

# FOR SALE



## TOM McCALL BUSINESS PARK

SW COMMERCE COURT, Prineville, Oregon 97754

Two (2) Industrial Lots | 1.67+/- Acres | Zoned M-1

*New Reduced Listing Price*



**Brian Fratzke, CCIM, Principal Broker**

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Information is from sources deemed reliable but is not warranted or guaranteed. Subject to change without further notice.





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## **With You Every Square Foot of the Way.**

Disclaimer: This information is from sources deemed reliable, but for which we assume no liability. Information subject to change without further notice. This is an exclusive listing. The information contained herein is given in confidence with the understanding all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate, any drawings, floorplans or conceptual drawings are subject to change.

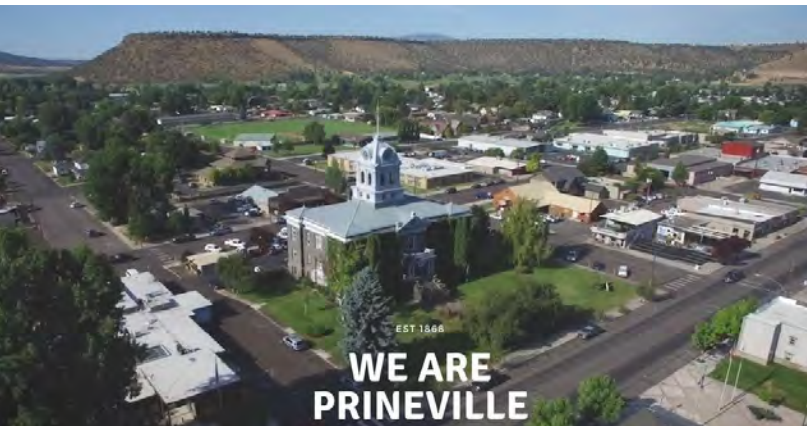
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# PROPERTY OVERVIEW



**Fratzke Commercial** is proud to be the Exclusive Brokerage marketing two (2) 1.67/Acre Industrial lots zoned M-1 in Crook County's newest and modern Tom McCall Business Park. This park benefits from the explosion of growth with the Facebook® (Meta) and Apple® Data Center, offering an Owner/User looking to relocate to Prineville, Oregon and benefit from the Enterprise Zone for potential tax incentives an excellent place to build and do business. With a limited number of smaller Industrial Lots in Central Oregon For Sale, this is an opportunity not to be missed.

## PROPERTY DETAILS

**Two (2) Lots Available**

**(1) 151502DD #00900**

**(2) 151502DD #00901**

### LISTED PRICE JUST REDUCED:

Lot #900 \$345,538 (\$4.75/SF)

Lot #901 \$345,538 (\$4.75/SF)

