



# SPRING 2021 AUCTION

*NO STARTING BIDS AND NO HIDDEN RESERVES!*

## **220± Acre Washington Coast Master Plan Development Opportunity next to Seabrook *Pacific Beach, Washington***



- One of the largest coastal development properties zoned for resort and residential uses
- Preliminary entitlement work completed
- Next to Seabrook, one of the Pacific Northwest's premier year-round resort destinations that has created robust coastal real estate market
- Strategic location within 2.5 hour drive of Seattle

**Sealed Bids Due June 16, 2021**

**Color Catalog #2102 and Bid Package #100**

**1-800-845-3524**

*or info@rmnrw-auctions.com*

Auction Conducted By:

**Realty Marketing/Northwest**

2310 NW Everett St. Suite 250, Portland, Oregon 97210



**100** 220± Acre Pacific Beach Property next to Seabrook is one of the Largest Coastal Development Properties in Washington zoned for Resort and Residential uses

Access road from SR 109

Ocean Beach Road

Seabrook

SR 109







**TWO-STEP AUCTION:** A Minimum Bid of \$1,800,000 is required to qualify to purchase property in its entirety; a Minimum Bid of \$1,100,000 is required to qualify for Parcel A (142± acres), or a Minimum Bid of \$700,000 is required to qualify for Parcel B (78± acres). Each sealed bid must include the amount to be paid above the minimum bid once entitlements are obtained, or after a period of three years, whichever occurs first. Please see data site for terms and conditions.

**LAST ASKING:** First Time Offered

**SIZE:** 220± Acres

Parcel A – 142± Acres

Parcel B – 78± Acres

**ELEVATION:** 20± to 120± Feet

**ZONING:** R3 – Resort Residential (140 acres)

G5 – General Development (80 acres)

**PROPERTY INSPECTION:** Locked Entry Gate – Walk In Only

**FINANCING:** Balance above minimum bid amount will be secured by a first deed of trust, with no interest. Balance is due and payable once entitlements are obtained, or within three years.

## THE OPPORTUNITY

These 220± acres, adjacent to the resort community of Seabrook, is one of the largest development properties for sale on the Washington Coast. It is zoned for resort and residential uses, which would allow a development similar in density to Seabrook. Pacific Beach is one of the most spectacular stretches of Washington Coast.

The auction property, on a bluff with level topography, has paved entry from Washington State Route 109. There is nearby access to an extensive stretch of beach at both Seabrook, and at Pacific Beach State Park one mile to the north of the auction property. Ocean Shores community, a 25-minute drive south, has the Quinault Resort and Casino, and 18-hole Ocean Shores Golf Course.

The auction property is situated strategically to both Seattle (a 2.5 hour drive) and Portland (a 3 hour drive) which are the two largest markets north of San Francisco. This section of the Washington Coast also is gateway to Olympic National Park.







*New lots being developed in Farm District, Seabrook*



*Town Hall, Seabrook*



*Beach by Seabrook*

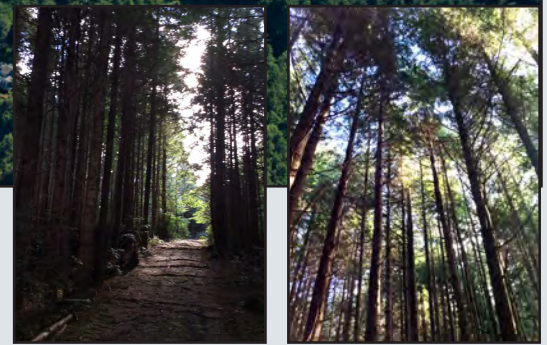
The town of Seabrook was founded by Seabrook Land Company in 2002. Construction started on this new beach town in 2006 using a foundation of new urbanism design, according to Seabrook Land Company founder plaque, which says “inspired by the creation of some of America’s most treasured classic beach and waterfront towns. Places like Seaside, Florida; Nantucket, Massachusetts; and Pacific Beach, Modoc and Oysterville, Washington, have all served as special places in the hearts of many where families and friends have gathered to live the special times of their lives.”

Over 450 homes and cottages have been built in Seabrook during the last 15 years, with many occupied by full-time residents. Homes are located within eight distinct neighborhoods, each neighborhood linked to the town center, with shops and restaurants along a system of pathways designed for walking and bike riding. Seabrook has community facilities, and a town hall.

