



## NKA Southgate

Pendleton, Oregon 97801

### Property Overview

This .38-acre vacant parcel offers a compelling opportunity for commercial or mixed-use development along Southgate, one of Pendleton's primary arterial corridors. With strong frontage, daily traffic exposure, and proximity to established businesses and services, the site is well-positioned for an investor or owner-user seeking visibility and accessibility at an attainable entry point. Priced at \$98,000, this parcel represents an excellent value for those looking to secure a strategic infill location with long-term upside.

### Property Highlights

- Prime Southgate frontage with excellent visibility and access on a major arterial road
- .38-acre level parcel ideal for a variety of commercial or professional uses (buyer to verify zoning and permitted uses)
- Attractive price point of \$98,000, making it a strong opportunity for investors, developers, or future owner-users
- APN: 2N3216DB00100

### For More Information

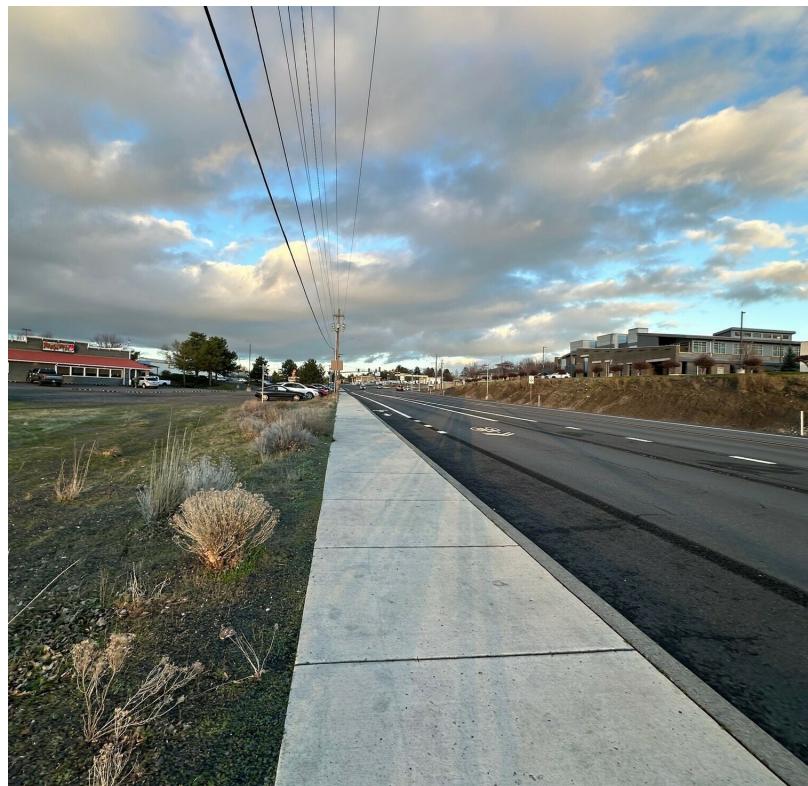


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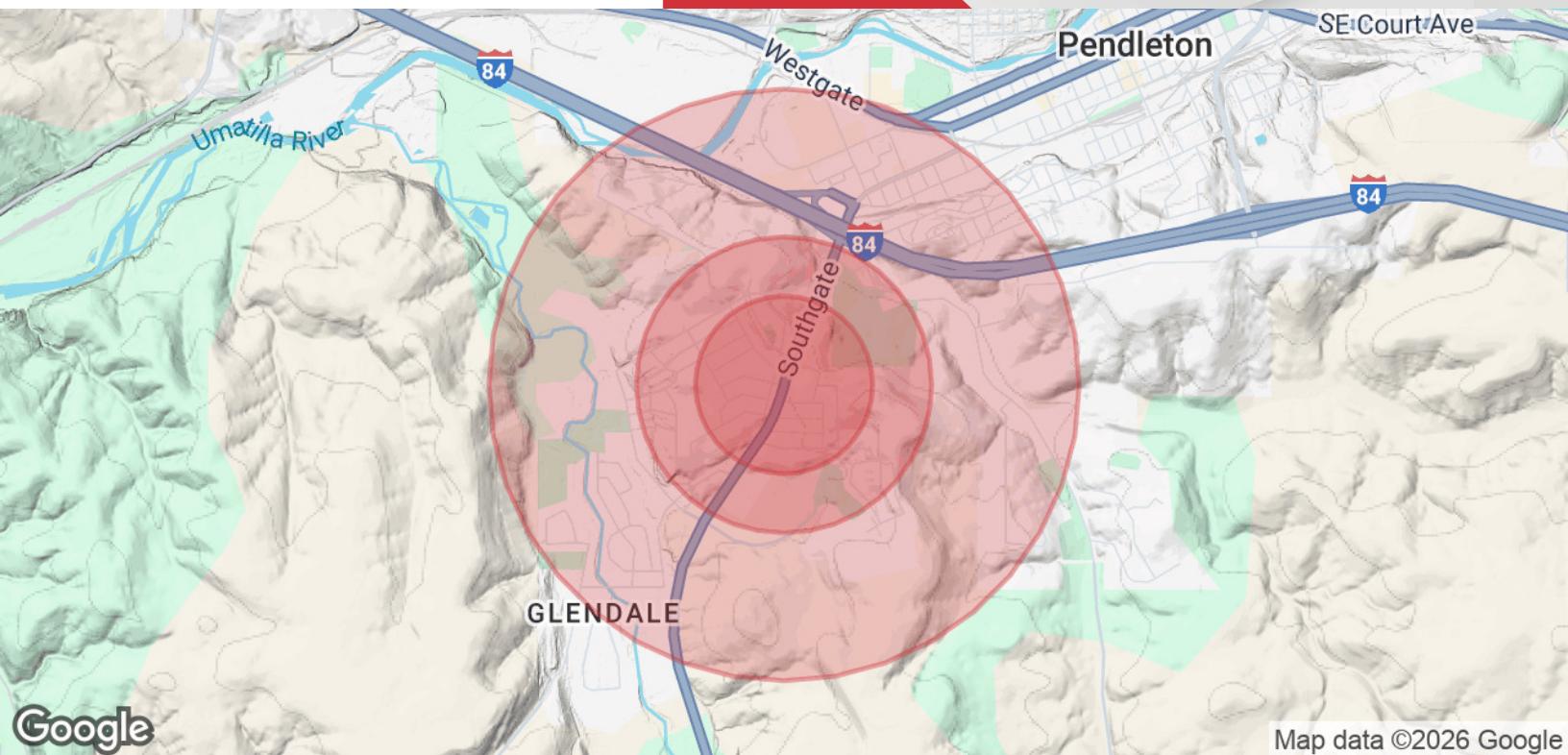
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### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,059	2,351	6,140
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	44	44	43

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	430	958	2,444
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,879	\$80,009	\$78,302
Average House Value	\$353,922	\$358,125	\$362,355

*Demographics data derived from AlphaMap*