Contiguous Lots

**LOT SIZE:** 1.67/AC. (72,745 SF)

**ZONING:** M-1 (Light Industrial)  
Zoning allows for a vast array of uses.

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

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

**DILIGENCE:** Buyer to do their own due diligence on development.

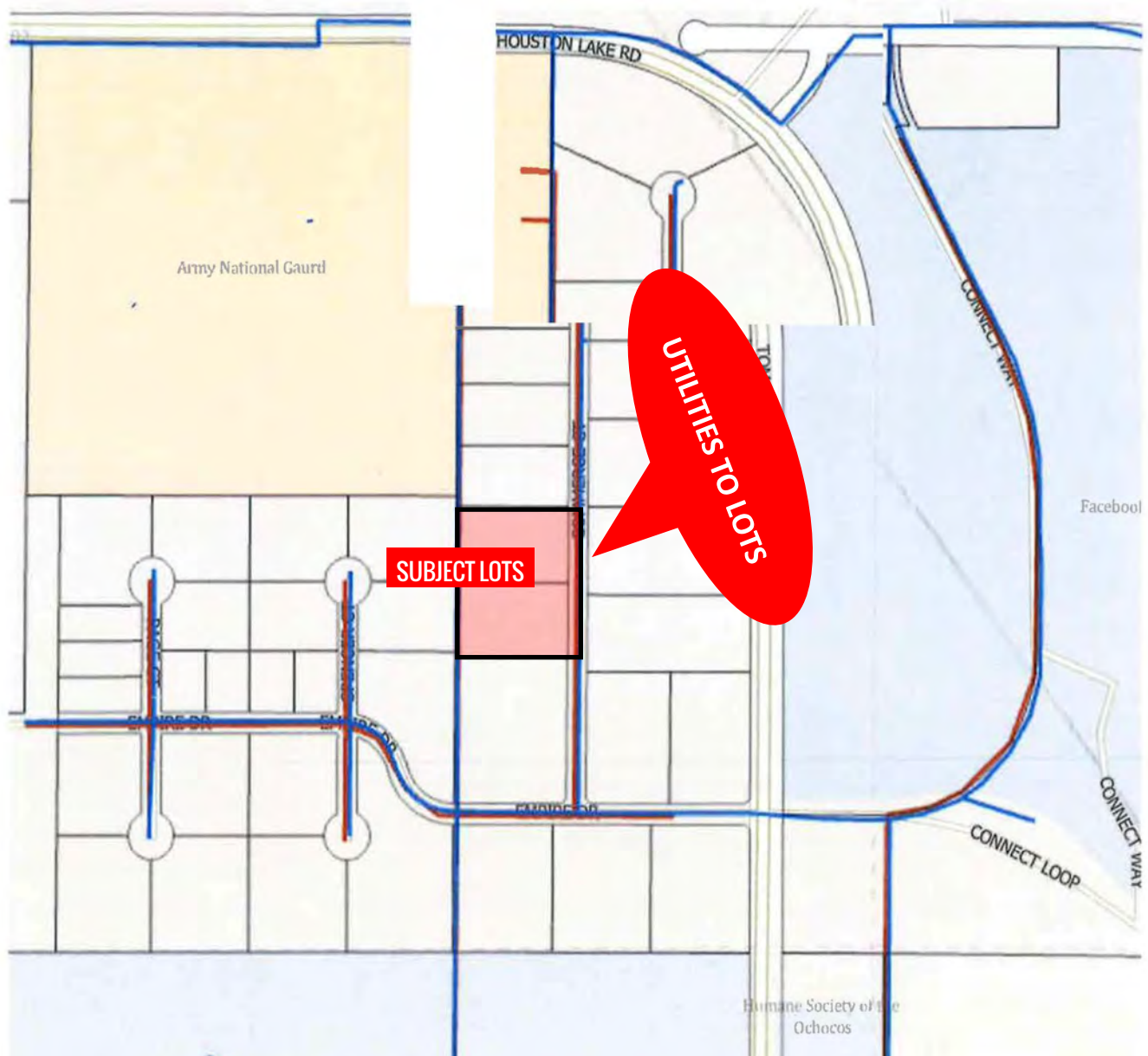


LOCATED NEAR FACEBOOK &  
APPLE

## UTILITY MAP

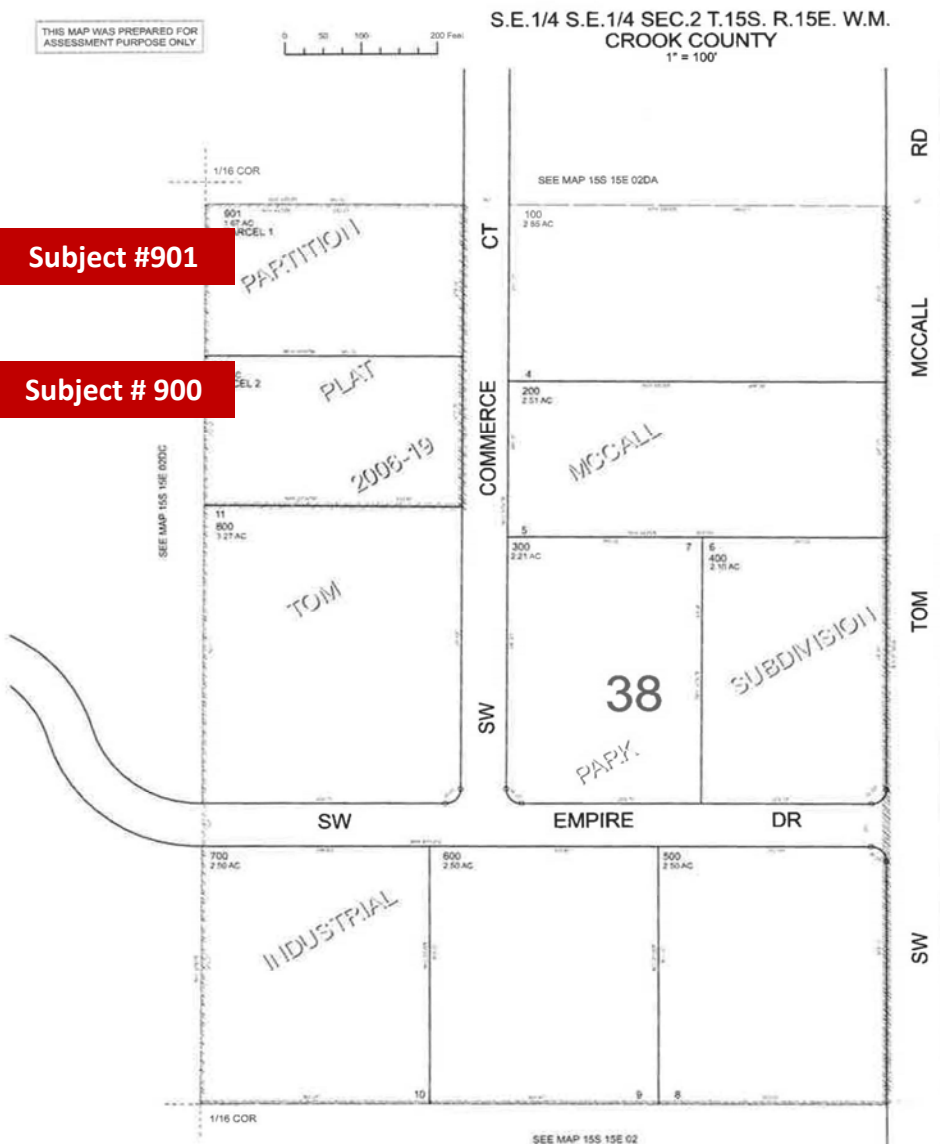
Tom McCall offers modern technology and a location just above the City of Prineville. Prineville is pro-business welcoming business with open arms and offers more affordable living than the core area of Central Oregon. Subject property is within Prineville/Crook County Enterprise Zone with certification can offer tax incentives.

