

FOR SALE

NORTHGATE LAND DEVELOPMENT

*I-84 & Stanfield/Hermiston
Interchange Commercial &
Industrial Parcels*

STANFIELD

395

PILOT TRAVEL
CENTER

STANFIELD/ECHO
EXIT 188

SUBJECT
PROPERTY

N THIELSEN RD

84

84

KIDDER.COM

km Kidder
Mathews

PROPERTY DESCRIPTION

Commercial and industrial parcels available

All parcel values will include electricity, water, and sewer projected to be in place by the fall of 2026

Streets to be in place by the fall of 2026

Industrial site - 69 acres zoned Light Industrial with parcels ranging from 2-65 acres

Commercial site - 34.8 acres zoned General Commercial with 1-acre pad sites to larger parcels acomodating hotel, travel plaza, resturants, etc

Topography - 2%-5% flat with sandy loam soil and great visibility from I-84 west and east bound

As of the 2020 census, the population of Umatilla County was 80,075. Hermiston is the largest city in Umatilla County, but Pendleton remains the county seat. Umatilla County is part of the Hermiston-Pendleton, OR Micropolitan Statistical Area, which has a combined population of 92,261. It is included in the eight-county definition of Eastern Oregon.

Call broker for parcel values

AVAILABLE FOR SALE

SITE HIGHLIGHTS

EXPOSURE	I-84 exposure via Exit 88
LOCATION	Central distribution hub for major markets saving on transportation costs
ACCESS	One of the busiest freeway interchanges between Portland, OR and Boise, ID
DEVELOPMENT POTENTIAL	Untapped upside for travel plaza, hotel, and retail tenants along with industrial distribution, equipment dealers, etc.
INVESTMENT	\$17 billion invested in the Umatilla Morrow Counties alone in the last 10 years by Amazon Data Centers
TRAFFIC COUNT	17,800 vehicles per day on I-84 with 5,000 vehicles per day at the interchange
PROJECTED GROWTH	10% annual growth in vehicle traffic projected at Stanfield/Hermiston interchange

LOCATION OVERVIEW

STANFIELD/ECHO

The Cities of Stanfield/Echo are conveniently located on I-84 and Highway 395. Stanfield/Echo supports a strong community and family environment yet is perfectly situated in Umatilla County to reach almost 50,000 customers within a 30 minutes. radius for any business sector. Stanfield/Echo is only 10 minutes from Hermiston; 20-30 minutes from Pendleton, Umatilla, and Boardman; and about a 45-minute drive to the Tri-Cities, WA.

HERMISTON/UMATILLA

Hermiston/Umatilla are vibrant and growing cities of 18,000 residents located at the crossroads of the Pacific Northwest. Located near the intersection of Interstate 84 and Interstate 82, just minutes from a Columbia River port and the Washington state line, Hermiston/Umatilla capitalize on their strategic location as a transportation center and gateway to Oregon's favorable sales-tax climate.

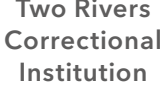
UMATILLA COUNTY

Umatilla County is positioned at the center of all of the major Northwest markets and supplemented by its outstanding transportation infrastructure. Seattle, Portland, Spokane, and Boise are all within 3-4 hours thanks to the site's location on I-84 exit 188. The major east-west and north-south freeways also allow for access to markets in Montana, Utah, California, and British Columbia. Hermiston and Umatilla are also home to the Union Pacific Railroad switching facility and is just 8 miles from a refrigerator cargo dock for transportation on the Columbia River transportation system. A redundant fiber optic communications system with connectivity to both Portland, Oregon and Seattle, Washington telecommunications hubs allows businesses to harness the full power of web-based applications with confidence.

