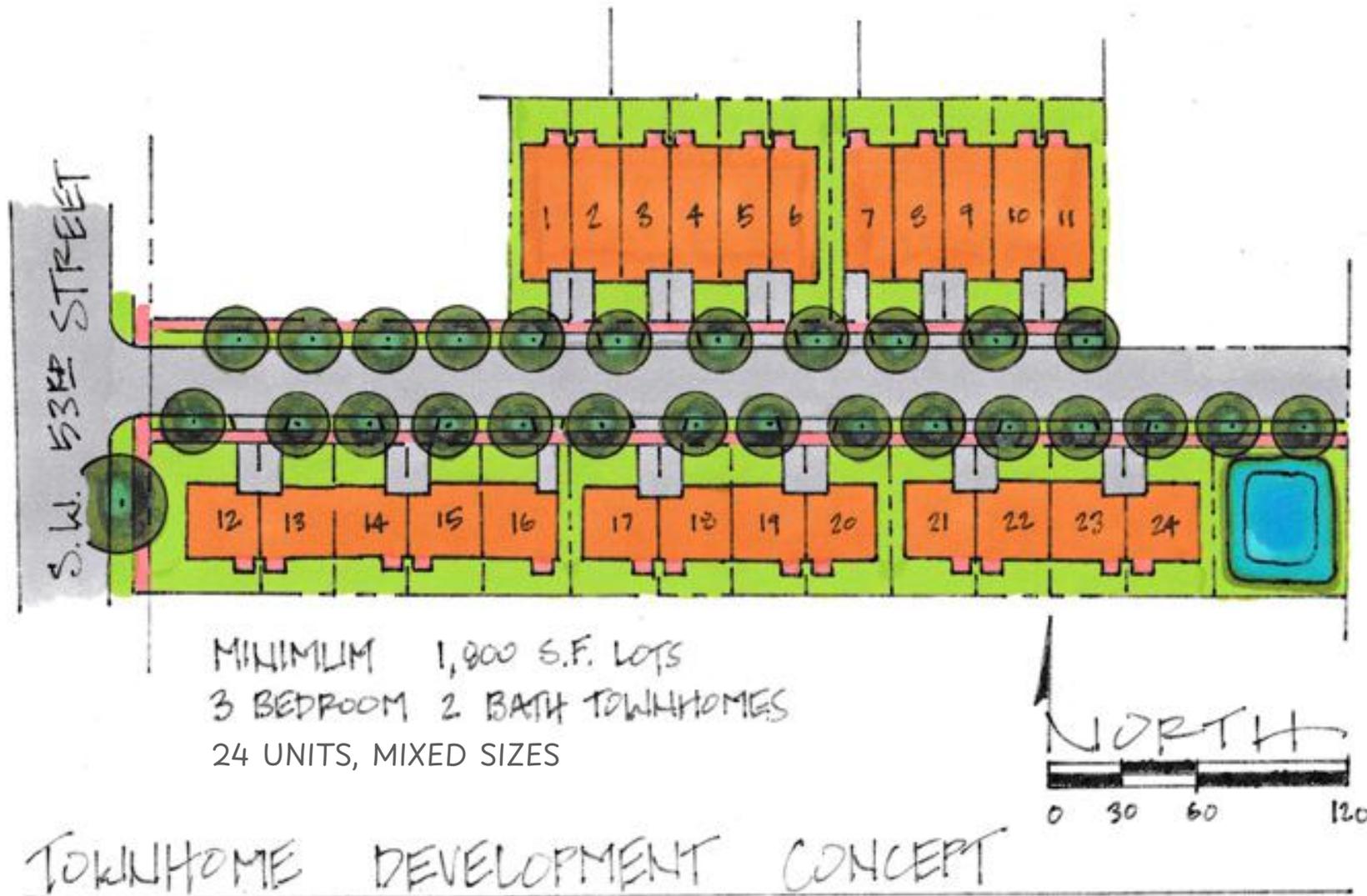
# Example Option: Up To 9+ Single Family Homes



Example concept and notes provided for informational purposes, buyer to do due diligence

This concept removes the existing dwelling and extends a new local public street into the site, creating 9 new lots with a minimum lot size of 5,000 sqft. The low point along the site is the SE corner, so the detention/water quality facility is located there. The new street terminates at the Eastern boundary, as the city will likely want this road extended east to tie into SW Gerold Street at some point. Since the overall development is less than 2 acres, the project is not subject to the city's pedestrian and vehicular block perimeter standards.