As a year-round community and vacation destination, Seabrook has created a robust coastal real estate market due to the combination of its accessibility to Seattle and Portland, quality of planning and architecture, control over development, and growing rental market for owners. There continues to be a limited inventory of homes. Prices range from \$670,000 to \$2,600,000. A small one-bedroom, one-bathroom cottage with loft is \$400,000.

Development of up to 100 new homesites has started in the Farm and South Farm neighborhoods of Seabrook, near the southeast section of the auction property. According to Seabrook Real Estate, home lot prices will range from \$250,000 to \$350,000.





## THE PROPERTY AND PRE-ENTITLEMENT WORK

The 220± acre tract has historically been managed as commercial forestland. Seller recently harvested and replanted 34 acres in the northeast corner, and developed an entry road from SR 109 for future property development. A system of old logging roads provides access throughout the property, which has stands of 30- to 40-year-old spruce and hemlock. The northern section is along a portion of Joe Creek, tributary to the Pacific Ocean. A smaller creek along a drainage is the boundary between Parcel A, north of the creek, and Parcel B, south of the creek. Topography is primarily level, except along the two creek drainages. There is a system of trails that have been used by nearby residents for hiking and mountain biking.

The entire tract is currently classified as forestland, with low annual taxes of less than \$1,600.

The Seller, a family trust, assembled a team of real estate marketing and development professionals to work with Core Design, a Bothell, Washington firm providing land planning, civil engineering, and landscape architecture, to start preliminary entitlement work to accelerate sale of the property in 2021.

### Pre-entitlement work has been completed, and includes the following:

Critical Areas Report by Envirovector

The report identifies 160 acres suitable for development.

Preliminary Geotechnical Engineering Report by Associated Earth Sciences

The report identifies no significant constraints to development.

Initial Pre-Application Meeting with Grays Harbor County Planning, Public Works, and Fire Departments

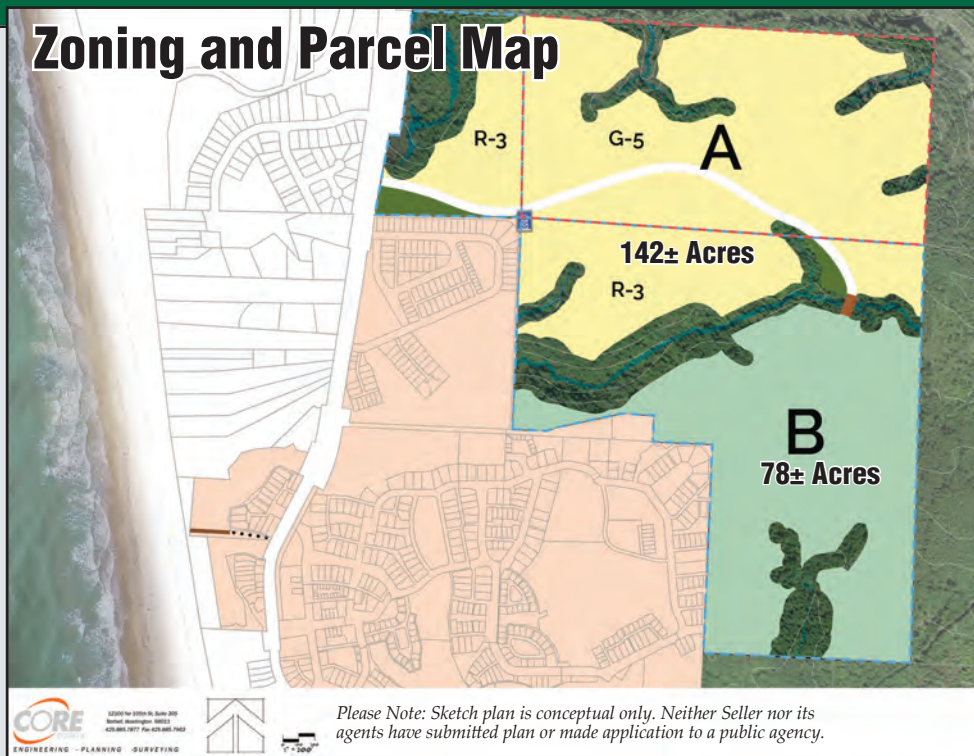
A March 10, 2021 meeting was held to 1) review low to high density concept plans prepared by Core Design, and 2) better understand the timing and process for obtaining entitlements due to the property's current zoning, and location within Grays Harbor County Water District and Grays Harbor County Sewer District.

