

Retail Development Land

THE OPPORTUNITY:

Retail development land in the fastest growing town in Eastern Oregon

- **Parcel 1** \$3,305,000 - approximately 10.12 Acres (440,704 SqFt) @ \$7.50/SqFt
636 +/- feet of frontage on 4th Street & 126 +/- feet of frontage on US HWY 395
Zoned M1 - Industrial
City plans to change zoning to C2 - Retail in 2009
- **Parcel 2** \$1,136,500 - approximately 3.34 Acres (145,705 SqFt) @ \$7.80/SqFt
209 +/- feet of frontage on 4th Street
Zoned C2 - Retail
- **Parcel 3** \$887,796 - approximately 2.61 Acres (113,820 SqFt) @ \$7.80/SqFt
300 +/- feet of frontage on 4th Street
Zoned C2 - Retail
- Boundary Survey completed in June 2005

GATEWAY TO EASTERN OREGON:

- Immediate access to air, highway, railroad and river barge transportation
- Columbia River provides opportunities for many water sports including: fishing, waterskiing, boating and windsurfing
- Urban center for a highly varied and productive agricultural industry

HERMISTON AT A GLANCE:

- Located at the junction of I-84 & I-82 and US HWY 395 in Umatilla County
- Convenient to Pendleton, Tri-Cities and Boise
- Home to Wal-Mart distribution center and Union Pacific Railroad switching facility
- Progressive, growth-oriented urban center with a total trade area population of 320,900
- Draws shoppers from Tri-Cities area (2006 population - 161,715)
- Livable, affordable community with an abundance of outdoor, civic, & cultural activities and a high quality of life
- **No general sales & use tax, receipts/revenue tax or inventory tax**

MAJOR EMPLOYERS INCLUDE:

- Wal-Mart distribution center
- Hermiston Foods (NORPAC)
- Marlette Manufactured Homes
- Home Depot
- Union Pacific Railroad
- Good Shepherd Health Care

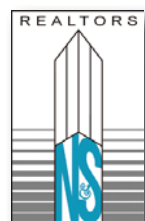
FOR SALE

Retail Development Land - Hermiston, Oregon



Retail Development Land

- Retail land in Hermiston's newly developing retail area
- Strong traffic counts and demographics
- Serves entire Umatilla County market area
- Immediately adjacent to Home Depot & Super Wal-Mart
- Outstanding opportunities in rapidly expanding Eastern Oregon market



Norris & Stevens

621 SW Morrison St., Ste. 800
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For More Information 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.



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