



**OFFERED AT
\$983,584.00**

Hwy 97 & Hwy 422, Chiloquin, OR. 97624

TWO PARCELS OF DEVELOPMENT LAND

Zoning is (CR) Recreational Commerical and (F) Forest

The frontage parcel is zoned Recreational Commercial and is situated on the intersection of Hwy 97 and Hwy 422. The adjacent parcel zoned Forest, is to the west and encompasses the existing driveway access.

Parcel 1 is Account #196059- 6.18 acres

Parcel 2 is Account #196040- 10.25 acres

FEATURES

- REC. COMMERCIAL ZONE @ 97
- FOREST ZONE @ 422
- 16.43 ACRES TOTAL
- HWY 97 FRONTAGE
- MINIMAL TERRAIN CHANGE
- HUGE VISABILITY
- KALAMATH COUNTY
- TRAFFIC COUNT 6300/ DAY
- 4 MILES TO KLA-MO-YA CASINO
- POTENTIAL FOR FUEL STATION



Ian Levin, Principal Broker | CCIM

NATHAN LEVIN CO.

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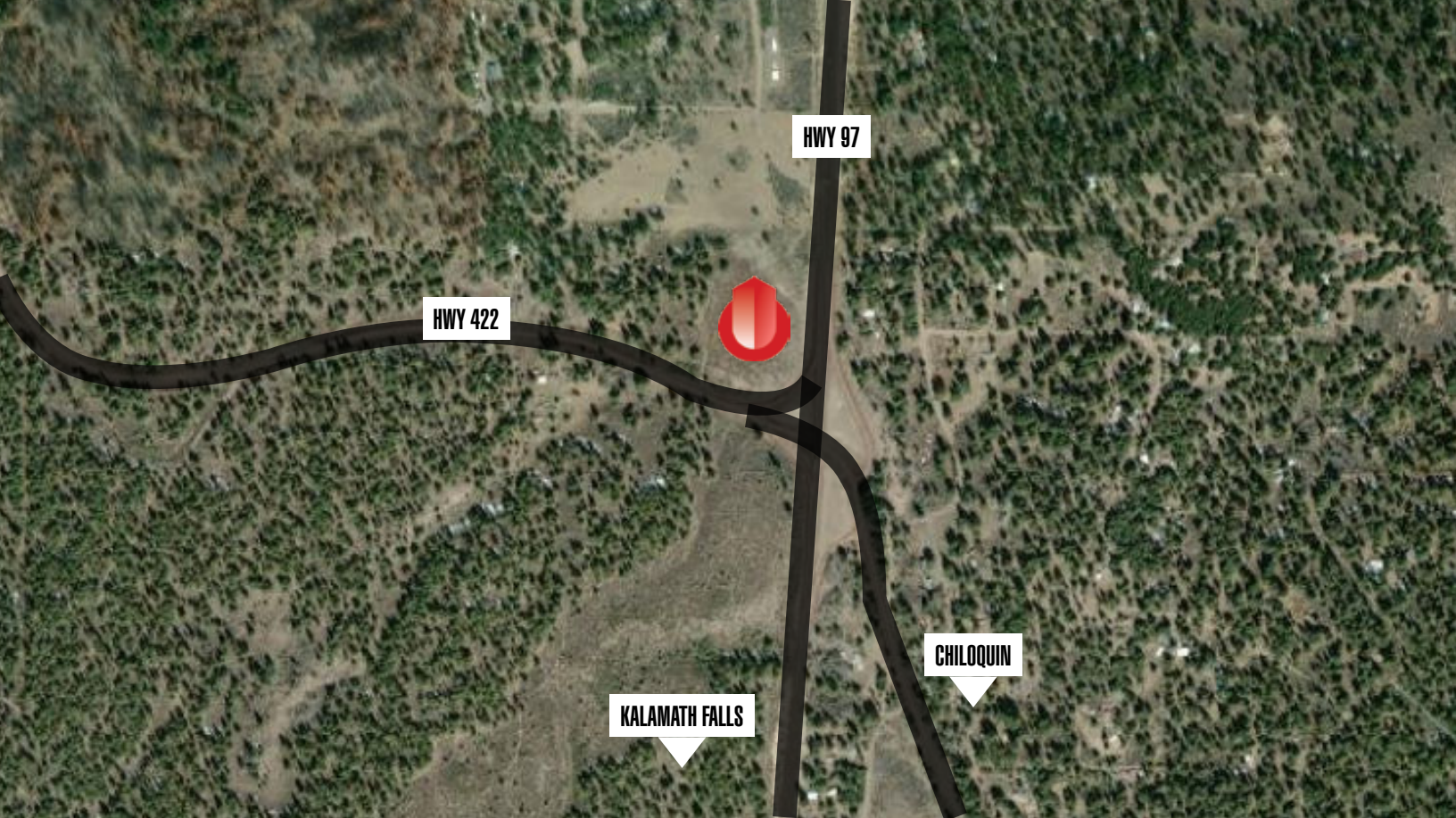
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January 18, 2023