County staff verifies that the 80 acres currently zoned G-5 (the eastern section of the property) will need to be rezoned to R-3 if that 80 acres is to be developed in a density greater than 16 units. All new development will be connected to existing water and sewer lines along SR 109, by the property.

Grays Harbor County Public Works Department confirms existing capacity of both water and sewer will accommodate the densities outlined within each concept plan.



## Zoning and Parcel Map

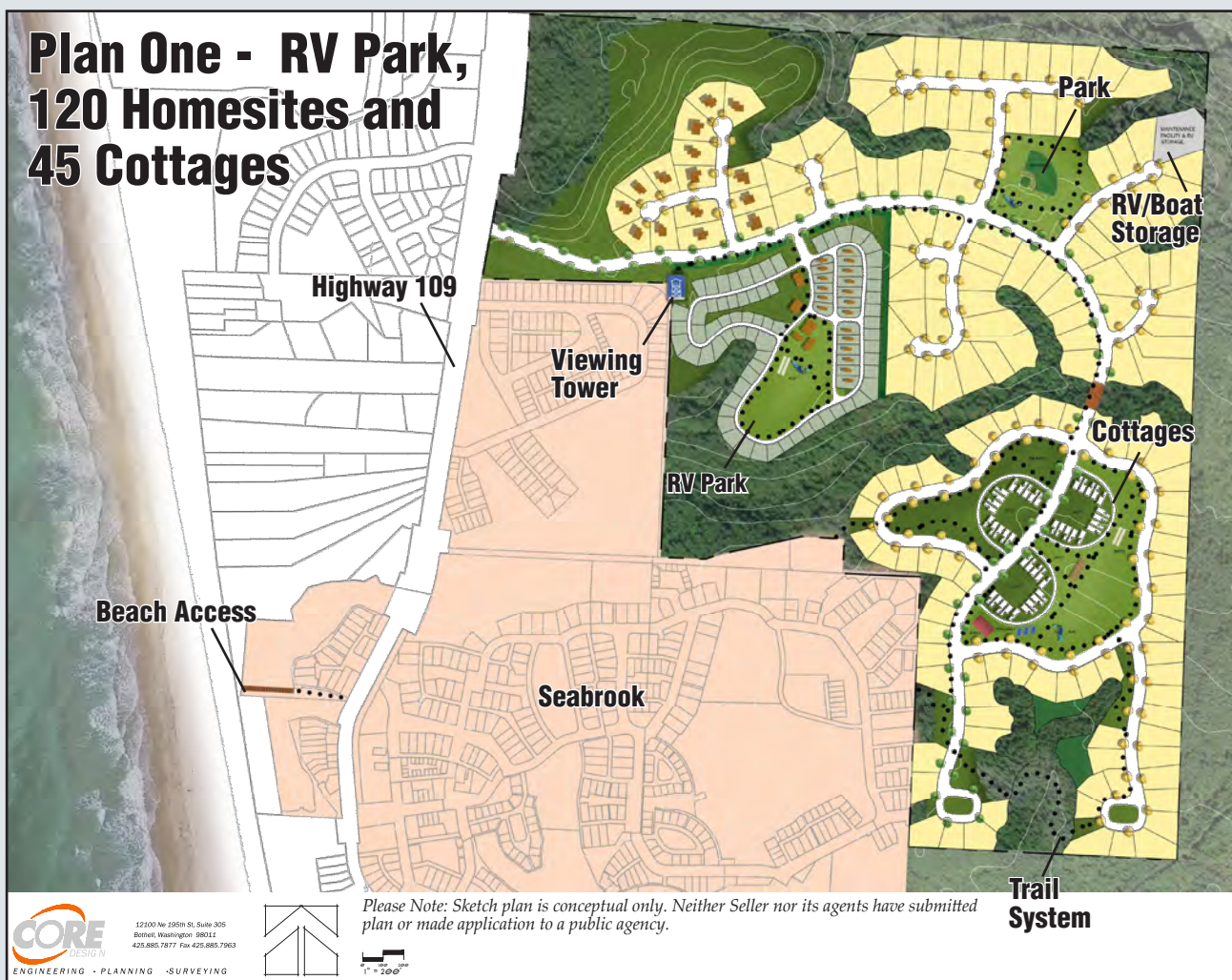


Entitlements for any one of the four concept plans should be obtainable within the three years outlined for the buyer(s) to make final payment, for either the property in its entirety, or for Parcel A or Parcel B. Summary of the March 10 meeting, along with Critical Areas and Geotechnical Engineering Reports, are available on the data site.

