

**FOR SALE
INDUSTRIAL LOTS**

TOM McCALL BUSINESS PARK

SW Commerce Court | Lots : 900 & 901

Prineville, OR 97754



NEW REDUCED PRICING NOW: \$290,252/PER LOT

(Only \$3.99/per/Square Foot)

Take advantage of Industrial land costs that are significantly less than Bend and Redmond!

- ◆ Contiguous Two (2) Lots-can be sold together or separately
- ◆ Each Lot 1.67/AC (72,745+/-SF) Zoned: M-1 -Light Industrial

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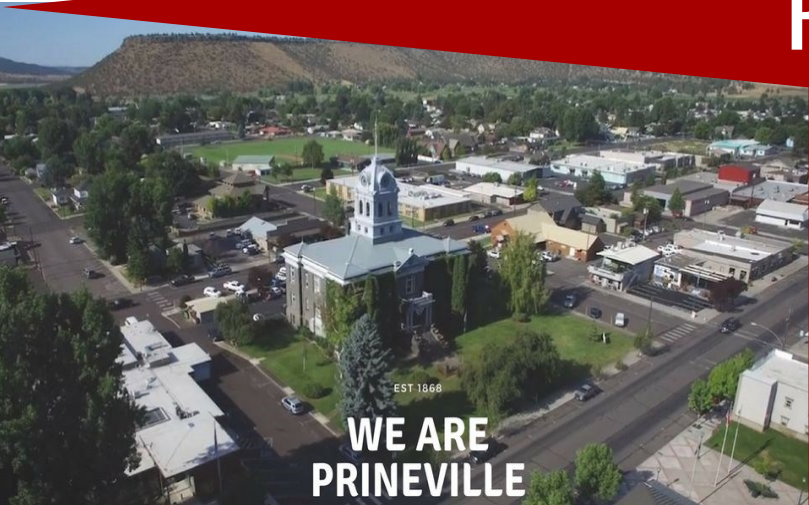
Disclaimer: This information is from sources deemed reliable, but for which we assume no liability. Information subject to change without further notice. This is an exclusive listing. The information contained herein is given in confidence with the understanding all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate, any drawings, floorplans or conceptual drawings are subject to change.

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PROPERTY OVERVIEW



Fratzke Commercial is proud to be the Exclusive Brokerage marketing two (2) 1.67/Acre Industrial lots zoned M-1 in Crook County's newest and modern Tom McCall Business Park. This Park benefits from the explosion of growth with the Facebook® (Meta) and Apple® Data Centers, offering an Owner/User looking to relocate to Prineville, Oregon and benefit from the Enterprise Zone for potential tax incentives and an excellent place to build and do business. With a limited number of smaller Industrial Lots in Central Oregon For Sale, this is an opportunity not to be missed.

PROPERTY DETAILS

Two (2) Lots Available

(1) 151502DD #00900

(2) 151502DD #00901

LISTED PRICE JUST REDUCED:

Lot #900 \$290,252 (\$3.99/SF)

Lot #901 \$290,252 (\$3.99/SF)

Lots are contiguous

LOT SIZE: 1.67/AC. (72,745 SF)

ZONING: M-I (Light Industrial) Zoning allows for a vast array of uses.

TAX INCENTIVES: Subject lots are within Crook County's Enterprise Zone offering potential tax incentives to new businesses encouraging development and economic growth.

UTILITIES: (See Map) Utilities to street, Commerce Court.

DILIGENCE: Buyer to do their own due diligence on development.