Tom McCall also has high-speed telecommunications and is the only Business Park in the Crook County area that has fiber-optics cabling within the park.





# TAX MAP



## Opportunity

- Shovel Ready Industrial Lot in the Tom McCall Business Park
- Easy access to Prineville, Redmond and Bend along Hwy 126 and Hwy 26
- Zoned Industrial (MI) allows for vast array of users.
  - Utilities to Lot
- In Enterprise Zone with tax incentives available
- Opportunity for investment hold
  - Just east of Airport
- In Prineville's burgeoning path of progress for business!

# ENTERPRISE ZONE



## CROOK COUNTY ENTERPRISE ZONE

### OVERVIEW

The Crook County Enterprise Zone program is intended to create new jobs in Crook County by encouraging capital investment. Both new businesses and expansion of existing businesses may qualify for this property tax abatement. For either Standard or Long-Term Rural Enterprise Zones, only new facilities, new equipment, or improvements on existing facilities not yet on the tax roll are eligible for this property tax incentive.



### Long-Term Rural Enterprise Zone

The Long-Term Rural Enterprise Zone allows the zone sponsor to exempt more capital intensive projects for a longer period of seven to 15 years. Any type of business activity is eligible, but these incentives depend on local approval and minimum levels of investment size, job creation and employee compensation. This program is typically utilized for large-scale industrial projects, high-technology data centers, and destination resorts in Oregon.



### TAX INCENTIVES

#### Standard Enterprise Zone

This economic development incentive is intended to grow the local economy through job creation and business investment. The Enterprise Zone offers 100% property tax exemption on qualified traded-sector investments. The period of exemption ranges from a minimum of three years to a maximum of five years. All industrial and commercial-zoned land inside the Prineville Urban Growth Boundary (UGB) is within the zone, as well as some designated areas outside of the city's UGB for potential destination resorts or large scale industrial development projects.

### ELIGIBILITY

#### Standard Enterprise Zone

New employers to Oregon or the region are eligible, as well as existing primary employers. Existing companies must add at least 10% to their existing workforce in the zone to qualify. The minimum investment for qualifying projects is \$50,000. Four to five year exemptions require a company to compensate their employees at 130% of the county's average wage, which is \$60,263 at 130% of Crook County's 2021 average of \$46,356.



Kelsey Layla  
Prineville/Crook  
County Director



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# ENTERPRISE ZONE



## CROOK COUNTY ENTERPRISE ZONE

### Long-Term Rural Enterprise Zone

Both new and existing businesses are eligible to participate, provided they do not compete significantly with the local economy's industry and they bring in investment from outside of the zone. Minimum investment and job creation criteria to qualify for the Crook County Long-Term Rural Enterprise Zone is below:

QUALIFYING CRITERIA	LONG-TERM RURAL E-ZONE
Minimum Investment	\$12.5 million or >\$200 mil.
Minimum New Employment	35 jobs or 10 jobs
Minimum Compensation per Employee	\$60,263*

\*130% of Crook County average annual wage effective 1/1/21

Additionally, the minimum state tax payment before claiming tax credits (which reduces the total amount of taxes owed) would be the lesser of \$1 million or the product of \$12,500 multiplied by the number of new employees.



