



# **.6 Acre Commercial Lot** **2315 Hope St, Klamath Falls OR 97603** **\$519,000**

## **Property Overview**

- 6 acre pad on the corner of S 6th Street and Hope Street in Klamath Falls OR 97603
- 2024 Average Daily Traffic Volume of 20091 vehicles per day
- Zoned general commercial allowing numerous uses
- Traffic light at the intersection of S 6th Street and Hope Street for easy access
- Utilities at the street
- Located in an area home to many national, regional and local businesses
- Property taxes of \$3612 for the 2024-2025 year
- Popular area for both retail and service outlets including grocery stores, restaurants, fast food, offices, medical services, convenience stores, gas stations, veterinary services and more



# Community Benefits

Klamath Falls is a midsized, growing community, located in Southern Oregon along Hwy 97 just 20 miles north of the California-Oregon border. The area is truly located in a scenically beautiful environment with Crater Lake National Park, Lava Beds National Park, Sky Lakes Wilderness Area, Mountain Lakes Wilderness Area and numerous other attractions nearby.

The average cost of living is lower than the national average which provides for reasonable housing and labor costs.

The primary retail trade population for the area is right at 45,000 while Klamath County's population is close to 76,000. The secondary retail trade area population is at 88,000 with an impressive average household income of \$73,224.

The area's growth has been ahead of schedule with current growth numbers already reaching the 2030 estimates and looking to continue.

The area is ripe for future development with many new projects in the pipeline. Randy Cox, the CEO/Executive Director and Andrew Stork, Project Manager, both of the Klamath County Economic Development Association are currently in contact with 50 plus projects totaling \$4,400,000,000 of new investment and potential new investment projects. These will be very beneficial to the county and will help make Klamath Falls an even better choice for your investment and your ROI.

Some of the major employers in the community are the Sky Lakes Medical Center, Oregon Institute of Technology, Kingsley Field Air National Guard Base, Jeld-Wen Windows & Doors, Collins Products LLC and the Klamath Community College. Major industries include agriculture, forest related occupations, health care, service industries, education, construction, manufacturing, transportation and tourism.

Klamath has an educated work force with 50% having some college up to advanced degrees.

Klamath County is home to a wide range of outdoor activities both summer and winter such as hiking, bird watching, hunting, boating, fishing, snowmobiling, camping, kayaking, cross country skiing and more, all right here.

