

FOR SALE

Ochoco Plaza Dr & Laughlin Rd | Prineville, OR



Offering Summary

OFFERING PRICE	\$220,000
LOT SIZE	±0.58 AC (25,417 SF)
PRICE/SF	\$8.65/SF
ZONING	C2 (General Commercial)
ADT	11,363 (on NE Third)
TAX ID	151605AA00300

Commercial Lot for Sale Behind Ochoco Plaza Shopping Center

- Infill commercial/retail lot at the NW corner of Ochoco Plaza Dr and Laughlin Rd
- Shovel-ready; all utilities at lot or within ROW
- +/- 170 lineal feet of frontage along Laughlin Rd
- Laughlin ROW dedication already delineated- lot boundary lines established from recent survey
- Surrounded by established retail, services, and new residential development including 895+ rooftops just North of Laughlin Rd



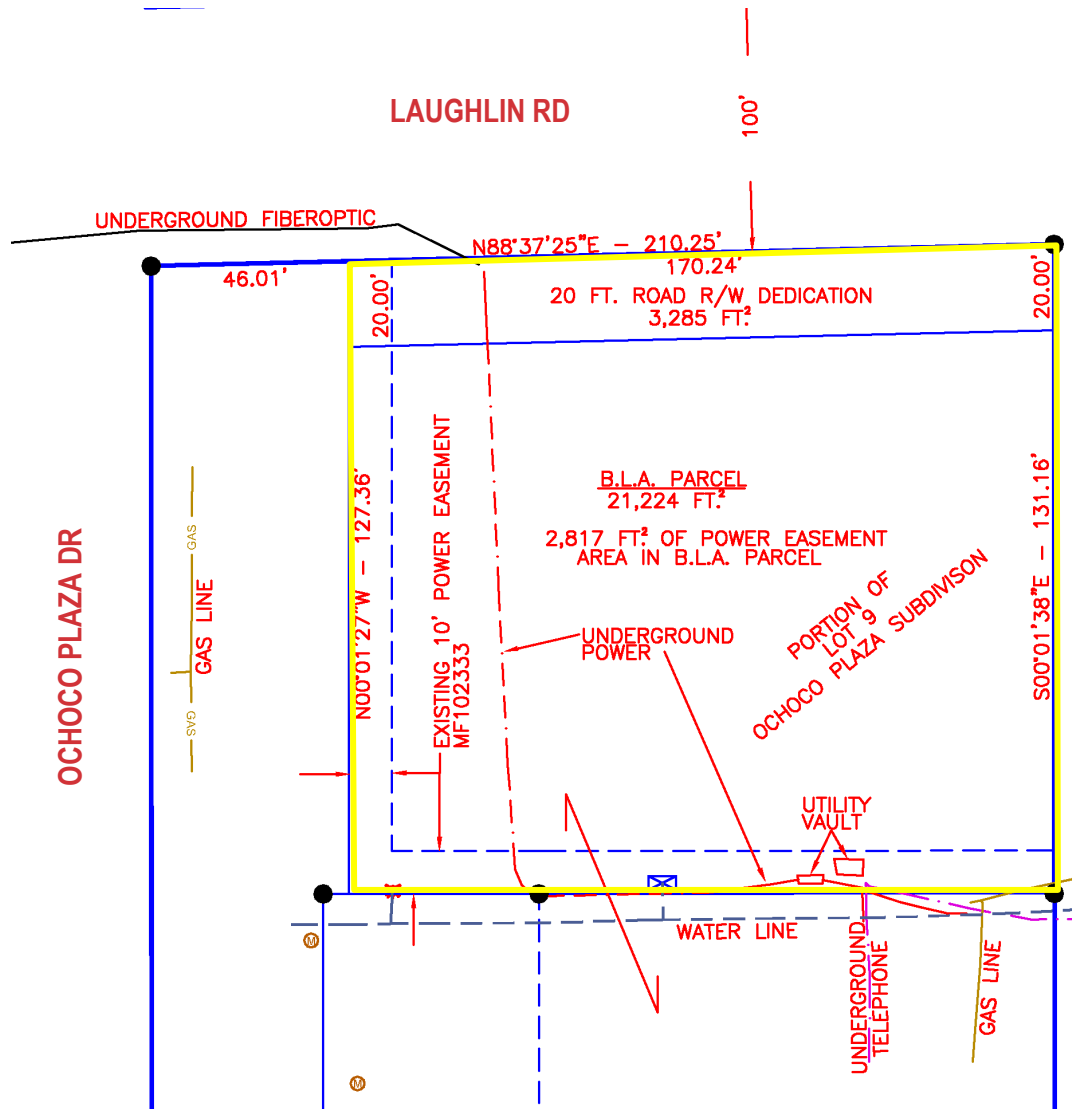
Jenn Limoges, CCIM | Partner
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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Location Overview