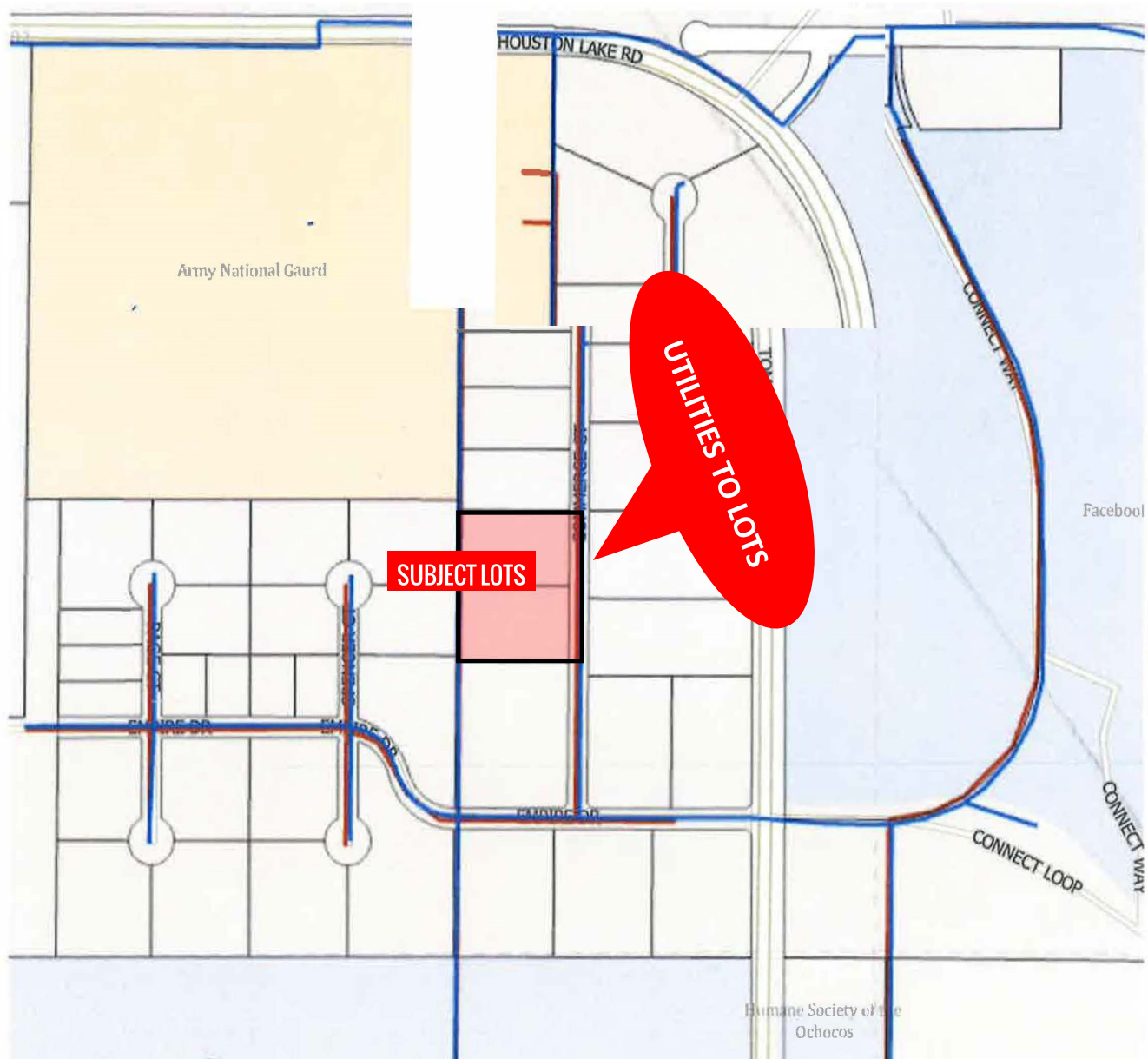


LOCATED NEAR FACEBOOK & APPLE DATA CENTERS



UTILITY MAP

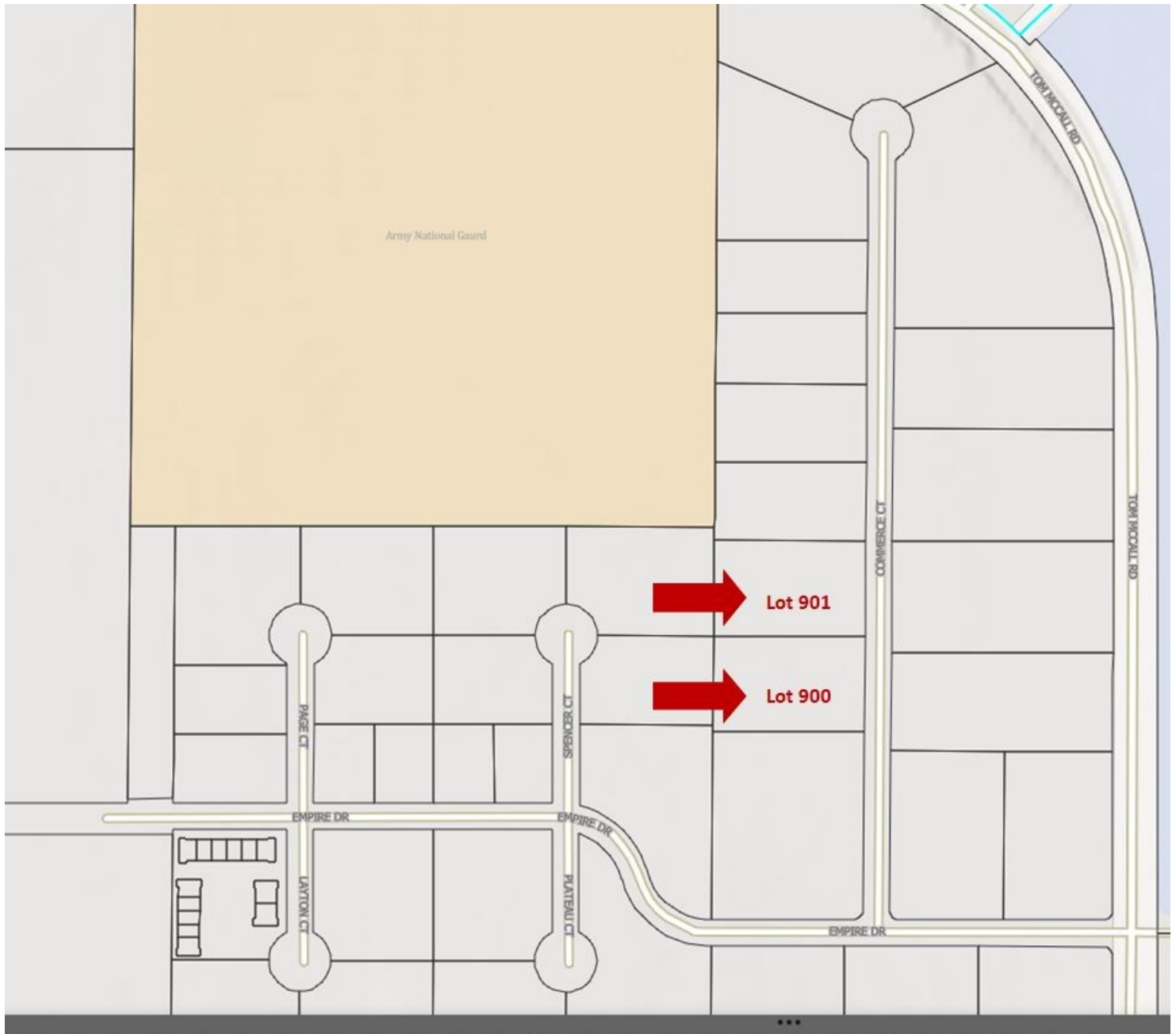
- Tom McCall offers modern technology and a location just above the City of Prineville. Prineville is pro-business welcoming business with open arms and offers more affordable living than the core area of Central Oregon. Subject property is within Prineville/Crook County Enterprise Zone with certification can offer tax incentives.
- Tom McCall also has high-speed telecommunications and is the only Business Park in the Crook County area that has fiber-optics cabling within the park.





- Shovel Ready Industrial Lot in the Tom McCall Business Park.
- Level and ready to build.
- Easy access to Prineville, Redmond and Bend along Hwy 126 and Hwy 26
- Zoned Industrial (MI) allows for vast array of users.
- Utilities in street and along edge of the properties.
- In Enterprise Zone with tax incentives available.
- Opportunity for investment hold or Owner/User.
- Just east of Airport.
- In Prineville's burgeoning path of progress for business.
- Located near Meta (Facebook) and Apple Data Centers.
- All city services to Park & Lots.
- Low development costs due to land affordability, utility infrastructure, and a pro-development city environment.
- Close proximity to US Highway 26, & OR-126 , Airport and only Four (4) miles to City Center.

