

FOR SALE

2.37 AC | \$980,750

TimberMill Shores Development Land

320 Timbermill Dr., Klamath Falls, OR 97601

**PRICE REDUCED TO
\$877,516**

FAIRFIELD
INN & SUITES
Marriott

2.37 AC

RARE LAKEFRONT DEVELOPMENT OPPORTUNITY IN KLAMATH FALLS



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FOR SALE

\$877,516

TimberMill Shores Development Land

PROPERTY DETAILS

Sale Price:	\$988,750 \$877,516
Lot Size:	2.37 Acres (103,237 SF)
Price/SF:	\$9.50 \$8.50
Tax Lot:	3809-032DB-01200
Zoning:	Mixed Use (MU)
Infrastructure:	All utilities at the street
Waterfront:	±450 Feet

HIGHLIGHTS

- **Prime Lakefront Development:** A premier lot on Lake Ewauna, offering unmatched waterfront views and development potential.
- **High Visibility & Accessibility:** Strategically located along the 5th Street corridor for maximum exposure and ease of access.
- **Geothermally Heated Infrastructure:** Dedicated geothermal system provides heated sidewalks and trails, ensuring year-round pedestrian comfort—even in heavy snowfall.
- **Fiber Optic Infrastructure:** High-speed connectivity supports modern business and residential needs.
- **Phase 1 Development Underway:** Includes the completed Marriott Fairfield Inn, with additional mixed-use projects in progress.
- **Kingsley Field F-35 Mission:** The transition to the F-35 ensures long-term economic stability, creating jobs and attracting businesses while securing operations through 2095.
- **Swan Lake Energy Storage Project:** This project provides a sustainable energy solution, storing renewable power to support Oregon's transition to a 100% emissions-free grid.



HISTORY AND VISION OF TIMBERMILL SHORES

The waterways of Klamath Falls, historically rich in timber, ranching, and farming, now offer a prime development opportunity. TimberMill Shores is a 50-acre mixed-use project along the sunny shores of Lake Ewauna. With Phase 1 underway—featuring the Marriott Fairfield Inn, People's Bank with upstairs apartments, and a 92,000 SF mixed-use facility—developers can invest in a 2.37-acre mixed-use lot with full infrastructure in place.

The development includes public land space, geothermal capabilities, and tax-friendly opportunity and enterprise zones. A dedicated geothermal system, exclusive to TimberMill Shores, keeps sidewalks clear year-round. Designed for a seamless “Live-Work-Play” experience, TimberMill Shores integrates retail, office, residential, hotel, and recreation spaces, offering developers a rare and flexible investment opportunity.



FINANCIAL BENEFITS

Developing TimberMill Shores offers significant financial advantages. With the approved Urban Renewal District (URD), developers can recoup a considerable amount of infrastructure capital expenses, benefiting from nearly \$1 million available for qualified improvements (subject to change). The competitively priced Phase 2 land at \$5/SF ensures affordability, while lower operating costs, a favorable county tax structure, and available property tax incentives further enhance the financial appeal. Access to abundant renewable energy sources like geothermal and solar, no sales tax, and affordable development costs make this a financially sound investment.



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