A part of the **Ochoco Plaza Subdivision**, Prineville's dominant grocery-anchored shopping center, with shared access, parking-field visibility and traffic from Ray's Food Place, Rite Aid, Ace Hardware, Verizon and a strong mix of in-line retailers.

Direct access to US-26 / Ochoco Highway, Prineville's primary east-west corridor and gateway to Central Oregon's fastest-growing county, with traffic counts exceeding 11,000 vehicles per day.

Directly across from new single-family subdivisions with homes under construction and additional platted lots positioned to deliver new rooftops.

Utilities Overview

Water: municipal water main at the property with water valve, water meter and fire hydrants in place

Sewer: public sanitary sewer main with manholes in Ochoco Drive along the west boundary

Power: underground power to the site; existing 10' power easement (MF102333) and utility vault located on survey

Natural gas: gas main along the Ochoco Drive frontage and at the southeast corner

Telecom: underground fiber optic along the Laughlin Road frontage, plus underground telephone



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SUBJECT
PROPERTY



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DEMOGRAPHIC SUMMARY

200 SE Combs Flat Rd, Prineville, Oregon, 97754

Drive time of 15 minutes

KEY FACTS

17,003

Population



6,801

Households

43.9

Median Age

\$43,138

Median Disposable Income

BUSINESS

608



4,798



INCOME



\$53,723

Median Household Income



\$29,125

Per Capita Income



\$118,378

Median Net Worth

EDUCATION



No High School Diploma



33%
High School Graduate



35%
Some College



23%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,419

Apparel & Services



\$4,757
Groceries



\$162
Computers & Hardware



\$5,590
Health Care



\$2,461
Eating Out

EMPLOYMENT



55%

White Collar



31%

Blue Collar

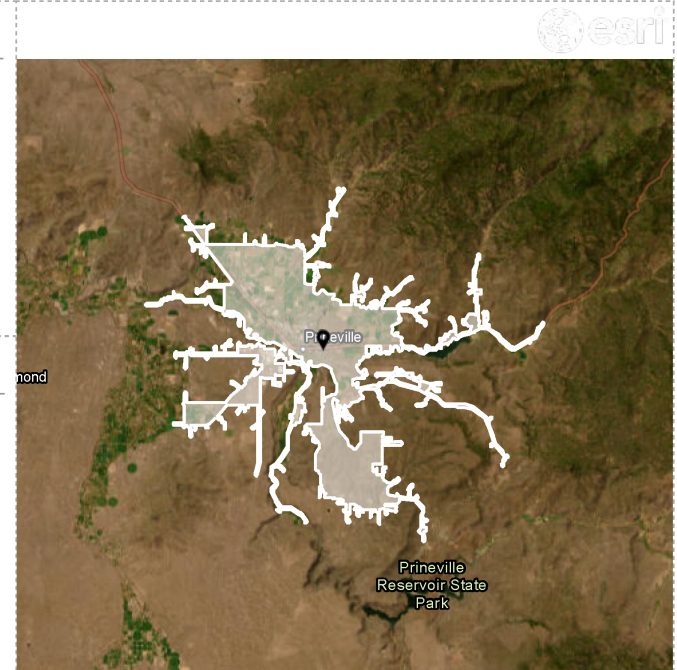


15%

Services

6.2%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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