GIS MAP



ENTERPRISE ZONE



CROOK COUNTY ENTERPRISE ZONE

OVERVIEW

The Crook County Enterprise Zone program is intended to create new jobs in Crook County by encouraging capital investment. Both new businesses and expansion of existing businesses may qualify for this property tax abatement. For either Standard or Long-Term Rural Enterprise Zones, only new facilities, new equipment, or improvements on existing facilities not yet on the tax roll are eligible for this property tax incentive.



Long-Term Rural Enterprise Zone

The Long-Term Rural Enterprise Zone allows the zone sponsor to exempt more capital intensive projects for a longer period of seven to 15 years. Any type of business activity is eligible, but these incentives depend on local approval and minimum levels of investment size, job creation and employee compensation. This program is typically utilized for large-scale industrial projects, high-technology data centers, and destination resorts in Oregon.



TAX INCENTIVES


Standard Enterprise Zone

This economic development incentive is intended to grow the local economy through job creation and business investment. The Enterprise Zone offers 100% property tax exemption on qualified traded-sector investments. The period of exemption ranges from a minimum of three years to a maximum of five years. All industrial and commercial-zoned land inside the Prineville Urban Growth Boundary (UGB) is within the zone, as well as some designated areas outside of the city's UGB for potential destination resorts or large scale industrial development projects.


ELIGIBILITY


Standard Enterprise Zone

New employers to Oregon or the region are eligible, as well as existing primary employers. Existing companies must add at least 10% to their existing workforce in the zone to qualify. The minimum investment for qualifying projects is \$50,000. Four to five year exemptions require a company to compensate their employees at 130% of the county's average wage, which is \$60,263 at 130% of Crook County's 2021 average of \$46,356.

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ENTERPRISE ZONE



CROOK COUNTY ENTERPRISE ZONE

Long-Term Rural Enterprise Zone

Both new and existing businesses are eligible to participate, provided they do not compete significantly with the local economy's industry and they bring in investment from outside of the zone. Minimum investment and job creation criteria to qualify for the Crook County Long-Term Rural Enterprise Zone is below:

QUALIFYING CRITERIA	LONG-TERM RURAL E-ZONE
Minimum Investment	\$12.5 million or >\$200 mil.
Minimum New Employment	35 jobs or 10 jobs
Minimum Compensation per Employee	\$60,263*

*130% of Crook County average annual wage effective 1/1/21

Additionally, the minimum state tax payment before claiming tax credits (which reduces the total amount of taxes owed) would be the lesser of \$1 million or the product of \$12,500 multiplied by the number of new employees.



APPLICATION PROCESS

To receive investment incentives, eligible businesses must schedule a Enterprise Zone pre-certification meeting with the local zone manager prior to any construction or operation of eligible investments. For more information about the local zone and project eligibility, contact Kelsey Lucas, the Crook County Enterprise Zone Manager.

INCENTIVE SAVINGS

ORIGINAL INVESTMENT	SAVINGS (EX.)	
	OVER 3 YRS	OVER 5 YRS
\$1 million	\$49,247	\$82,079
\$5 million	\$246,237	\$410,395


FAQS

Does the Enterprise Zone take away from the existing tax base?

No, the Legislature, in coordination with cities and counties across Oregon, has structured the Enterprise Zone to ensure that no property (land, buildings, equipment) previously on the tax rolls can be removed through an exemption process. Only new investment qualified by an application process with the local Enterprise Zone manager, and coordinated with the County Assessor, can be exempted, unless the company has been approved by the zone sponsor(s) for an extended abatement.


My company is eligible for the e-zone, but I've already started construction. Can my facilities be exempted?

Typically, not. Companies wishing to access the program need to complete a simple, two page pre-certification application prior to breaking ground on new or expanding facilities. It is suggested that pre-certification occur when building permits are prepared.

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CROOK COUNTY ENTERPRISE ZONE

FAQS

Are commercial developments eligible for Enterprise Zone exemptions?

No, with the exception of hotel, motel and destination resort developments in Prineville/Crook County, only primary employers are eligible. The threshold for commercial versus primary or industrial is that 75% of a company's products or services must be sold or delivered outside the region.