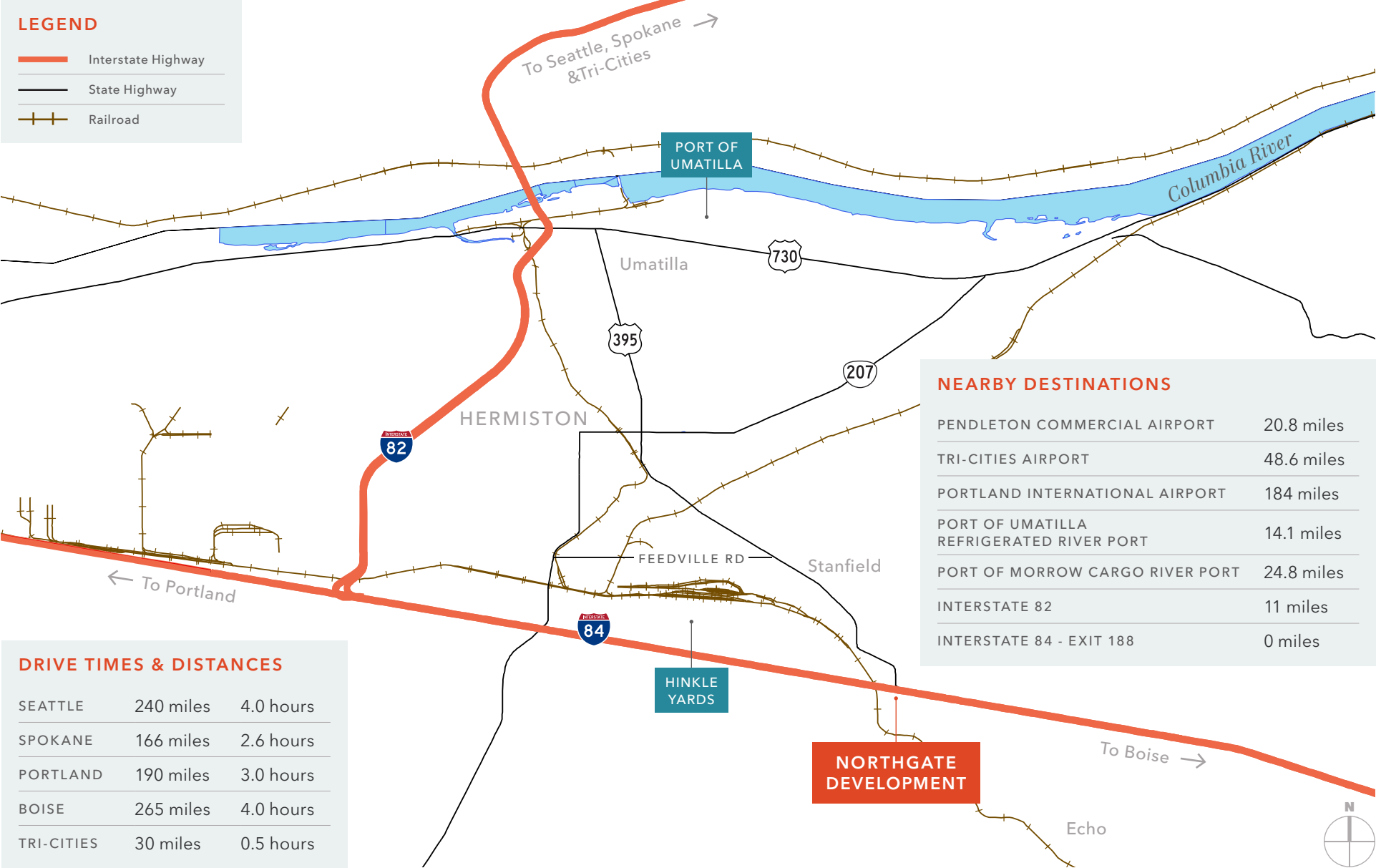




TOP 10 EMPLOYERS

 2,058 EMPLOYEES	 1,050 EMPLOYEES
 767 EMPLOYEES	 750 EMPLOYEES
 650 EMPLOYEES	 625 EMPLOYEES
 519 EMPLOYEES	 440 EMPLOYEES
 356 EMPLOYEES	 300 EMPLOYEES