LOCAL BUSINESSES

- Crater Lake
- Kila Mo Ya Casino
- Kalamath Tribe HQ
- Family Food Center
- Train Mountain Railroad Museum
- Sleep Inn & Suites
- Waterwheel RV Park
- Sportsman's River Retreat
- Melita's Motel & Cafe

NLCU

LOCATION Area Map

Hwy 97 & Hwy 422, Chiloquin, OR. 97624

Ideal location for a fuel station and convenience store.



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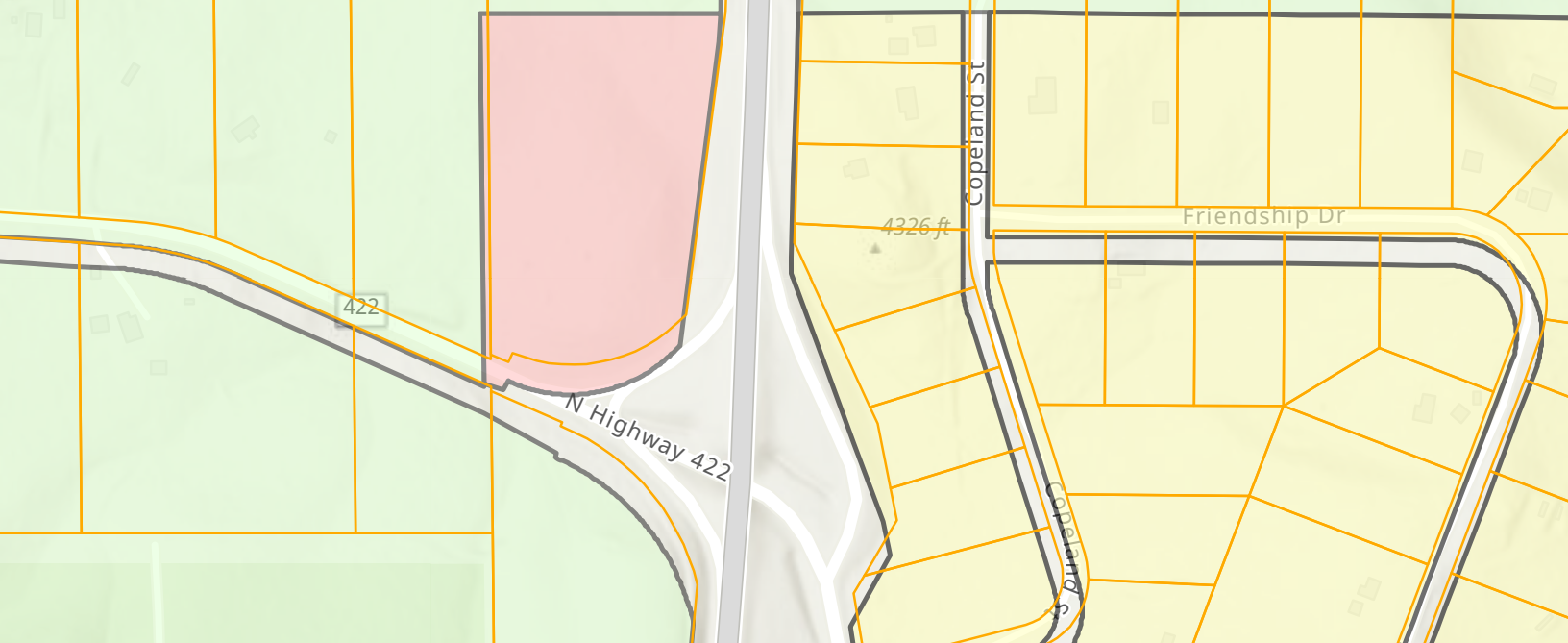


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- CG - General Commercial
- CT - Transportation Commercial
- CN - Neighborhood Commercial
- CR - Recreational Commercial
- CRC - Chemult Rural Commercial
- RSC-C - Rural Service Center Commer
- RUC-C - Rural Community Commercial
- RCR-C - Rural Community Resort Comr
- EFU - Exclusive Farm Use
- F - Forest
- FR - Forest/Range
- NR - Non-Resource
- OS&C - Open Space & Conservation
- R10; R1,2,5,10 - Rural Residential; R2;
- RS - Suburban Residential
- RCR - Rural Community Residential
- RL - Low Density Residential
- RM - Medium Density Residential