Street View

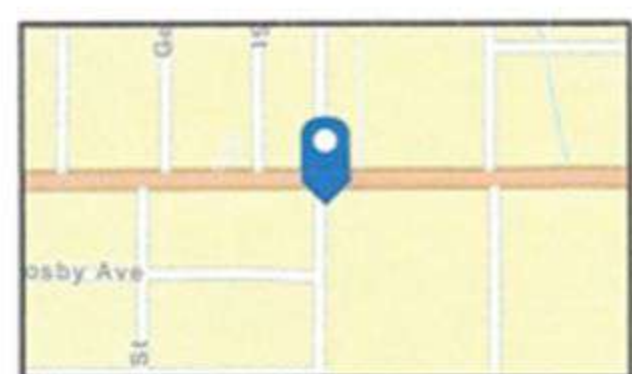
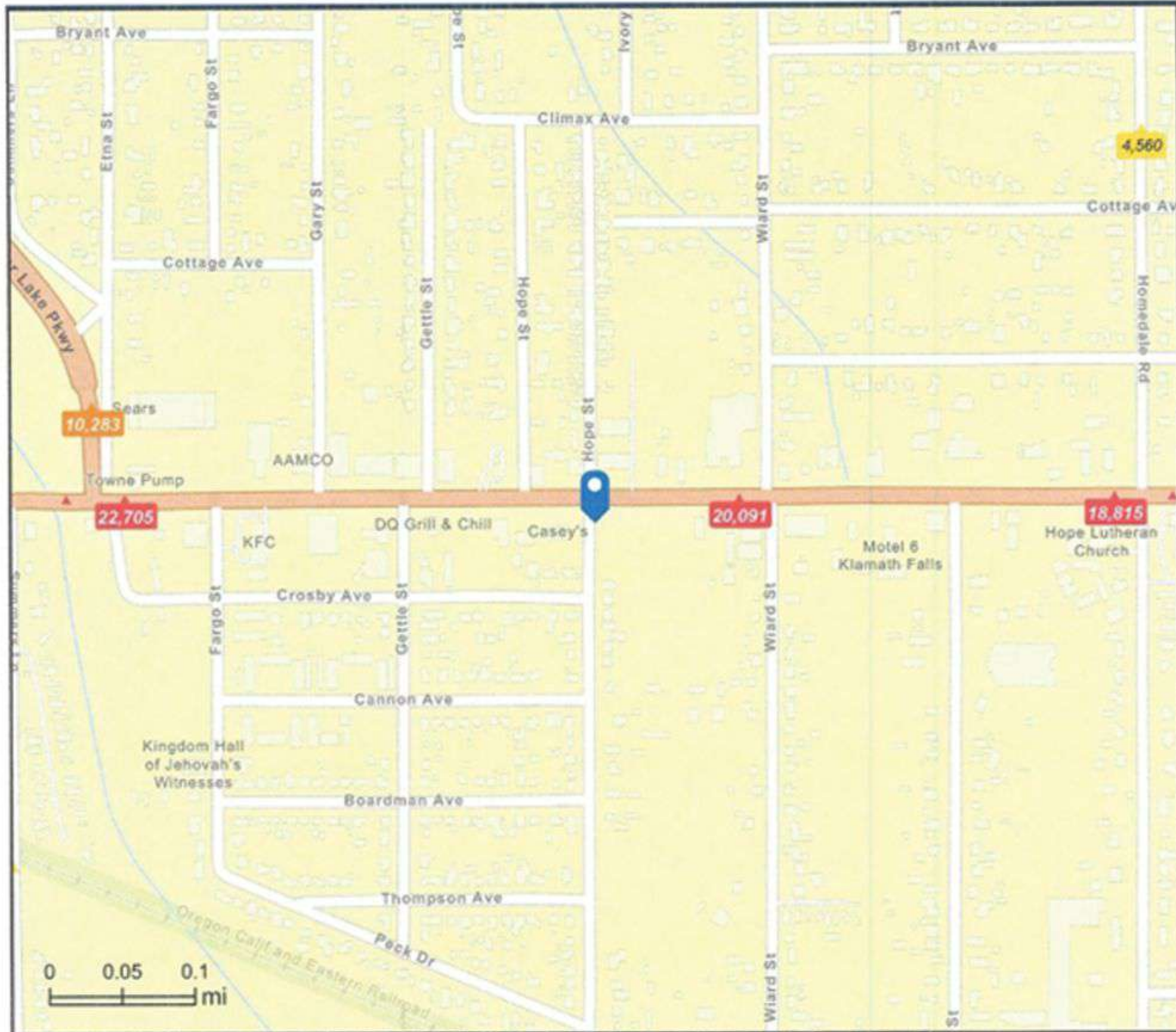




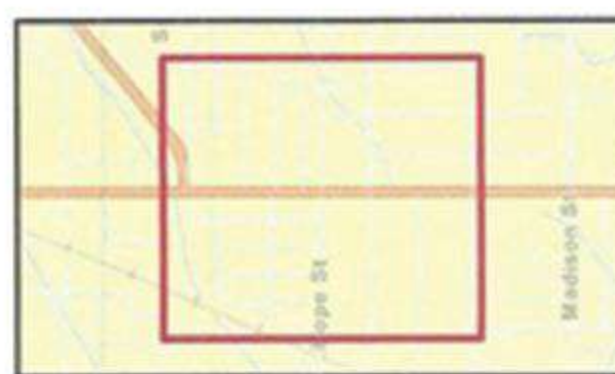
### Traffic Count Map - Close Up

2315 Hope St, Klamath Falls, Oregon, 97603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.20629  
Longitude: -121.73002



