



Parcel 2

1250 East Airport Road Hermiston, Oregon 97838

Property Overview

Unlock the potential of this prime 7.19-acre level parcel in the heart of Hermiston. Ideally suited for equipment sales, mini storage, or the development of light industrial shops, this property offers an excellent opportunity to capitalize on its strategic location and M-1 (Light Industrial) zoning.

Expand your investment with Parcel 1, a 22.77-acre-property priced at \$2.42 PSF, offering even greater development potential.

Take advantage of this strategic location and rare opportunity to grow your business or develop a thriving industrial hub. Contact us today to learn more or schedule a viewing!

Property Highlights

- Zoned M-1 (Light Industrial): Flexible for a variety of business and industrial uses.
- Prime Location: Conveniently situated off Hwy 395 on East Airport Road. Close to the Eastern Oregon Trade and Event Center, a vibrant venue hosting the Umatilla County Fair, Farm City Pro Rodeo, and other year-round events.
- Within City Limits

For More Information

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Senior Broker
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George Macoubray

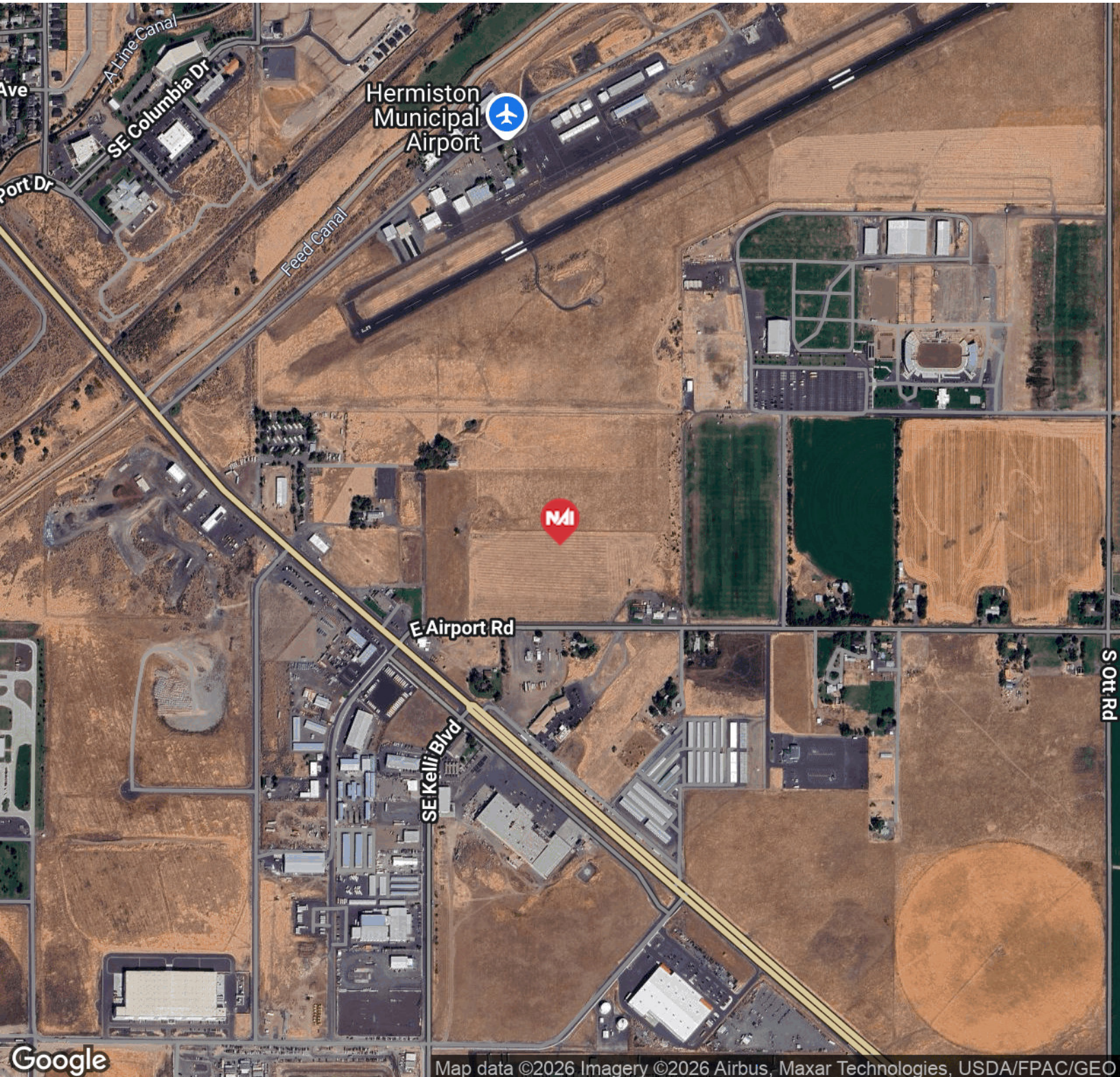
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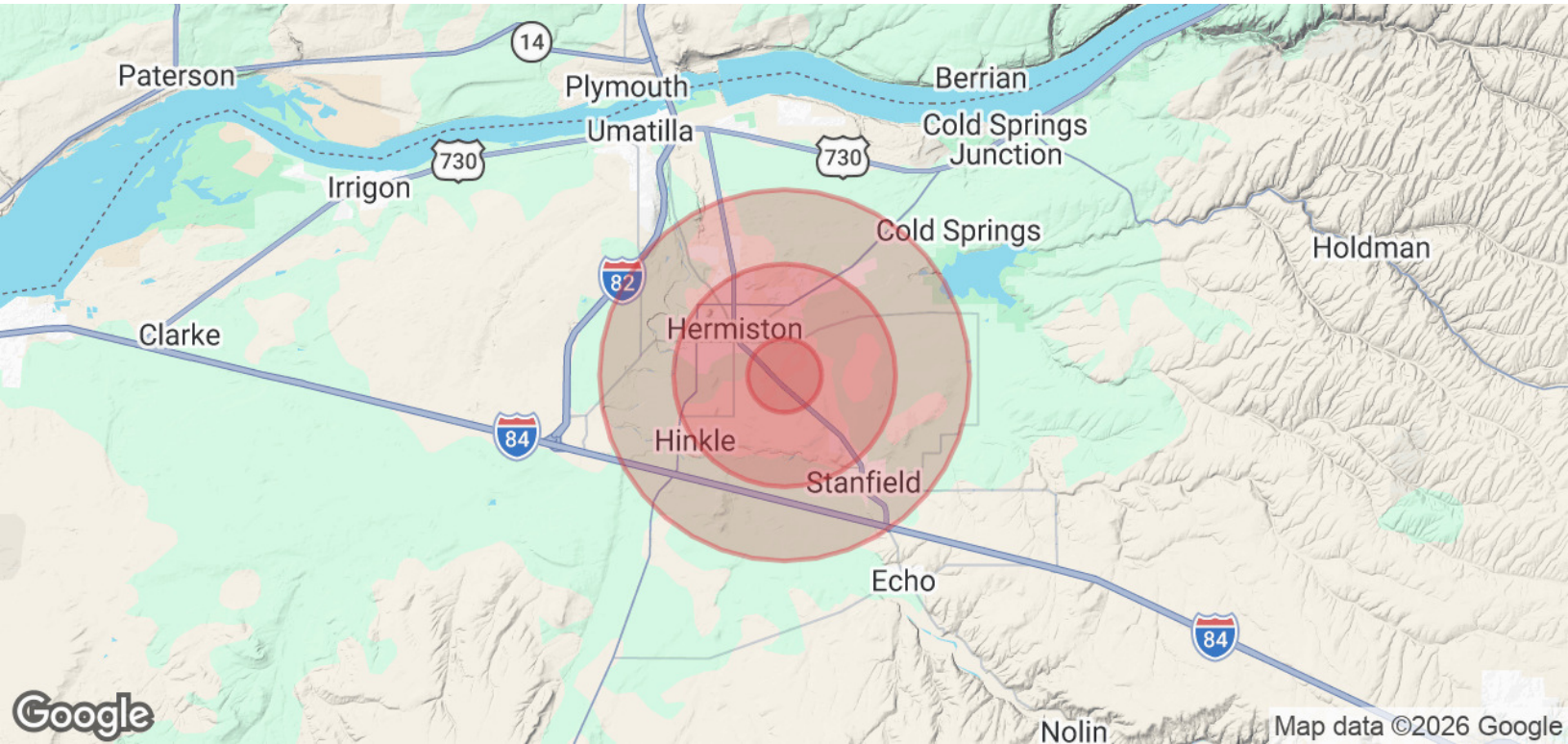


Google

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Population	1 Mile	3 Miles	5 Miles
Total Population	1,131	20,920	27,041
Average Age	26.4	32.1	33.5
Average Age (Male)	26.2	32.5	33.5
Average Age (Female)	27.0	34.6	35.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	365	7,100	9,286
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$90,197	\$92,607	\$91,258
Average House Value	\$395,874	\$235,385	\$242,666

2023 American Community Survey (ACS)