### CONCEPT PLANS

Four plans developed by Core Design may provide prospective buyers with development options that could be incorporated into a master plan of either the entire property, or Parcel A, or B.

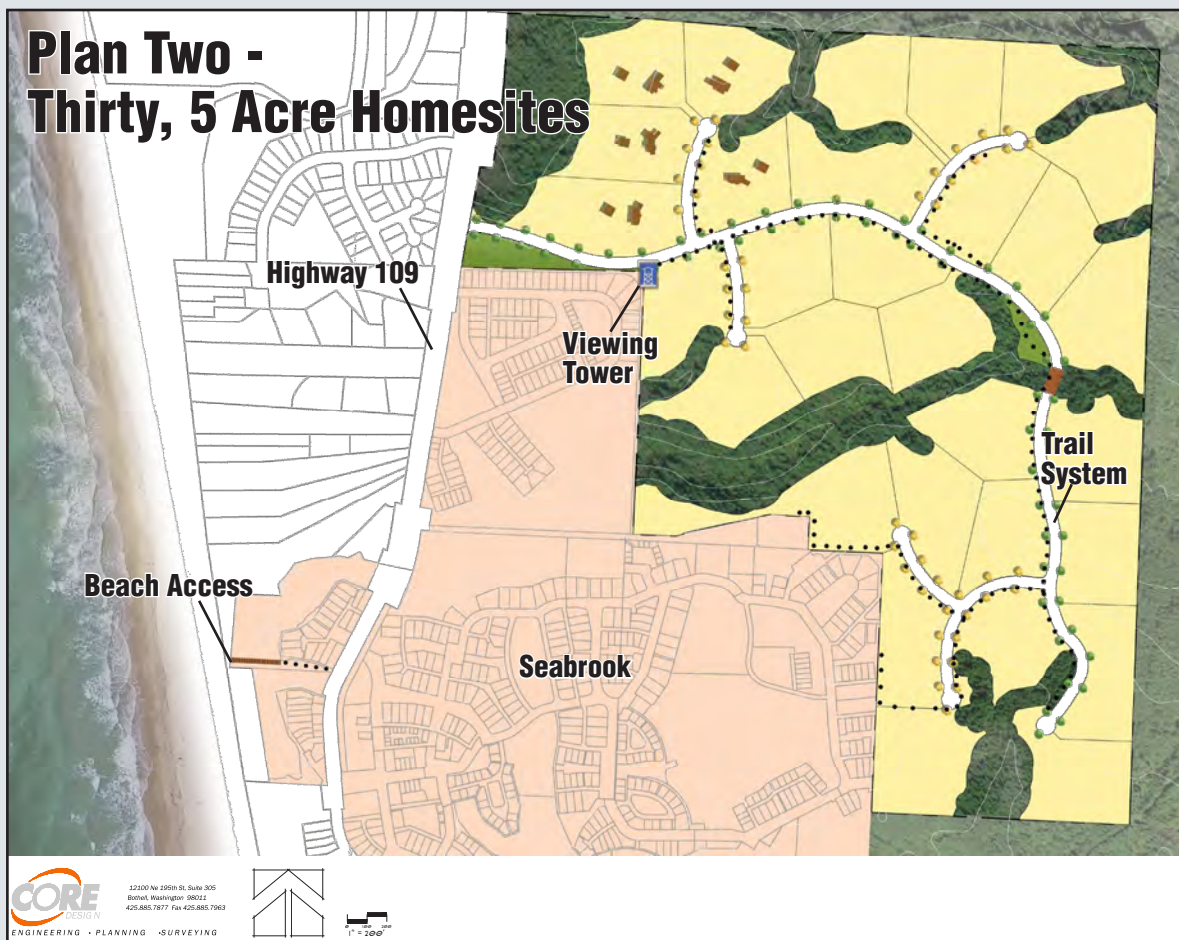
## Plan One - RV Park, 120 Homesites and 45 Cottages



### Plan One

Combination of an RV Park, 120 homesites and 45 cottages clustered in three locations, for a total of 165 units. An RV Park is allowed under a Conditional Use permit within the R-3 zone. Plan One also includes a five-acre ballfield and park, RV and boat storage, and beach and ocean viewing tower near entry.



