



Chemult Motel

109256 N Hwy 97, Chemult

COMMUNITY AND MARKET OVERVIEW



Attractions & Highlights

- **Crater Lake National Park** – World-famous natural wonder just 36 miles away, a major draw for tourism.
- **Willamette Pass Ski Area** – Popular skiing and snowboarding destination nearby.
- **Diamond Lake & Recreation Areas** – Camping, fishing, hiking, and outdoor recreation close by.
- **Pacific Crest Trail Access** – Outdoor enthusiasts pass through Chemult for hiking and backpacking.



Transportation & Accessibility

- **Amtrak Station** – A rare feature for small towns in the region, providing convenient rail access both north and south.
- **U.S. Highway 97** – Major Travel Route
 - ➡ Annual Average Daily Traffic (AADT): ~5,400 vehicles near Chemult
 - ➡ Truck traffic makes up 25–40% of this volume, underscoring strong visibility and steady business exposure.
- **State Freight Route** – US-97 is designated as a key freight corridor in Klamath County; increasing truck traffic enhances commercial viability.



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Town Profile

- Population: ~350 (small-town feel with strong community ties).
- Elevation: 4,764 ft – offering a cool mountain climate.
- Klamath County Demographics: Median age 42, with a mix of retirees, outdoor enthusiasts, and working professionals.



Housing & Rentals

- Median Home Value: Around \$190,000 (lower than state average, making it more affordable).
- Rental Rates: Limited but generally range \$750–\$1,200 per month depending on unit size and amenities.
- Tourism-Driven Housing Demand: Vacation rentals, motels, and RV spaces see steady use due to recreation and travel traffic.



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Why Chemult?

- Positioned as a gateway to Crater Lake National Park and other recreation areas.
- Steady tourism traffic year-round from skiing, hiking, and national park visits.
- Highway 97 visibility makes it a prime location for lodging, restaurants, and service-based businesses.
- Amtrak connection adds unique accessibility compared to other small towns in Central Oregon.

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