ZONING DESCRIPTION (CR) & (F)

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The (CR), Recreational Commercial is designed to be retail focused with a broad allowance of uses that support the outdoor recreation industry. The (F) Forest Zone is very specific to forestry, farming, and natural resources. It is recommended to read the full zone descriptions and development standards for these parcels on our website, <https://nathanlevinco.com/properties/hwy-97-hwy-422/>. You can also read more about zone codes and zone changes on the Klamath County website, <https://www.klamathcounty.org/225/Planning-Division>



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What's in My Community?

Places that make your life richer and community better

97624

10 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated quarterly. © 2022 Esri



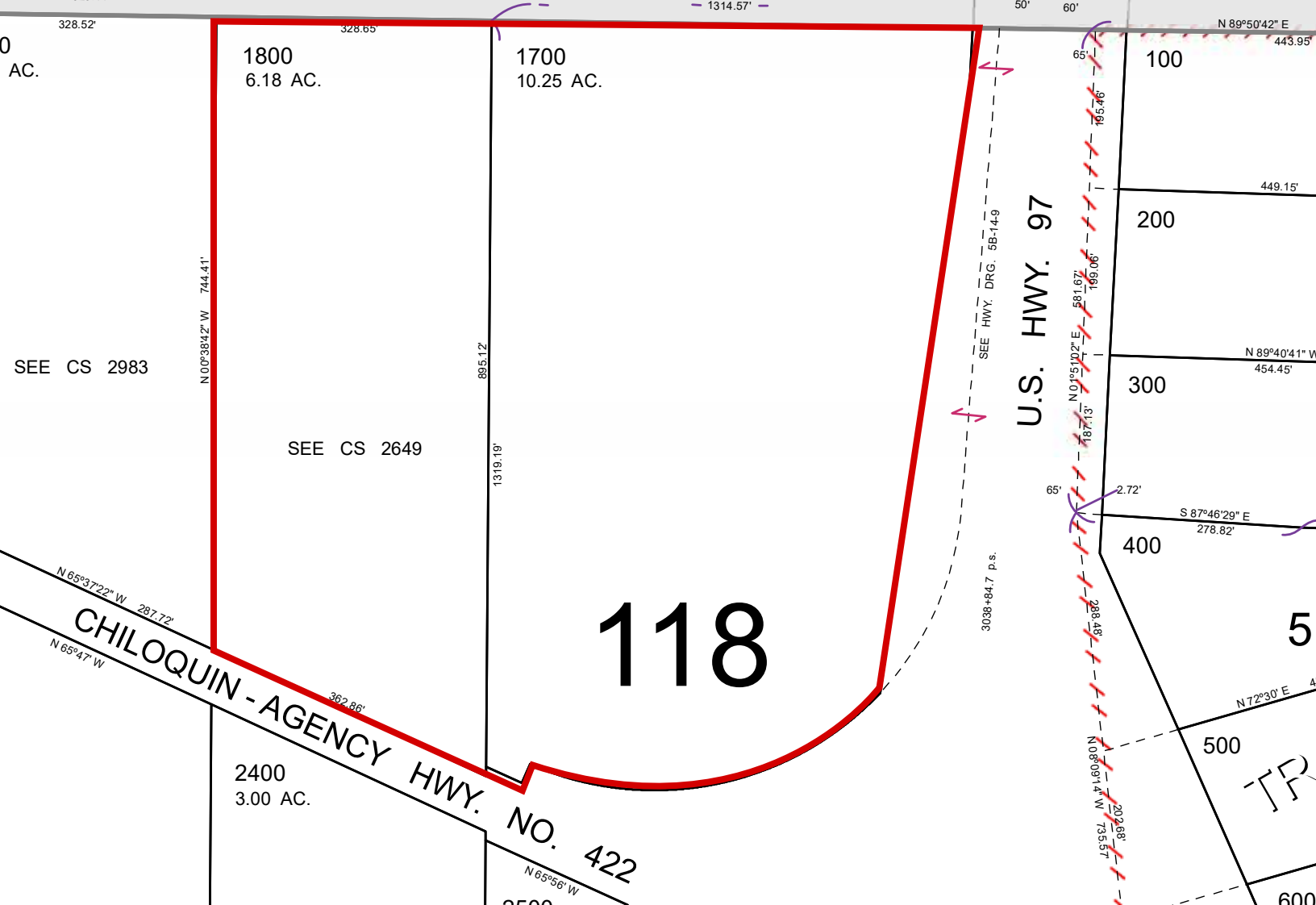
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COUNTY RECORDS

- 196059, 196040
- Map #3407-028D0-01700
#3407-028D0-1800
- 16.43 Acres
- 715,690.8 Square Feet
- Parcel #1700 & 1800
- Property Class 200 & 400

NLCU

LOCATION

Parcel Map

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The parcels highlighted in red are situated on the NW corner of the intersection of 97 and 422. Check with Kalamath County Assessor for additional site details.