### APPLICATION PROCESS

To receive investment incentives, eligible businesses must schedule a Enterprise Zone pre-certification meeting with the local zone manager prior to any construction or operation of eligible investments. For more information about the local zone and project eligibility, contact Kelsey Lucas, the Crook County Enterprise Zone Manager.

### INCENTIVE SAVINGS

ORIGINAL INVESTMENT	SAVINGS (EX.)	
	OVER 3 YRS	OVER 5 YRS
\$1 million	\$49,247	\$82,079
\$5 million	\$246,237	\$410,395

### FAQS

**Does the Enterprise Zone take away from the existing tax base?**

No, the Legislature, in coordination with cities and counties across Oregon, has structured the Enterprise Zone to ensure that no property (land, buildings, equipment) previously on the tax rolls can be removed through an exemption process. Only new investment qualified by an application process with the local Enterprise Zone manager, and coordinated with the County Assessor, can be exempted, unless the company has been approved by the zone sponsor(s) for an extended abatement.

**My company is eligible for the e-zone, but I've already started construction. Can my facilities be exempted?**

Typically, not. Companies wishing to access the program need to complete a simple, two page pre-certification application prior to breaking ground on new or expanding facilities. It is suggested that pre-certification occur when building permits are prepared.

Kelsey Lucas  
Enterprise Zone  
County Director

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## CROOK COUNTY ENTERPRISE ZONE

### FAQS

**Are commercial developments eligible for Enterprise Zone exemptions?**

No, with the exception of hotel, motel and destination resort developments in Prineville/Crook County, only primary employers are eligible. The threshold for commercial versus primary or industrial is that 75% of a company's products or services must be sold or delivered outside the region.

**When the exemption period expires, does my property (building and equipment) come back on the tax roll?**

Yes. Buildings and equipment are assessed throughout the exemption period, but come back on the tax rolls at a depreciated value. During the period that a company participates in the Enterprise Zone, property taxes on real and personal property are exempted, not deferred.

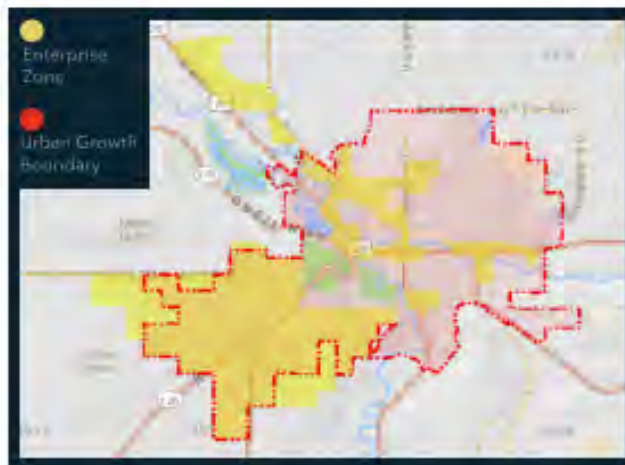
**Can my company use the Enterprise Zone multiple times for future expansions?**

Yes. Expansion projects for qualifying employers are eligible as long as the employer adds at least 10% to their existing workforce each time the program is used and invests a minimum of \$50,000.

**Can eligible employers who rent their facilities qualify?**


Yes. If a facility has not been previously occupied or is a build-to-suit for an eligible company, landlords are required to pass on savings resulting from property tax exemptions to their qualified tenants.


### CROOK COUNTY ENTERPRISE ZONE MAP





Economic Development for Central Oregon (EDCO) is a private, non-profit organization, dedicated to diversifying the regional economy by supporting primary employers. EDCO attracts permanent, family-wage jobs by recruiting new companies and helping existing companies expand.