# Example Option: Up To ~41 Small Townhomes



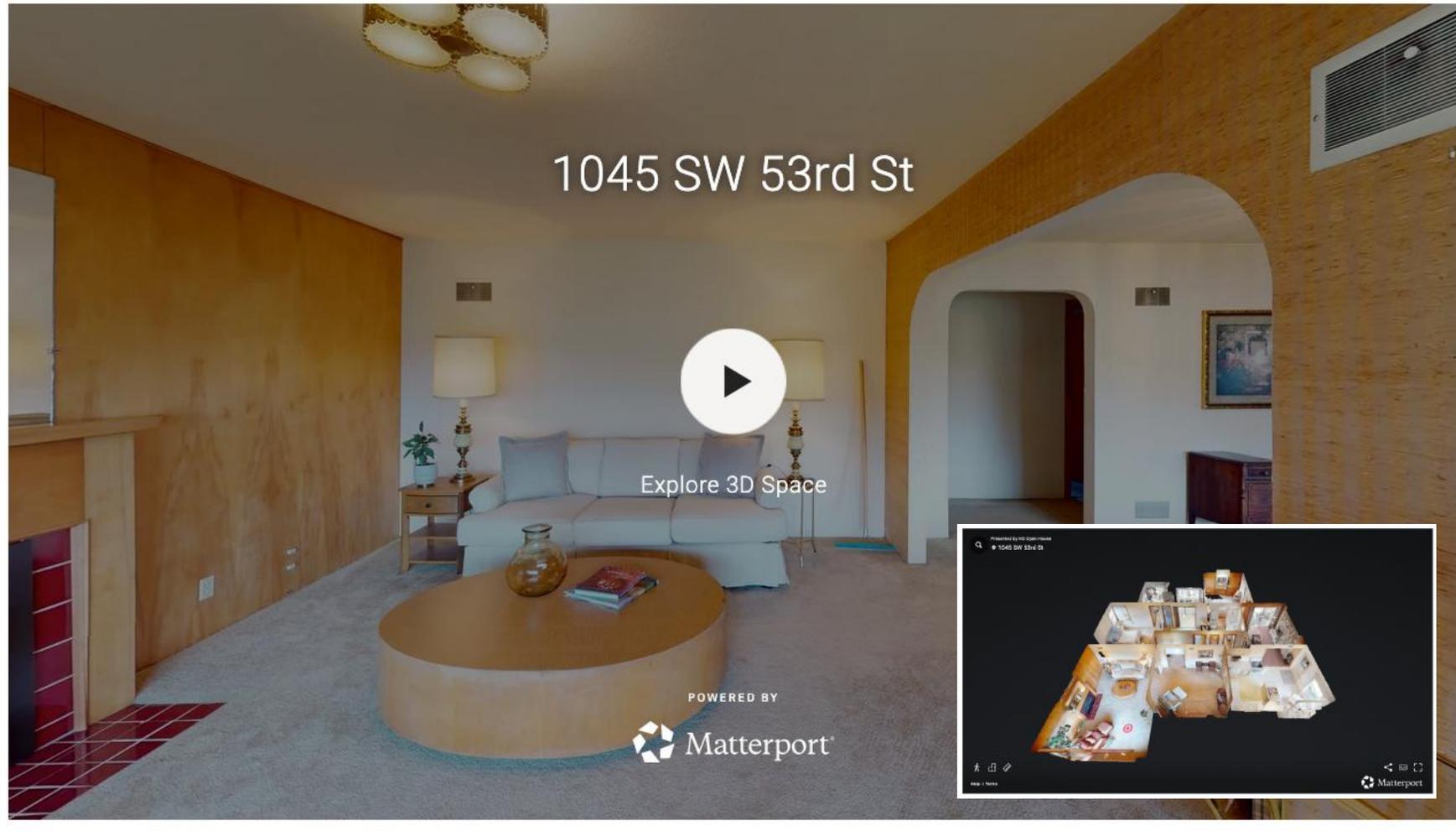
Example concept and notes provided for informational purposes, buyer to do due diligence

This particular concept removes the existing dwelling and extends a new local public street into the site, creating 24 new lots for townhomes with a minimum lot size of 1,800 SF. The townhomes in this example include traditional configuration units along the North side of the road, and wider / shallower units along the South side. Each townhome has a single car garage and a driveway that can accommodate an additional vehicle. This particular concept demonstrates 24 total units of varying size, but middle housing allows for up to 24 units per acre, so potential exists for up to ~41 total units on the 1.71 acres.