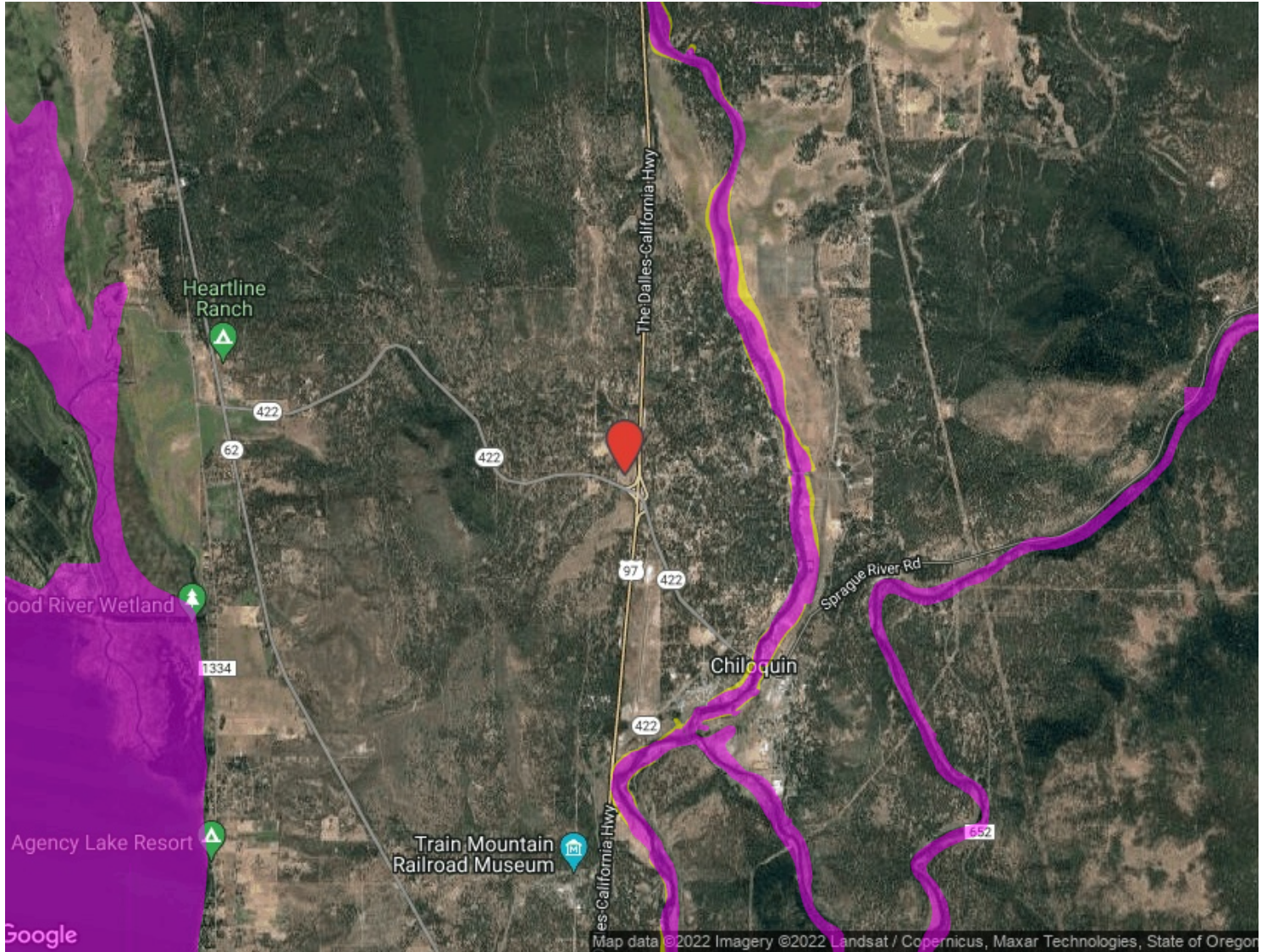


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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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