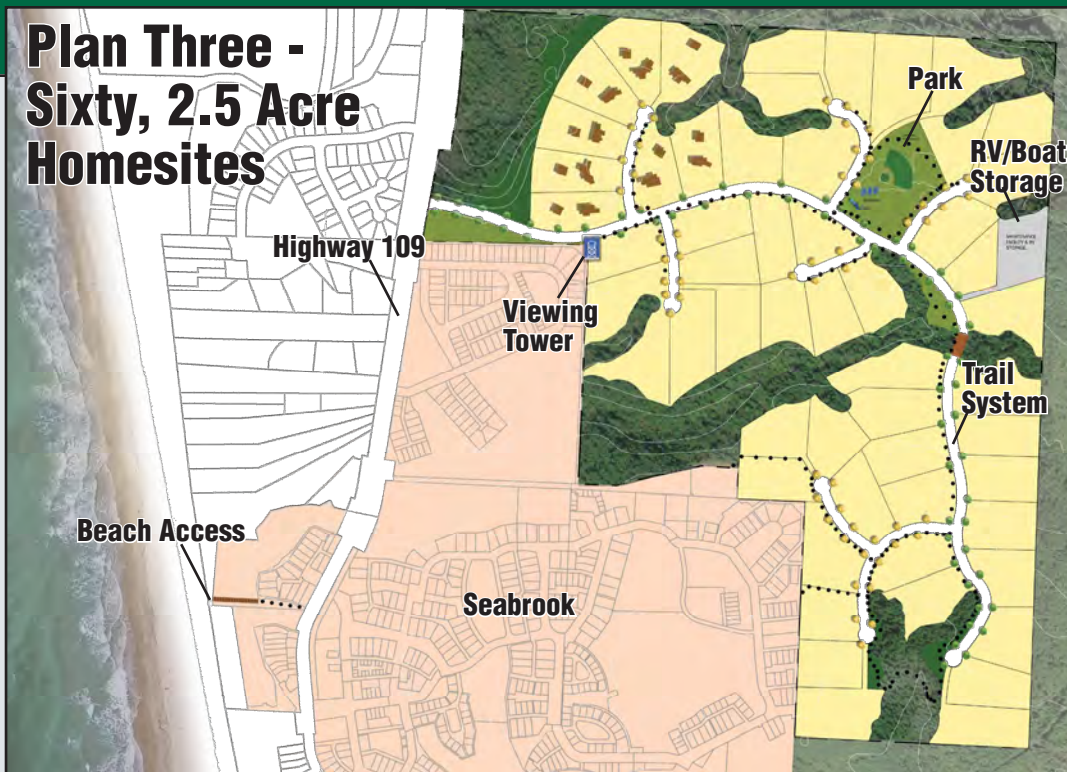


### Plan Two

Low density total of thirty, 5-acre homesites, which will not require rezoning. These homesites would be accommodated under the county's large lot subdivision ordinance. Entitlements could be obtained in less than one year.