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## **In an M1 zone, only the following uses and their accessory uses are permitted outright:**

- A. Cabinet, carpenter or woodworking shop.
- B. Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceutical, soap or toiletries, but not including processes involving refining or rendering of fats and oils.
- C. Dwelling for caretaker or night watchman on the property.
- D. Freight depot.
- E. Ice or cold storage plant.
- F. Laboratory for research or testing, but not including the testing of combustion engines.
- G. Laundry, dry cleaning or dyeing establishment.
- H. Lumber yard, building supply outlet.
- I. Machinery or equipment sales, services or storage.
- J. Manufacture, repair or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious stone or metal, shell, textiles, wax, wire or yarn.
- K. Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, engineering, scientific or precision instrument, medical or dental supplies or equipment, electronic supplies or equipment, industrial or business machines, aircraft parts and equipment, luggage, photographic equipment or small pleasure boats.
- L. Motor home manufacturing.
- M. Motor vehicle body shop, tire shop or similar repair service.
- N. Plumbing, heating, electrical or paint contractor's sales, repairs or storage.
- O. Processing, packaging or storage of food or beverages, but not including processes involving slaughtering or rendering of fats and oils.
- P. Railroad tracks and related facilities.
- Q. Utility lines, station or substation, not including wireless telecommunications facilities.
- R. Veterinary clinic or hospital.
- S. Welding, sheet metal or machine shop.
- T. Wholesale distribution or outlet, including trucking, warehousing and storage.
- U. Recreational vehicle (RV) sales and service that is conducted in conjunction with the manufacture of recreational vehicles on the same lot.
- V. Mini-storage facilities. [Ord. [1255](#) § 1, 2018; Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1229](#) § 1 (Exh. A), 2015; Ord. [1105](#) § 1, 2002; Ord. [1037](#) § 1, 1997; Ord. [1024](#) § 1, 1996; Ord. [984](#) § 2, 1994; Ord. [950](#) § 51, 1991.]

### **17.45.020 Conditional uses permitted.**

In an M1 zone, the following uses and their accessory uses are permitted, when authorized in accordance with the requirements of Chapter [17.130](#) JCMC:

- A. Fuel oil distribution.
- B. Planned unit development. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1229](#) § 1 (Exh. A), 2015; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 52, 1991.]





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## 17.45.030 Development review.

In a M1 zone, development review by the city administrator or designee shall be required to ensure compliance regarding M1 standards.

A. Procedure. Development review is a nondiscretionary, administrative review conducted by the city administrator or designee. Development review shall follow JCMC 17.150.070(A)(1), Type I Procedure – Administrative Decision.

B. General Submission Requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

1. Contain all the general information required;
2. Address the criteria in sufficient detail for review and action; and
3. Be filed with the required fee as established by the city council.

C. Development Review Information. An application for development review shall include a proposed site plan, on a page size of 11 inches by 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
  2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
  3. The proposed development site, including boundaries, dimensions, and gross area.
  4. Features which are proposed to remain on the site.
  5. The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
  6. Landscape plan if applicable.
  7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
  8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
  9. Architectural drawings:
    - a. Building elevations which illustrate windows and building form design features.
- b. The name and address of the architect. [Ord. 1242 § 1 (Exh. A), 2016.]

## 17.45.040 Limitations on use.

In an M1 zone, the following conditions and limitations shall apply:

- A. A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.

# TOM McCALL BUSINESS PARK



Tom McCall Business Park showing surrounding Buildings



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



Apple® Data Center Prineville– Tom McCall Drive







## *The Authentic Capital of Central Oregon*

## About Prineville/Crook County

Established in 1868, Prineville is the oldest community in Central Oregon and one of the state's first incorporated cities. Prineville's origins are tied to the land in agriculture, forest products, the railroad, and manufacturing.

As a community, we are united in our efforts to grow and diversify Crook County's economic base, ensuring long-term economic vitality, and providing residents with family-wage jobs. When you visit Prineville and surrounding areas in Crook County, you'll discover the heritage of a frontier town, the ideals of the area's family focus, and the pride of a community dedicated to progress.

## Why Prineville?

- **Access to Regional Workforce** – Close to the geographic center of the region.
- **Home to National Data Centers** – Find out why Apple and Facebook chose Prineville.
- **Access to State Highway System** – Direct transportation connections to border states and newly paved commercial trucking routes.
- **Access to Multi-Modal Freight** – Prineville owns and operates one of the few city-owned railroads in the country with access to two class 1 railroads (Burlington Northern Santa Fe & Union Pacific).
- **Incentive Programs for Growing and Relocating Businesses** – Tax abatement, workforce training, low-cost industrial land, fast-track permitting, and fee reductions.
- **Favorable Business Costs** – Competitive power, lease, wage, and tax rates
- **Livability** – Boating, camping, fishing, golfing, hiking, horseback riding, hunting, rock climbing, skiing, swimming, tennis, and rafting all within 30 minutes.
- **Recent Investments in Education & Healthcare** – Career and technical training in manufacturing at Crook County High School, newly constructed Central Oregon Community College/Oregon State University Open Campus and new easily accessible St. Charles Health System facility.