When the exemption period expires, does my property (building and equipment) come back on the tax roll?

Yes. Buildings and equipment are assessed throughout the exemption period, but come back on the tax rolls at a depreciated value. During the period that a company participates in the Enterprise Zone, property taxes on real and personal property are exempted, not deferred.

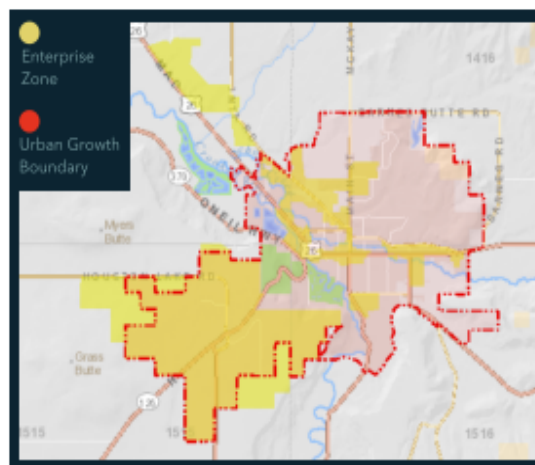
Can my company use the Enterprise Zone multiple times for future expansions?

Yes. Expansion projects for qualifying employers are eligible as long as the employer adds at least 10% to their existing workforce each time the program is used and invests a minimum of \$50,000.

Can eligible employers who rent their facilities qualify?


Yes. If a facility has not been previously occupied or is a build-to-suit for an eligible company, landlords are required to pass on savings resulting from property tax exemptions to their qualified tenants.

CROOK COUNTY ENTERPRISE ZONE MAP





Economic Development for Central Oregon (EDCO) is a private, non-profit organization, dedicated to diversifying the regional economy by supporting primary employers. EDCO attracts permanent, family-wage jobs by recruiting new companies and helping existing companies expand.



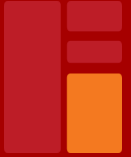
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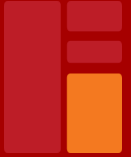


In an M1 zone, only the following uses and their accessory uses are permitted outright:

- A. Cabinet, carpenter or woodworking shop.
- B. Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceutical, soap or toiletries, but not including processes involving refining or rendering of fats and oils.
- C. Dwelling for caretaker or night watchman on the property.
- D. Freight depot.
- E. Ice or cold storage plant.
- F. Laboratory for research or testing, but not including the testing of combustion engines.
- G. Laundry, dry cleaning or dyeing establishment.
- H. Lumber yard, building supply outlet.
- I. Machinery or equipment sales, services or storage.
- J. Manufacture, repair or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious stone or metal, shell, textiles, wax, wire or yarn.
- K. Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, engineering, scientific or precision instrument, medical or dental supplies or equipment, electronic supplies or equipment, industrial or business machines, aircraft parts and equipment, luggage, photographic equipment or small pleasure boats.
- L. Motor home manufacturing.
- M. Motor vehicle body shop, tire shop or similar repair service.
- N. Plumbing, heating, electrical or paint contractor's sales, repairs or storage.
- O. Processing, packaging or storage of food or beverages, but not including processes involving slaughtering or rendering of fats and oils.
- P. Railroad tracks and related facilities.
- Q. Utility lines, station or substation, not including wireless telecommunications facilities.
- R. Veterinary clinic or hospital.
- S. Welding, sheet metal or machine shop.
- T. Wholesale distribution or outlet, including trucking, warehousing and storage.
- U. Recreational vehicle (RV) sales and service that is conducted in conjunction with the manufacture of recreational vehicles on the same lot.
- V. Mini-storage facilities. [Ord. 1255 § 1, 2018; Ord. 1242 § 1 (Exh. A), 2016; Ord. 1229 § 1 (Exh. A), 2015; Ord. 1105 § 1, 2002; Ord. 1037 § 1, 1997; Ord. 1024 § 1, 1996; Ord. 984 § 2, 1994; Ord. 950 § 51, 1991.]