# Virtual Tour of the Existing Home

## 3D TOURS

• Matterport 3D

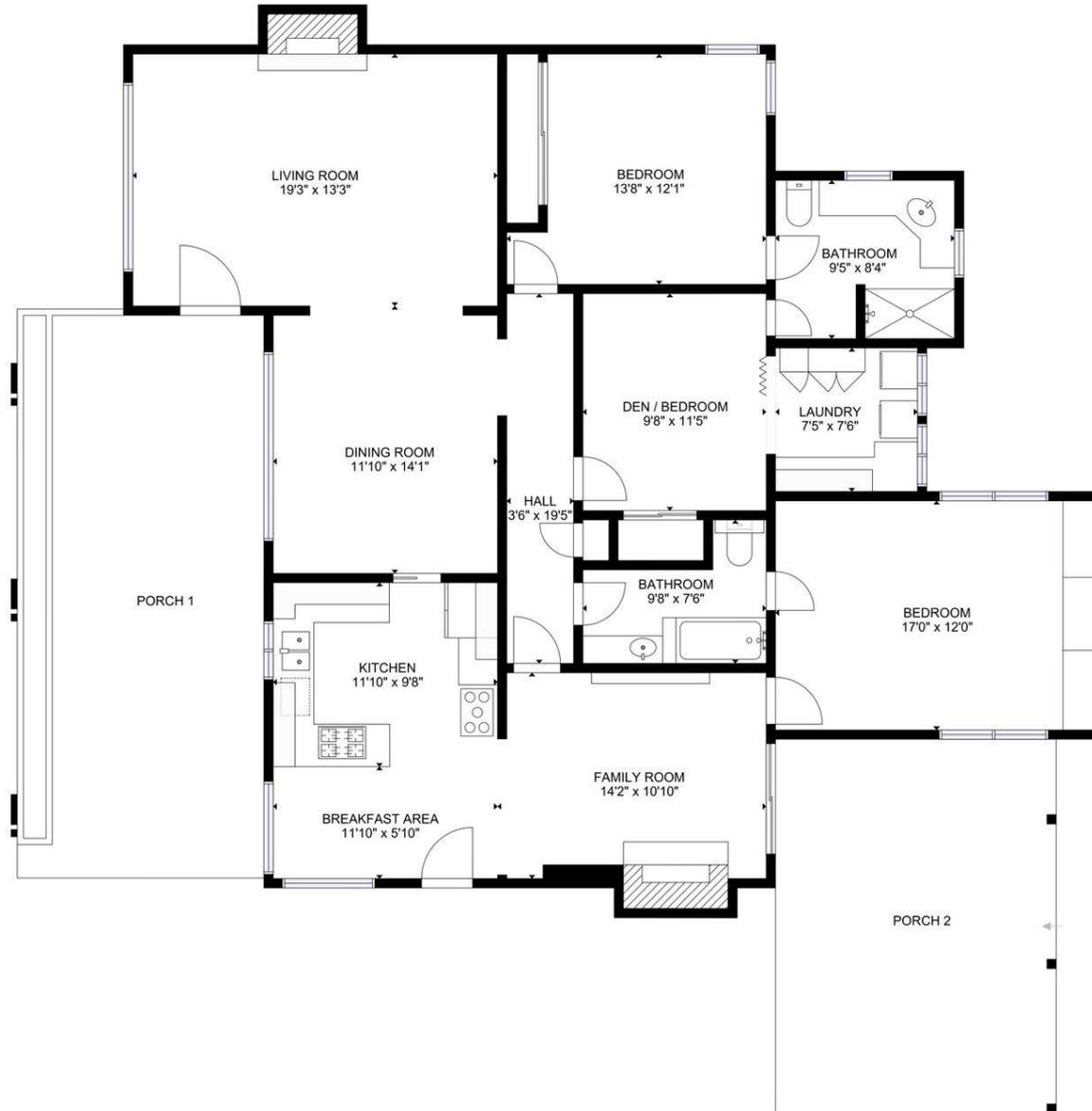


The full property website includes a 3D tour of the residence

<https://1045sw53.com>

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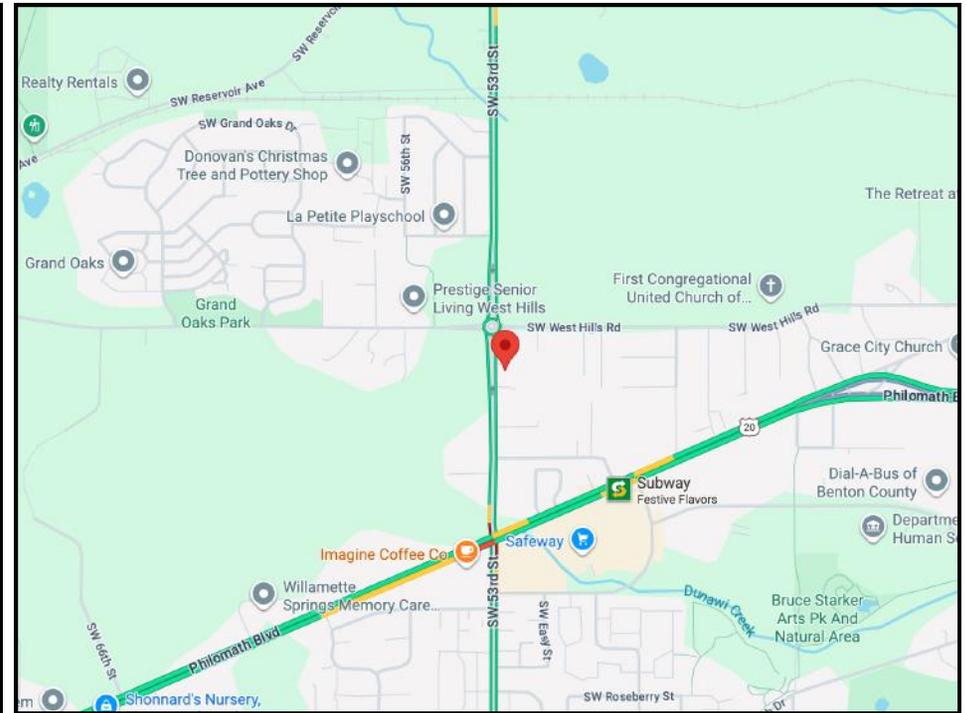
# Floor Plan of the Existing Home



GROSS INTERNAL AREA  
EXCLUDED AREA: PORCH 1: 376 sq.ft, PORCH 2: 292 sq.ft  
TOTAL: 1593 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Corvallis, Oregon



## Corvallis, Oregon

Corvallis, meaning “Heart of the Valley,” has a population of about 59,000 people. Corvallis is home to Oregon State University, and is ranked the #4 college town in the United States according to Forbes. OSU offers strong programs in natural sciences & engineering, and is also known for agricultural research. It attracts students nationwide and even internationally. In addition to the University, Corvallis public schools rank in the Top 10 in the State of Oregon.

Corvallis is a “green” city in both senses; it has lush, green countryside with open spaces, and slow-growth policies with tight urban growth boundaries and very well-defined neighborhoods. In fact, Corvallis is listed as the #3 Green City in the entire United States according to [www.BestPlaces.net](http://www.BestPlaces.net). The tight zoning upside is that this curbs urban sprawl and preserves the surrounding area. The downside is a residential supply-and-demand imbalance and high home prices. Overall, Corvallis as a true small-town flavor with access to a wide and balanced set of amenities and a fairly pleasant climate devoid of extremes.