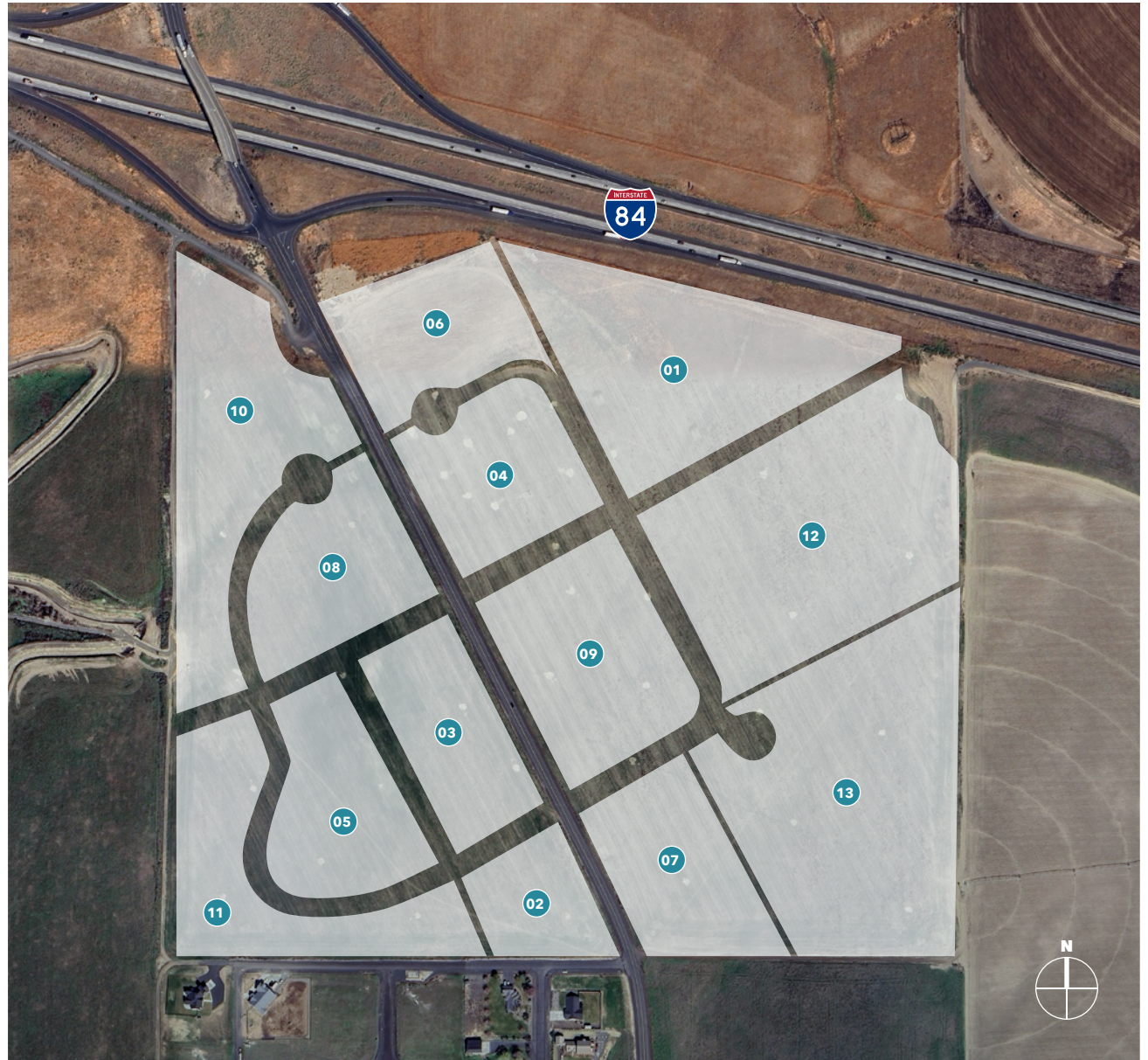
NORTHGATE LAND DEVELOPMENT



SITE PLAN

LEGEND

- 01 East Side N - 13 AC
- 02 SE Loop - 4.1 AC
- 03 West Side Hotel - 5.1 AC
- 04 East Side - 5.7 AC
- 05 West Side Inside Loop - 5.9 AC
- 06 East Side NW - 6 AC
- 07 East Side SW - 6.1 AC
- 08 West Side - 6.1 AC
- 09 East Side - 8 AC
- 10 NW West Side - 9 AC
- 11 West Side SW - 9.2 AC
- 12 East Truck Site - 14 AC
- 13 East SE - 17 AC