# GET TO KNOW PRINEVILLE



## Why Prineville?

### CENTRAL OREGON OVERVIEW



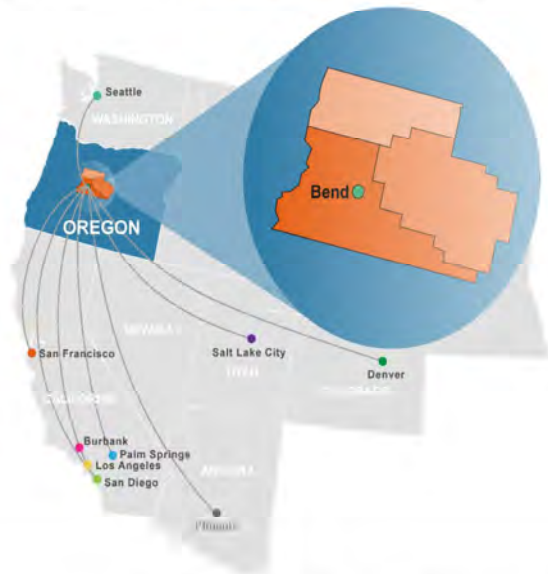
**Regional Population:** 253,761  
(2021 estimates from [Portland State University](#))



**Regional Labor Force:** 123,953  
(Seasonally adjusted total for 2021 from [Oregon Employment Department](#))



**Bend-Redmond MSA GDP Per Capita:** \$54,390  
(2020 estimate from the [Bureau of Economic Analysis](#))  
\*Bureau of Economic Analysis data is only available for the Bend-Redmond MSA



Access to and from our region has never been easier with five national carriers flying up to 54 segments daily to nine international airports. Central Oregon is served by one of the most vibrant and successful regional airports in the country at Redmond (RDM).

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### POPULATION



Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth. With millions of visitors annually, Central Oregon continues to attract thousands of new residents from all over the country each year for its outdoor amenities, arts and culture opportunities, quality healthcare, and a growing education system.

POPULATION CHANGES FOR CENTRAL OREGON		
Area	Percent Change 2010 - 2021	Net Migration % 2010 - 2021
Oregon	11.4%	85.2%
<b>Counties</b>		
Deschutes County	28.9%	89.0%
Crook County	21.5%	81.1%
Jefferson County	14.6%	63.7%

Source: [Population Research Center](#); PSU 2021; [Oregon Employment Department](#) 2021

Page 4 - Economic Development for Central Oregon

*"Central Oregon's economic growth is stronger than the state and nation overall. The primary reason is the high quality of life that attracts new residents. Faster population growth means local businesses can hire and expand at a faster rate due to the influx of working-age migrants and the growing labor force."*

**Josh Lehner**  
Economist,  
Oregon Office of Economic Analysis

Population	County 26,125 ; City 11,245
Median Age	County 46.8 ; City 40
Labor Force	County 11,428 ; City 5,361
Median Home Price	County \$413,958 ; City \$369,265
Median Household Income	County \$63,364 ; City \$48,721



# GET TO KNOW PRINEVILLE



## COMMUNITY BUSINESS ASSETS



### LAND & UTILITIES

Prineville is home to two Fortune 50 data centers, Meta and Apple, with Meta's campus being their flagship and largest in their fleet. These large industrial developments inspired the engineering of the award-winning Crooked River Wetlands project and Aquifer Storage and Recovery project to support sustainable water and wastewater needs locally. Prineville is one of the only cities in Oregon with 80+ acre sites available at some of the most competitive land and utility prices in the west, along with long-term incentives that help make large scale projects a reality.



### EDUCATION

The Crook County School District experienced a 4.9% increase in enrollment for the 2021-22 academic year, the highest surge in Central Oregon. Crook County High School continues to expand their Career Technical Education (CTE) programs in health sciences, culinary arts, manufacturing/engineering, natural resources, and more. Central Oregon Community College and Oregon State University Extension share an open-campus in Prineville, offering both credit and non-credit courses. Baker Technical Institute's first satellite campus in Prineville is a leading provider of CTE programs focused on developing the next generation of skilled workers, technology innovators, entrepreneurs, and community leaders in rural areas.