# Local Information

## Demographics

Population 61,993 (2024)  
 Median Age 27.6 (2023)  
 Median Income \$63,308 (2023)

Renters make up 59% of the population.  
 Rental-market survey (Barry Report) lists market vacancy for Corvallis at ~3.36%.

## Corvallis Cost of Living



College town, very low humidity, and natural beauty make Corvallis a great place to live.

<b>\$556,644</b>	<b>\$63,807</b>	<b>\$1,300</b>
Median Home Price	Median Income	Monthly rent (2br)
<b>+35.7% higher than avg</b>	<b>-6.7% lower than avg</b>	<b>-10.0% lower than avg</b>

## Corvallis Rankings

- 

**#1 of 379**  
Safest Places from Natural Disasters
- 

**#1 of 8**  
Where to Live to Avoid a Natural Disaster (Lowest Risk)
- 

**#3 of 379**  
Best Green Cities
- 

**#5 of 20**  
Most Secure Places to Live 2011 (Small Towns)

Source: [www.bestplaces.net/city/oregon/corvallis](http://www.bestplaces.net/city/oregon/corvallis)



# Don't Miss The Full Property Website





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For a copy of the Real Estate Agency Disclosure, please scan the QR:



All information is deemed reliable but not guaranteed, buyer relies solely upon it's own independent investigations regarding all aspects or conditions of the property, zoning, & any other matters in determining suitability of property for buyers intended use.