**Average Daily Traffic Volume**  
Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

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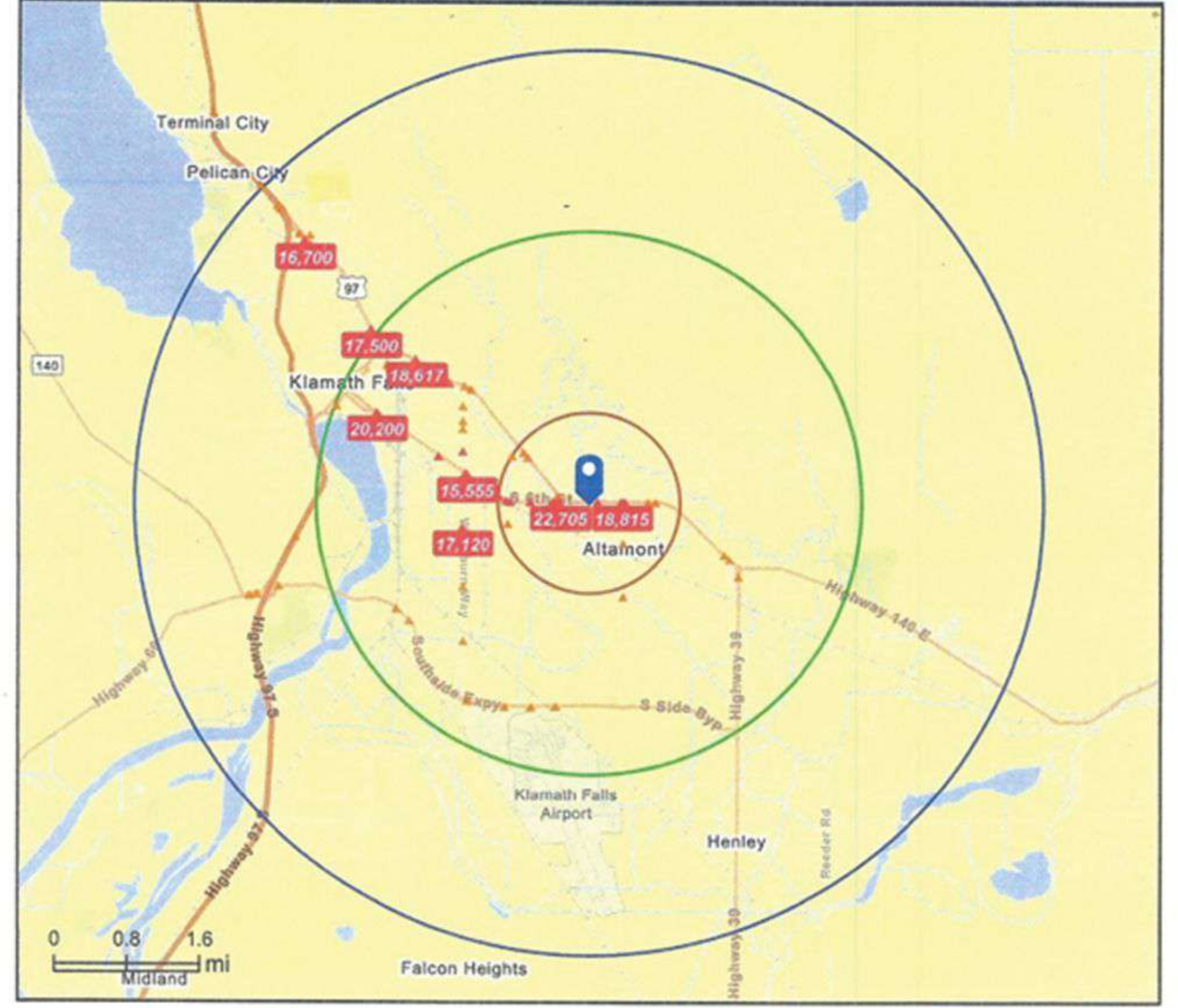
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# Disclaimer

All information included herein is deemed to be reliable but is not guaranteed by the realtor, seller or the other providers of such. Buyers are to do their own due-diligence as to the suitability of the property for their intended use.

# Contact Details



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