## Plan Three - Sixty, 2.5 Acre Homesites



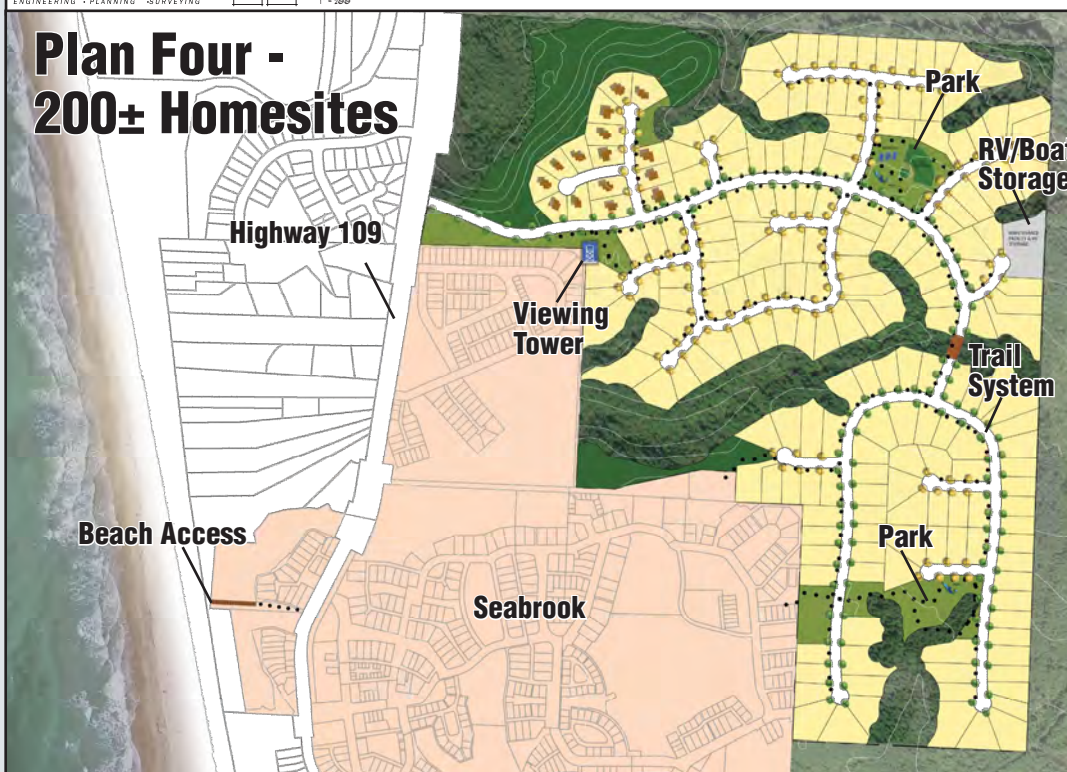
**CORE**  
ENGINEERING • PLANNING • SURVEYING

22300 No 280th St, Suite 205  
Burien, Washington 98142  
425.885.7877 Fax 425.885.7963



1" = 200'

## Plan Four - 200± Homesites



**CORE**  
ENGINEERING • PLANNING • SURVEYING

22300 No 280th St, Suite 205  
Burien, Washington 98142  
425.885.7877 Fax 425.885.7963



1" = 200'

### Plan Three

Total of sixty, 2.5 acre homesites. Plan Three has a five-acre park, and RV and boat storage.

### Plan Four

High density development of 200, one-quarter acre home sites. Plan Four has two parks, and RV and boat storage.

All four plans may incorporate existing trail system used by residents of Seabrook for hiking and mountain biking. The new owner would need to discuss with Seabrook if this trail connection will be maintained between the two ownerships.

Additional detail of Concept Plans is available on data site, along with Critical Areas Report, Preliminary Geotechnical Engineering Report, zoning, contact information for Grays Harbor County Planning, topographic map, preliminary title report, terms and conditions of auction, bid form, and purchase and sale agreement.

A Road Use and Shared Cost Agreement for entry road and extension of utilities will be provided if property is sold in two parcels.

Acquisition of the 220± acres in its entirety, or in one of two parcels, is a rare opportunity to benefit from nearby Seabrook's established reputation as a vacation destination and year-round community, by developing additional homesites, cottages and options for RV park, all designed to target an expanded market and base of buyers.

**LOCATION:** Township 20 North, Range 12 West, Portions of Sections 20, 21, and 28, APNs 201220440010, 201221330000, 201228210000, Grays Harbor County, Washington.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 16, 2021**

or E-MAIL [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com)





# SPRING 2021 AUCTION

*NO STARTING BIDS AND NO HIDDEN RESERVES!*

## 220± Acre Washington Coast Master Plan Development Opportunity next to Seabrook *Pacific Beach, Washington*



**Sealed Bids Due June 16, 2021**

**Color Catalog #2102 and Bid Package #100**

**1-800-845-3524**

*or info@rmnrw-auctions.com*

Auction Conducted By:

**Realty Marketing/Northwest**

2310 NW Everett St. Suite 250, Portland, Oregon 97210