17.45.020 Conditional uses permitted.

In an M1 zone, the following uses and their accessory uses are permitted, when authorized in accordance with the requirements of Chapter 17.130 JCMC:



17.45.020 Conditional uses permitted.

In an M1 zone, the following uses and their accessory uses are permitted, when authorized in accordance with the requirements of Chapter 17.130 JCMC:

A. Fuel oil distribution.

B. Planned unit development. [Ord. 1242 § 1 (Exh. A), 2016; Ord. 1229 § 1 (Exh. A), 2015; Ord. 1037 § 1, 1997; Ord. 950 § 52, 1991.]

17.45.030 Development review.

In a M1 zone, development review by the city administrator or designee shall be required to ensure compliance regarding M1 standards.

A. Procedure. Development review is a nondiscretionary, administrative review conducted by the city administrator or designee. Development review shall follow JCMC 17.150.070(A)(1), Type I Procedure – Administrative Decision.

B. General Submission Requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

1. Contain all the general information required;
2. Address the criteria in sufficient detail for review and action; and
3. Be filed with the required fee as established by the city council.

C. Development Review Information. An application for development review shall include a proposed site plan, on a page size of 11 inches by 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

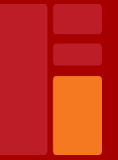
1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
 2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
 3. The proposed development site, including boundaries, dimensions, and gross area.
 4. Features which are proposed to remain on the site.
 5. The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
 6. Landscape plan if applicable.
 7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
 8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
 9. Architectural drawings:
 - a. Building elevations which illustrate windows and building form design features.
- b. The name and address of the architect. [Ord. 1242 § 1 (Exh. A), 2016.]

17.45.040 Limitations on use.

In an M1 zone, the following conditions and limitations shall apply:

A. A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.

TOM McCALL BUSINESS PARK



Facebook® plans ninth data center in Prineville-Tom McCall Drive



Apple® Data Center Prineville- Tom McCall Drive

GET TO KNOW PRINEVILLE



The Authentic Capital of Central Oregon

About Prineville/Crook County

Established in 1868, Prineville is the oldest community in Central Oregon and one of the state's first incorporated cities. Prineville's origins are tied to the land in agriculture, forest products, the railroad, and manufacturing.

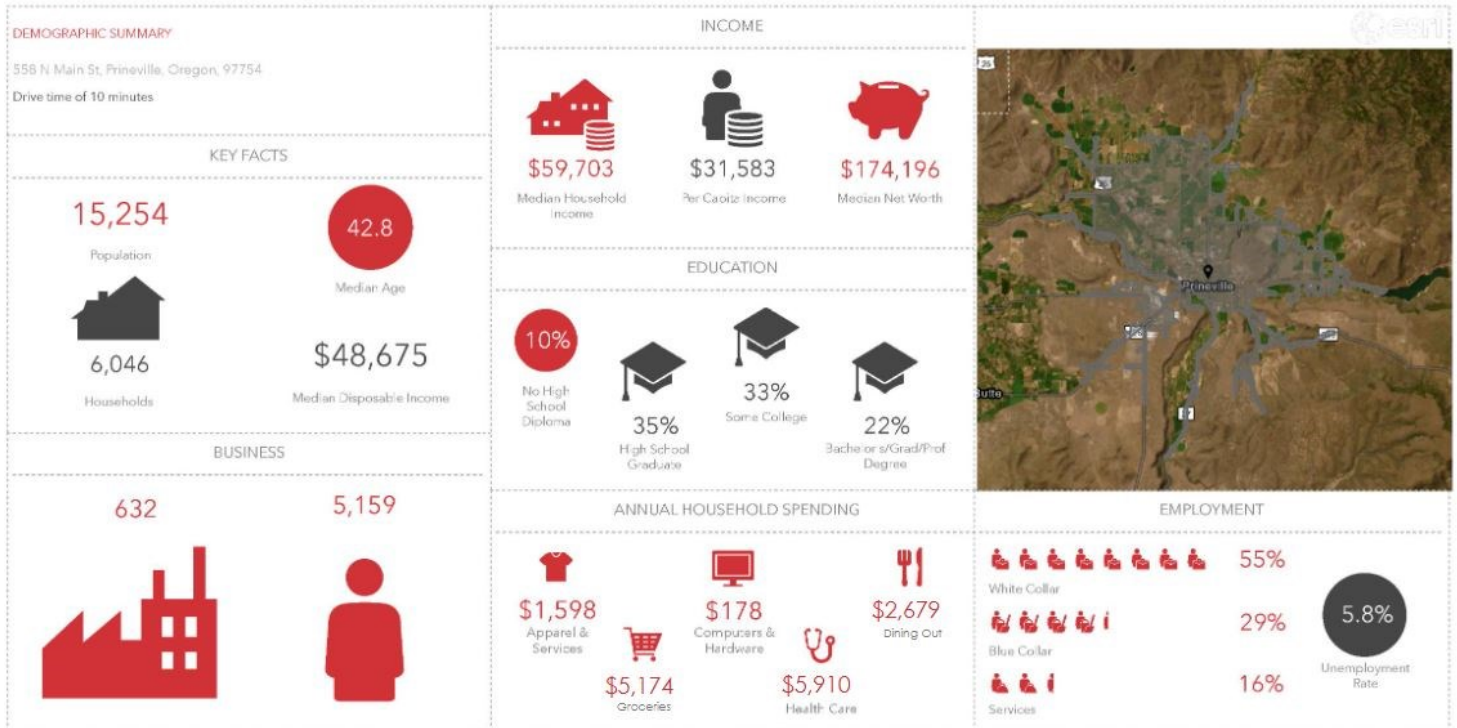
As a community, we are united in our efforts to grow and diversify Crook County's economic base, ensuring long-term economic vitality, and providing residents with family-wage jobs. When you visit Prineville and surrounding areas in Crook County, you'll discover the heritage of a frontier town, the ideals of the area's family focus, and the pride of a community dedicated to progress.