DISTANCE FROM
NORTHGATE DEVELOPMENT

8 MILES

TO HERMISTON

21 MILES

TO UMATILLA

41 MILES

TO PENDELTON

46 MILES

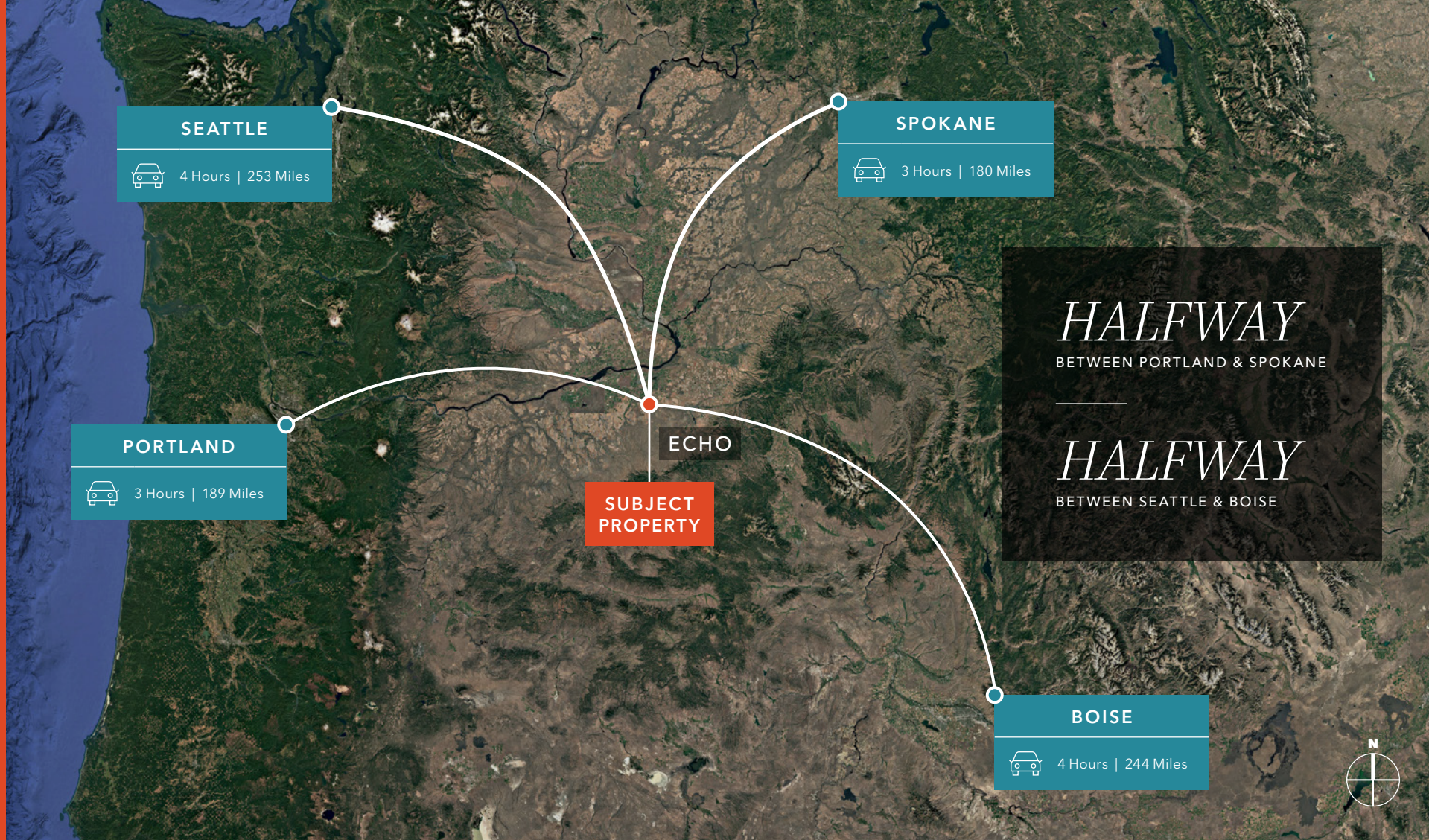
TO KENNEWICK

49 MILES

TO PASCO

52 MILES

TO RICHLAND



For more information, contact

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