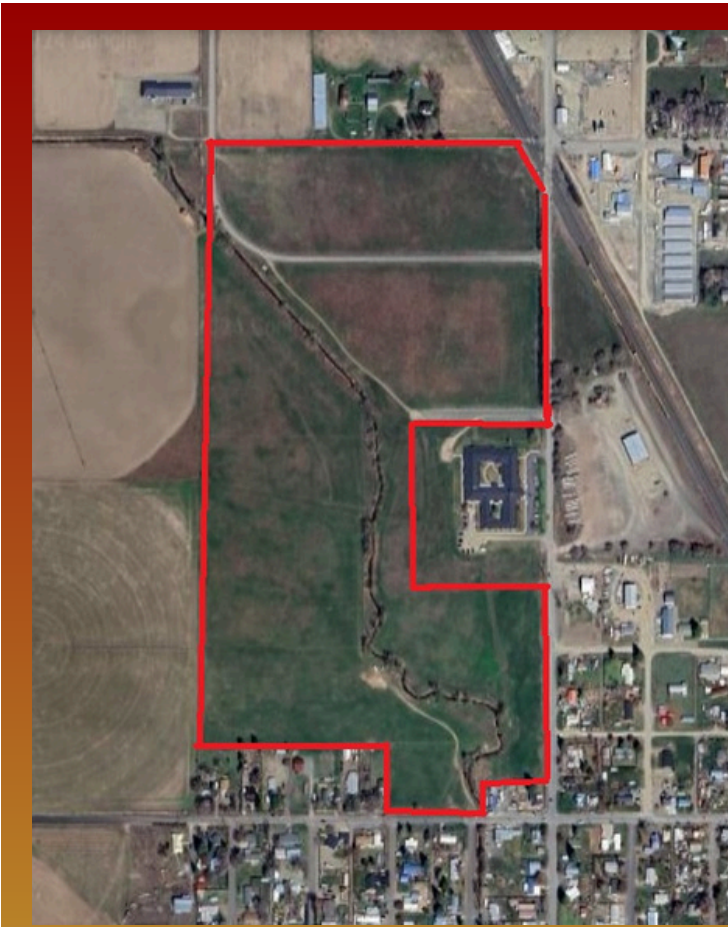




**Suzi Smith**  
 Owner/Principal Broker  
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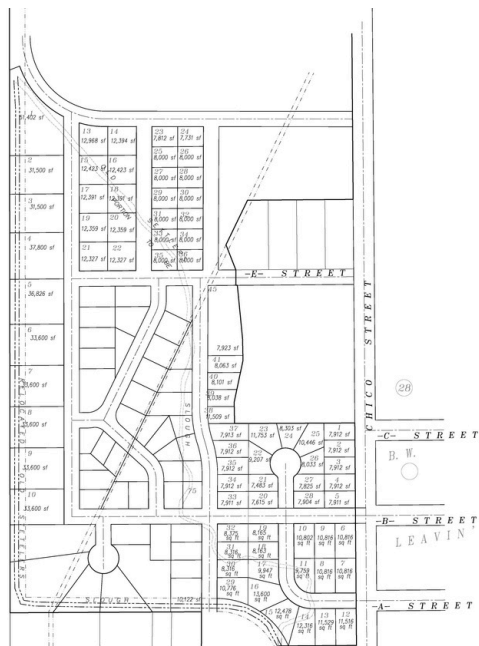
2090 Court Ave. Baker City, OR



