

FOR SALE  
INDUSTRIAL LOTS



## TOM MCCALL BUSINESS PARK

SW Commerce Court | Lots: 900 & 901 Prineville, OR 97754



### TOM MCCALL BUSINESS PARK LOTS 900 & 901

**Each Lot is 1.67/Acres (72,745+/-SF) Zoned: M-1 Industrial**  
**Contiguous Two (2) lots can be sold together or separately**  
**(\$3.99 PER SF)**

**Offered at: \$290,252/PER LOT**

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With You Every Square Foot of the Way.

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Fratzke Commercial Real Estate Advisors is exclusively marketing two (2) +/-1.67-acre industrial lots zoned M-1 within Crook County's Tom McCall Business Park. The properties are well-positioned to capitalize on continued economic growth in Prineville, driven by major data center investments from Meta (Facebook®) and Apple®. These sites are well-suited for owner-users seeking to develop and operate in a pro-business environment. Enterprise Zone tax incentives may be available. Opportunities of this size and zoning are increasingly limited in Central Oregon.

## PROPERTY DETAILS

Two (2) Lots Available

(1) 151502DD#00900

(2) 151502DD#00901

## LISTED PRICE

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) each)

ZONING: M-I (Light Industrial)

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

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

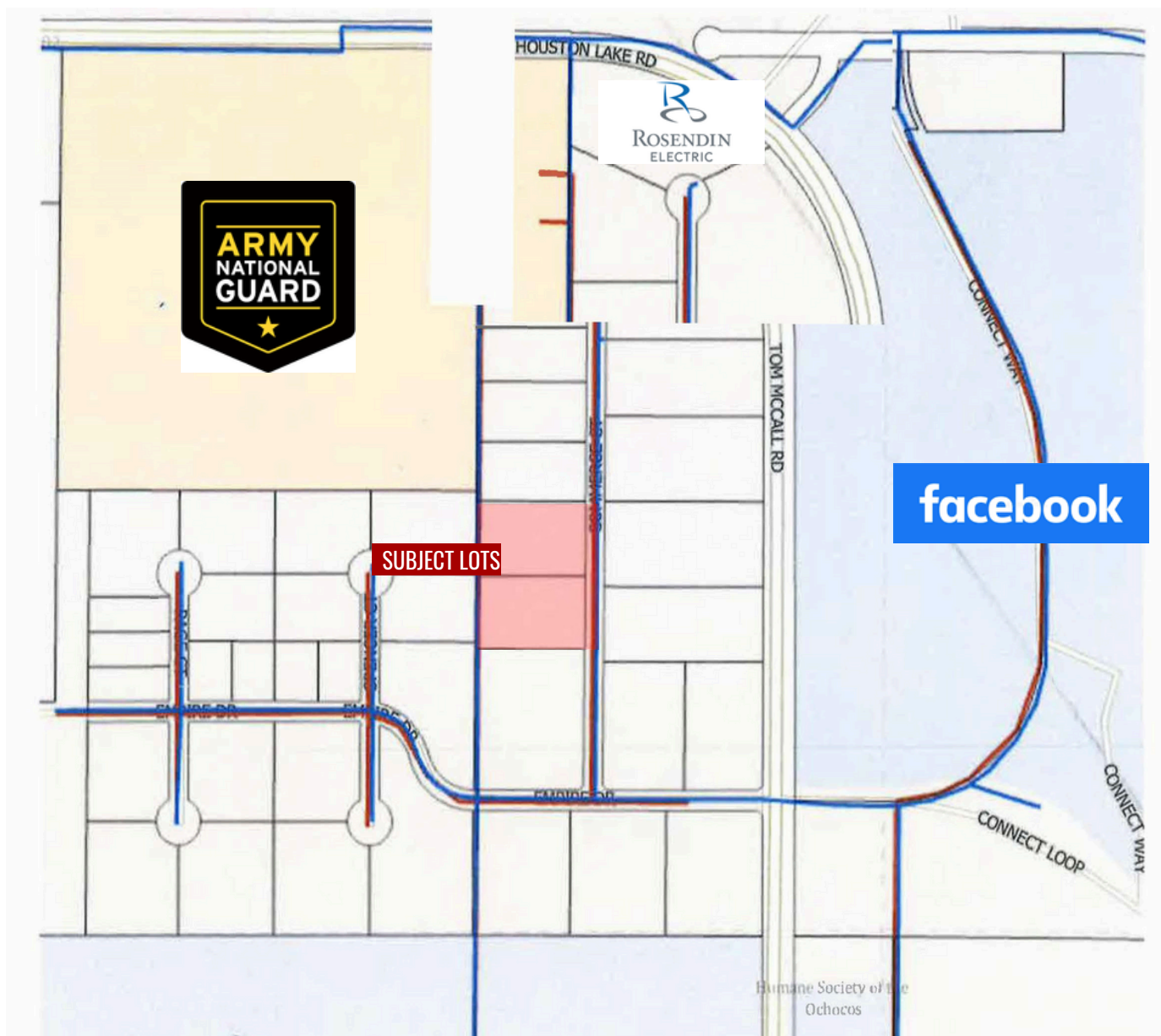


LOCATED NEAR FACEBOOK &  
APPLE DATA CENTERS



## UTILITY MAP

- Shovel-ready industrial lot in Tom McCall Business Park.
- Level site with utilities at street.
- Zoned Industrial (M-1).
- Located within the Enterprise Zone with potential tax incentives.
- Positioned in Prineville's growing industrial and business corridor.
- Located across from Facebook Data Center.









# LOT AERIAL VIEW





# MAP OVERVIEW







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