

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

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | C 541-390-2900



**FRATZKE**  
COMMERCIAL REAL ESTATE

963 SW Simpson Ave., Suite 220 | Bend, OR 97702

541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)



With You Every Square Foot of the Way.

963 SW Simpson Ave Suite 220 | Bend, OR 97702  
**541-306-4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)**

**Brian Fratzke, CCIM, Principal Broker**  
[brian@fratcommercial.com](mailto:brian@fratcommercial.com)

**Tom Tapia, CCIM, Principal Broker**  
[tom@fratcommercial.com](mailto:tom@fratcommercial.com)

**Scott Harman, Broker**  
[scott@fratcommercial.com](mailto:scott@fratcommercial.com)

**Emerson Fratzke, Marketing Director**  
[emerson@fratcommercial.com](mailto:emerson@fratcommercial.com)

**DISCLAIMER:** This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.

# PROPERTY DETAILS



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)

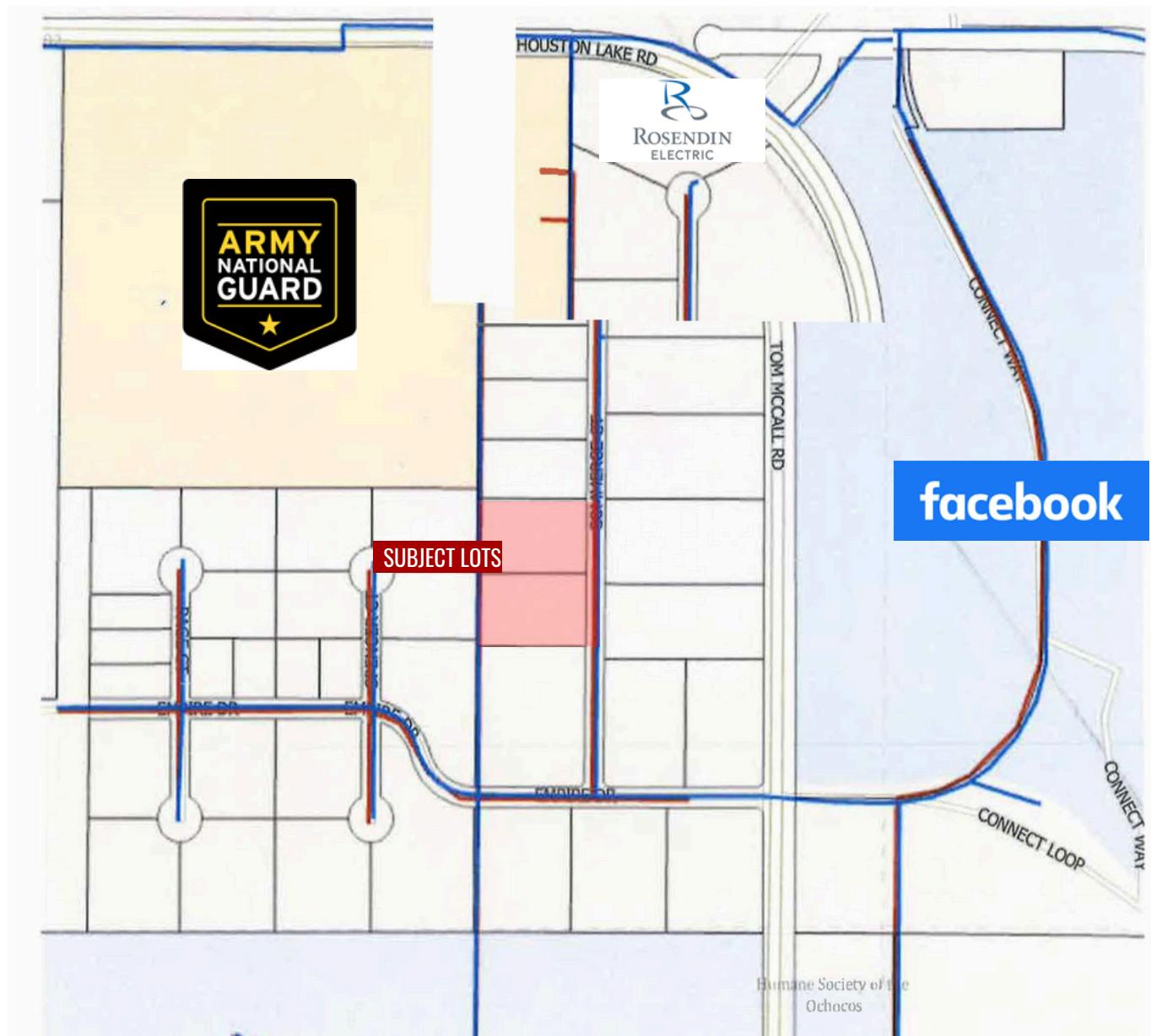
TAX INCENTIVES: Subject lots are within Crook County's Enterprise Zone offering potential tax incentives to new businesses, development and economic growth.

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



## 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.



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 50 100 200 Feet

S.E.1/4 S.E.1/4 SEC.2 T.15S. R.15E. W.M.  
CROOK COUNTY  
1" = 100'



# LOT AERIAL VIEW



# MAP OVERVIEW



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



Apple ® Data Center Prineville- Tom McCall Drive

CONTACT



## BRIAN FRATZKE

CCIM, PRINCIPAL

541.480.2526 [ C ]

[BRIAN@FRATCOMMERCIAL.COM](mailto:BRIAN@FRATCOMMERCIAL.COM)



## TOM TAPIA

CCIM, PRINCIPAL

541.390.2900 [ C ]

[TOM@FRATCOMMERCIAL.COM](mailto:TOM@FRATCOMMERCIAL.COM)



**FRATZKE**  
COMMERCIAL REAL ESTATE

963 SW Simpson Ave., Suite 220 | Bend, OR 97702

541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)