

BOARDMAN FREEWAY FRONTAGE

• BOARDMAN, MORROW COUNTY, OREGON •



• \$495,000 •

Please contact The Whitney Land Company office to schedule a showing. A listing agent must be present at all times to tour the property.

For further details, contact:

- Christopher D. Stuvland
Principal Broker



AMERICAN
AFR
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• PROPERTY OVERVIEW •

Bordering Interstate 84 are 9.24 acres ready for development.

- The property is located in Boardman, OR.
- Easily viewed from the Interstate with great access to and from.
- Topography is flat.
- Utilities are at the property line.
- Surrounding area businesses are: newly-built Subway, Amazon's Data Center, and a new hotel.
- Leased 700± sq. ft. house on the property.
- Only 20± miles away from Interstate 82.

Boardman is connected to the world through Interstate 84 and the Port of Morrow. The Port of Morrow offers a range of industrial facilities located within its 7,000-acre site. Located on the Columbia River, it's the hub for shipping agricultural products to the world. The town has an aggressive economic development outlook along with attractive incentive programs attracting big companies, such as Amazon, to develop and build there.



• ZONING •

The parcel is zoned C2 - Commercial. The Boardman City Planner has viewed this parcel within the Commercial District. The primary purpose of the Commercial District is to create standards that allow for a variety of commercial uses in the commercial areas of the City of Boardman. Please read further under the Boardman Development Codes chapter 2.2 located in the back of this brochure. For further clarification you may call the Boardman City Planner at (541) 481-9252.

• ACCESS •

Access to the property is from I-84 Exit 164. Head south on S. Main Street and turn west on Front St SW.



• DEVELOPMENT •

In the immediate area you will find new development to the east of the property where Amazon, a newly built 3-unit commercial storefront building and large hotel, is located. Currently, one of the storefront units is being leased out by Subway. Other retailers include a Roadway Inn that borders the property and multiple gas stations. The property is located about 20 miles from Interstate 82, where both FedEx and UPS have freight distribution facilities.

Boardman has a strong available workforce and abundant undeveloped affordable residential property to meet the need for more housing. Boardman also has over 97 acres of affordable commercial building sites for development. Their knowledgeable Community Development Department is able and anxious to assist you in your project from inception to completion.

The City of Boardman has an in-house building department and a full-time licensed building official on staff. Their services include plan review, permitting, and inspections for building, plumbing, and mechanical permits. They are a satellite office for the state of Oregon's electrical program and offer permitting and inspection services.

Boardman has a predominantly strong agricultural economy, but is also home to some of the area's top industries, like food processing plants, utilities, and the Tidewater Terminal - which is the largest inland river barge terminal in the United States. Boardman is home to the Port of Morrow which offers a range of industrial facilities located within its 7,000-acre site. The Port is the thriving center of industrial development and transportation. Located on the Columbia River, it is the hub for shipping agricultural products to the world.

Clean water, economical power, easy transportation, advanced communications, modern docks, and lots of room to grow, Boardman offers all the benefits of large metro centers without the challenges industry can face in more populated areas. In 2010, the City of Boardman and the Boardman Chamber of Commerce created an Economic Development Committee to help promote the area and help you start your business or relocate there. They have developed an incentives program that includes suspension of SDC charges, reduction of commercial water overage rate, free trees to new home buyers, and three months of free city service utilities. For more information on this committee or these incentives contact the City of Boardman or the Boardman Chamber of Commerce.



• TRANSPORTATION •

The Boardman is located in the heart of the Northwest, and is connected to the world through Interstate 84, Columbia River barges, and the railroad. They are a major hub for transportation of manufactured goods produced at the Port of Morrow.

• CITY OF BOARDMAN •

Boardman: Homesteaded in 1903 – Incorporated in 1927. Named for Samuel Boardman, Oregon's first director of parks.

REGIONAL INFO

County: Morrow County

Region: Northeast Oregon

City Population: 3,400

County Population: 13,000

City Operation: Elected Mayor, 6 City Councilors

CLIMATE

Semi-Arid Climate: warm and dry in the summer,
cool and dry in the winter

Lowest Monthly Average: 26

Highest Monthly Average: 88

Hottest Month: July

Coldest Month: January

Driest Month: July

Wettest Month: December

Average Annual Precipitation: 13.91"

Elevation: 299'

INCOME AND HOUSING

Per capita income: \$19,142

Median income: \$57,056

Housing units: 1,100

Home ownership: 61%

Median home value: \$128,219

Households: 861

Persons per household: 3.80a

HEALTH CARE

Columbia River Health Services:

Boardman (541) 481-7212

Good Shepherd Community Hospital:

Hermiston (541) 667-3400

Advantage Dental Clinic: 300 Tatone Street, PO Box 380,
Boardman, OR 97818 PH: 888-468-0022 FX: 541-481-9313



TRANSPORTATION

Highways: I-84 east/west route, local access

Air: Boardman Regional Airport

Rail: Freight

Marine: Tidewater Shipping

PUBLIC SAFETY

Boardman Rural Fire Department: (541) 481-3473

Boardman Police Department: (541) 481-6071

Morrow County Sheriff: 1-800-460-8027 - Emergency 911

UTILITIES

Electric: Umatilla Electric Cooperative Association

Gas: Cascade Natural Gas Corp.

Water: City of Boardman

Sewer: City of Boardman

Telephone: CenturyLink

LARGEST EMPLOYERS

Lamb-Weston: 1,600

Threemile Canyon Farms: 500

Tillamook: 225

Boardman Foods Inc: 210

Port of Morrow (POM): 160

MILEAGE CHART

Portland: 164

Pendleton: 45

Heppner: 46

Kennewick, WA: 37

Walla Walla, WA: 80

Seattle, WA: 269

• RESOURCES •

<https://www.cityofboardman.com/communitydevelopment>

<https://www.boardmanchamber.org/>





This property is available for showing to qualified buyers by appointment only. Inspection of this property must be arranged through the broker.

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NOTICE • All of the information within this sales package has been gathered from state, county, and city records and officials, as well as others who are deemed reliable. However, the broker and agents cannot guarantee the accuracy or completeness of the information herein contained. It is also subject to change, prior sale, or withdrawal.