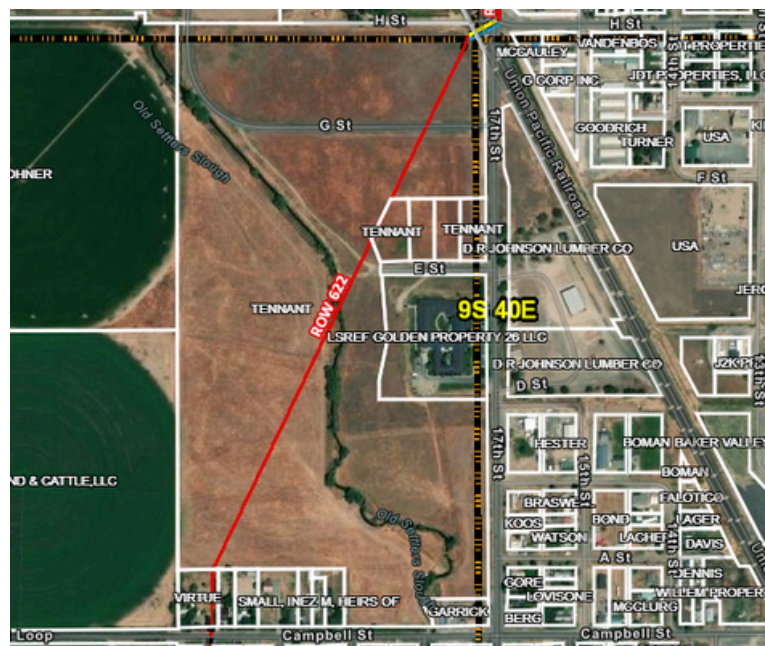
# DEVELOPEMENT OPPORTUNITY

Nestled in beautiful Baker Valley and located on the outskirts of historic Baker City is an amazing opportunity to develop 57+ acres of residential & 11+ acres of industrial land in a quaint and up & coming community. This sizeable, level parcel has breath taking views and easy access to downtown and all the valley and mountains have to offer. Call today to receive further information.

STARTING AT  
**\$1,510,000**



Conceptual Drawing



Marathon Gas Pipeline

# Development Prospectus

## 17<sup>th</sup> Street, Baker City, OR

Baker City, Oregon's historic downtown is one of the largest and most intact turn of the 20th century downtowns in the Northwest. The downtown has been lovingly restored thanks to the hard work of the local Main Street program and is once again a thriving downtown district bustling with activity and full of locally owned shops, restaurants, galleries, and artists.

With its central location on I-84 between the majestic Elkhorn and Wallowa mountain ranges, Baker is a hub for outdoor enthusiasts during all seasons. Anthony Lake's Ski Resort, the Elkhorn Crest Trail, and Hells Canyon National Recreation area are just a few of the outdoor wonders located close by. Along with the innumerable outdoors opportunities, Baker hosts many events and activities that keep visitors and residents entertained throughout the year.

With the recent addition of Love's Travel Center, Taco Bell, and a 2nd Maverik, employers are desperately looking for workforce housing for the growing number of employees needed. Moreover, a recent surge in the sale of lots in the nearby industrial park will bring additional families to Baker looking for both temporary and permanent housing.

Finally, Baker County has applied for a multi-million-dollar grant in order to build a new event center that will host sporting, rodeo, and entertainment events year-round. The grant will potentially be awarded this summer and construction must be completed in 4 years.

**Two years in a row, Rand McNally has named Baker City one of the six most beautiful small cities in America!  
Don't miss the opportunity to come grow with us!**



### Marathon Gas Pipeline – Bi-sects property from SW to NE corners

- 11.3 acres zoned industrial
  - (Located to the north of residential property & separated by G & 21<sup>st</sup> Street)
- 4 - .68-.81 acres lots have already been subdivided and are ready to build
  - (Located north of Settler's Park Senior Living)
- 57.62 acres zoned residential
  - (Surrounding Settler's Park Senior Living)

### Water Rights: NONE

Old Settler's Slough currently bisects the property. The Baker Valley Irrigation District is scheduled to move the ditch to border the property on the south & west side allowing for a greater construction area and additional homesites.

### Information Links:

Baker City Economic Development: <https://www.bakercountyeconomicdevelopment.org/>

Baker Chamber of Commerce: <https://www.visitbaker.com/>

Travel Baker: <https://travelbakercounty.com/>

Anthony Lake's Ski Resort: <https://anthonylakes.com/>