Prineville, Oregon is the county seat of Crook County, located at the junction of Hwy 26 from the Portland Metro Area by way of Mt. Hood and Hwy 126 which runs east/west from Sisters to Prineville. More than 12,000 cars pass through per day on average.

Prineville is home to two Fortune 50 data centers, Meta and Apple with the Meta campus being its flagship data center and largest in its fleet. These large industrial developments just north of Tom McCall Business Park inspired the engineering of the award-winning Crooked River Wetlands project and Aquifer Storage and Recovery project to support sustainable water and wastewater needs locally. Prineville is one of the few cities in Oregon with some of the most competitively priced land and utility prices in the West, along with long-term incentive that help make development projects a reality.

Crook County School District's graduate rate leads the region.

GET TO KNOW PRINEVILLE



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Prineville's Employment

According to Oregon Employment Department (OED), over 75% of private businesses in the state had nine or fewer employees, while the average firm employed 15 people. Smaller companies are more crucial in rural counties and it's fair to say that Crook County's business environment is comprised primarily of small employers, with a few notable exceptions such as Les Schwab and Contact Industries. In Crook County, wood products manufacturing has historically been the dominant industry, although steady diversification is underway. Outside of traditional top public employers such as the city, county, and school district, the most significant industry clusters in the county are wood products, data center, warehouse and transportation, trucking, healthcare and government land management.

Prineville's Economy

Both Apple and Facebook have data centers located in Crook County and have helped to reshape the business climate by adding a major high tech presence. Facebook has built one of the most energy-efficient data centers of its kind in the world. In terms of future growth, Prineville is well prepared with infrastructure in place for water and wastewater to support growth and development for decades to come. Prineville also offers inexpensive industrial land, some of the lowest-priced in the region. Community leaders are united in their efforts to grow and diversify Crook County's economic base, assuring long-term economic vitality and providing residents with family-wage jobs.

Prineville's Housing

As with much of the rest of the country, residential property prices peaked to all-time highs in 2007 and declined in by as much as 40% in the following years. Prices have rebounded substantially; both median and average home prices increased in 2016 across the region, and are currently at or above all-time highs. The median home price in Crook County is \$425,000 and \$449,900 within the City of Prineville.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com and realtor.com



LONG VIEW AERIAL



Great Opportunity for Business @ Tom McCall Business Park. These two (2) lots are prime and ready for development! Owner/User, Investment Land-Hold, possibilities are endless.



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