### TRANSPORTATION

Prineville has their own municipally-owned short line Railway, connecting to the BNSF Railway and Union Pacific main lines, complimented by the Prineville Freight Depot. The Railway offers a Regional Multi-Modal Transportation Hub that provides the Central Oregon region with transload, reload, storage, and managed distribution services. The Prineville Airport is conveniently located on Hwy 26, connecting to U.S. Highway 97, and offering on-site aircraft maintenance, fuel service, hangar space for sale or lease, and buildable acreage, both airside and landside, for general aviation/aerospace operations or manufacturing.



# GET TO KNOW PRINEVILLE



## TOP EMPLOYERS

CROOK COUNTY RANKED **#2** IN OREGON FOR INCOMING INVESTMENT WITH **7.8%** BUSINESS GROWTH.

SMARTASSET, 2021

### 2021 Crook County Industry Composition

Private by Employment



Source: State of Oregon Employment Department, 2021

Prineville offers a collaborative and tight-knit community. An economy that was traditionally driven by forest products, Les Schwab Tires, and agricultural operations, now boasts some of the largest employers in the region in the form of high-technology data centers and supporting sector employers.

Crook County's dynamic and diversifying industry portfolio includes Natural Products, Building Products, High-Technology, Renewable Energy, Aviation/Aerospace, and Advanced Manufacturing.

Rank 2022	Rank 2021	2022 Crook County Largest 20 Employers (Private & Public)	Employees 2022	Employees 2021
1	1	Les Schwab Prineville Operations	444	436
2	4	Rosendin Electric Inc.	415	317
3	2	Crook County School District	408	395
4	3	Meta Platforms, Inc., Facebook	350	350
5	5	Brasada Ranch	280	250
6	T-6	Crook County	234	223
7	9	Ochoco National Forest	219	191
8	T-6	St. Charles Health System	217	223
9	8	Endura Products	206	200
10	10	Bureau of Land Management (BLM)	182	164
11	11	Western Heavy Haul & SMAF	171	155
12	12	City of Prineville	91	91
13	13	McDonald's	80	75
14	14	Fontana Wood Products	65	64
15	15	Bright Wood Corporation, Prineville	62	56
16	17	Erickson's Thriftway	53	50
17	18	Ray's Food Place	45	46
18	16	Bi-Mart	44	51
19	NL	Buckstop Truckware	41	30
20	17	Mosaic Medical	37	50

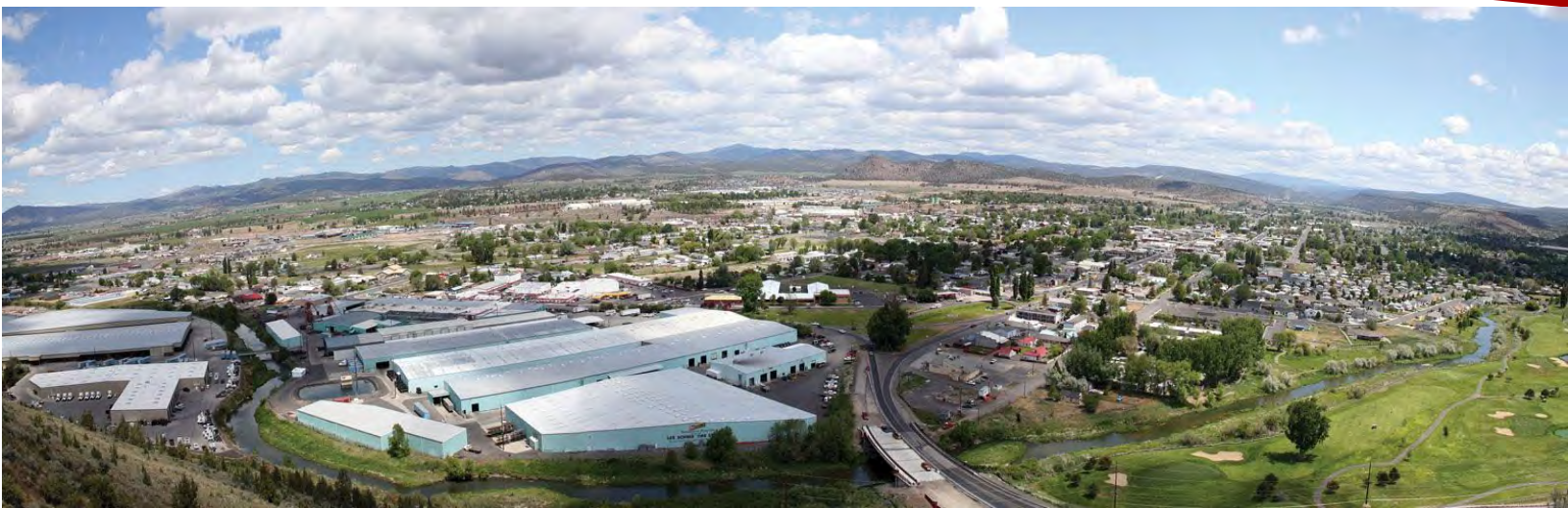
NL = Not Listed | NC = Not Collected | T = Tied

