



## PARCEL 1

### **Prime Development Opportunity in Hermiston, Oregon**

Discover the potential of this **rare, undeveloped 22.77-acre property**, ideally positioned to bring your vision to life. Whether you're dreaming of an **RV resort, hotel, office complex, retail center**, or a **planned unit development**, this versatile parcel offers endless possibilities.

#### **Key Features:**

- **Level and Build-Ready:** Perfect for large-scale development projects.
- **Prime Location:** Situated just off Hwy 395 on East Airport Road in Hermiston, OR. Adjacent to the Eastern Oregon Trade and Event Center (EOTEC) a vibrant venue hosting the Umatilla County Fair, Farm City Pro Rodeo, and other year-round events.
- **Borders the Hermiston Airport** – ideal for a **fly-in hangar home community** or aviation focused businesses.
- **Infrastructure-Ready:** City water and sewer services available.
- **Zoning Flexibility:** Half M-1 (Light Industrial), half C-2 (Outlying Commercial) within Hermiston city limits.

#### **Additional Opportunity**

Also available is **Parcel 2**, a 7.19-acre property zoned M-1, offered at **\$125,000 per acre**. This parcel is perfect for mini storage, equipment sales, or subdivision into light industrial shops.

Don't miss the chance to invest in this **exceptional property** with unmatched potential in a growing and dynamic area. Schedule your tour today and take the first step in making your vision a reality!

## **Parcel 1 – for LoopNet**

Main Page:

1250 East Airport Road – Parcel 1  
**Prime Development Opportunity**  
Hermiston, OR 97838

\$2,277,000.00  
1 Commercial/Industrial Lot  
22.77 AC

### **INVESTMENT HIGHLIGHTS**

- Prime Location
- Level and Build Ready
- Adjacent to EOTEC
- Bordering Hermiston Airport
- City Water and Sewer Available
- Zoned M-1 (Light Industrial) and C-2 (Outlying Commercial)

### **EXECUTIVE SUMMARY**

Discover the potential of this rare, undeveloped 22.77 AC property, ideally positioned to bring your vision to life. Whether you are dreaming of an RV resort, hotel, office complex, retail center, or a planned unit development, this versatile parcel offers endless possibilities. This level property is conveniently located just off Hwy 395 on East Airport Road in Hermiston. It is adjacent to the Eastern Oregon Trade and Event Center – home to the Umatilla County Fair, Farm City Pro Rodeo, and numerous other year-round events. Property is in the Hermiston City limits and currently has split zoning with half zoned M-1 (Light Industrial) and half zoned C-2 (Outlying Commercial). This parcel borders the Hermiston Airport – ideal for a fly-in hangar community or aviation focused business.

Also available is Parcel 2, a 7.19 AC property zoned M-1, offered at \$125,000 per acre. This parcel is perfect for mini storage, equipment sales, or subdivision into light industrial shops.

Don't miss the chance to invest in this exceptional property with unmatched potential in a growing and dynamic area. Schedule your tour today and take the first step in making your vision a reality!