### FOUNDATIONS OF PRINEVILLE'S ECONOMY





# GET TO KNOW PRINEVILLE



## NEW RESIDENTS, NEW IDEAS & NEW ENERGY

**#1**  
TOP 10  
COOLEST PLACES  
TO GO IN THE  
NEXT 10 YEARS

-FORBES, 2021

With over 4.5 million visitors flocking to Central Oregon each year, it proves a great introduction to our region's culture, lifestyle and a great first impression for businesses. Central Oregon and the Bend-Redmond MSA continually top the nation in population growth. In fact, Bend has been among the 15 fastest growing cities in the U.S. five of the last six years. While our population grows, so does our workforce. We're cultivating a community that has consciously decided to live here and attracting new talent pools to serve the increasing demand for labor.

### POPULATION TOTALS FOR CENTRAL OREGON

Area	2000	2010	2015	2020	2021	% Growth 2010-2021
Oregon	3,421,399	3,837,300	4,013,845	4,237,256	4,266,620	11.4%
Crook County	19,184	21,020	21,085	23,440	25,482	21.5%
Deschutes County	115,367	157,905	170,740	197,015	203,390	28.9%
Bend	52,029	76,740	81,310	92,840	100,922	24.1%
La Pine	Not incorporated	1,660	1,670	2,005	2,654	37.7%
Redmond	13,481	26,225	27,050	32,215	36,122	27.4%
Sisters	959	2,040	2,280	3,220	3,286	38.0%
Unincorporated	48,898	51,240	53,151	66,735	60,406	15.3%
Jefferson County	19,009	21,750	22,445	24,105	24,889	14.6%
Tri-County Total	153,560	200,675	214,270	244,560	253,761	20.9%

Source: Population Research Center, PSU. 2000 & 2010 Census numbers are for April 1 of that year; 2015-2021 data are for July 1 of that year.

## MOVE

We guide employers outside the region through the relocation process as a resource for regional data, incentives, talent, site selection, and A-Z problem solving.

### Business Cost Comparison

Oregon offers more incentive programs to traded-sector\* businesses than Washington or California. Even without taking those incentives into consideration, Oregon is still a more cost-effective choice for doing business. Contact EDCO for a detailed look at the business costs in Central Oregon.

\*companies that sell their products or services outside the area, bringing new jobs and capital investment to the area

	OR	CA	WA
Avg. Electricity Rate (¢/kWh)	6.16¢	15.14¢	5.87¢
Avg. Natural Gas Rate (\$/kcf)	\$4.73	\$9.74	\$7.72
State & Local Sales Tax Rate	None	7.25%*	6.5%*
State Business Tax Climate Index	#22	#48	#15

Sources: Tax Foundation 2022, US Energy Information Association (Natural Gas) 2021, US Energy Information Association (Electricity) 2021



"While our move to Central Oregon may have started for personal reasons, it has allowed us to do more with our business than we thought possible. It has allowed us to hire amazing employees - the available talent here in Central Oregon has proven to be of the highest caliber and checked full of integrity. Sometimes you feel like you can get lost in a big city. In Sisters we have been able to be part of a growing and nurturing business community." - Wyatt Woods, President and Owner, Holy Kakow

### Case Study: Holy Kakow



Founded in Portland in 2009, Holy Kakow creates premium organic chocolate sauces and syrups that are used in coffee shops across the nation and globe. After running the business for nearly a decade, Founder Wyatt Woods decided a move to the City of Sisters would be beneficial for his family. The next step was to figure out how to move the successful business. After EDCO's help with site selection, incentives, permitting, and more, Holy Kakow was able to move their operations into a new building in the Sisters Business Park. The relocation allowed them to scale for growth, even during the pandemic, expanding their employment from three to eight in the span of a couple months. Holy Kakow have their sights set on new product launches. With the backing of the community and the growing number of craft food businesses in Sisters, the company is surrounded by a strong business ecosystem to help them succeed.



# LONG VIEW AERIAL



Great Opportunity for Business @ Tom McCall Business Park.

These two (2) lots are prime and ready for development!

Investment Opportunity land hold, the possibilities are endless.



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