

John L. Scott | REAL ESTATE
MILTON FREEWATER OFFICE



FIRST NATIONAL BANK
517 N MAIN ST MILTON-FREEWATER, OR 97862

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MILTON-FREEWATER OFFICE



JOHN L. SCOTT MILTON FREEWATER OFFICE

We are the only real estate brokerage in Southeastern Washington and Northeastern Oregon that shares common ownership. Serving the areas of Pasco and Walla Walla Washington as well as Milton Freewater and Hermiston Oregon.

JOHN L. SCOTT REAL ESTATE MILTON FREEWATER IS A FULL SERVICE BROKERAGE COMPANY SPECIALIZING IN:



RESIDENTAL SALES



NEW CONSTRUCTION SERVICES



NEW COMMERCIAL REAL ESTATE



COMMERCIAL DEVELOPMENT



RESIDENTAL DEVELOPMENT



AGRICULTURAL SALES



PROPERTY MANAGEMENT



LAND USE PLANNING

ICONS FROM ICONS8

Milton and Freewater began as two separate cities. The area is rich in history, and a short account of the beginning of the two towns and the development of the surrounding area is set forth below. For more information, please visit the [Frazier Farmstead Museum website](#).

MILTON

The beginning of Milton's development began in 1872 when W.S. Frazier sold 1 ½ acres on the west side of Main Street as a site for a hotel and sold 15 acres of land to build a grist mill. A year later, M.V. Wormington built Milton's first home. The town name, 'Milton,' was selected through an application for a post office. Milton was on its way to a rather enviable reputation of conservative social life, especially regarding spiritual affairs, sobriety, and a high standard of education.

Milton continued to develop with horticulture as one of the profitable enterprises of the first settlers. Milton was successful as it had a long growing season, abundant water, and fertile soil, which allowed it to grow a wide variety of fruits and vegetables. By 1882, Milton had a population of 400 people, many stores, shops, mills, saloons, and churches, including a school and railroad station were built to accommodate the population rise. In 1886 the town Board of Trustees established a city government and incorporated under the name of Milton City.

MILTON ACADEMY AND COLUMBIA COLLEGE

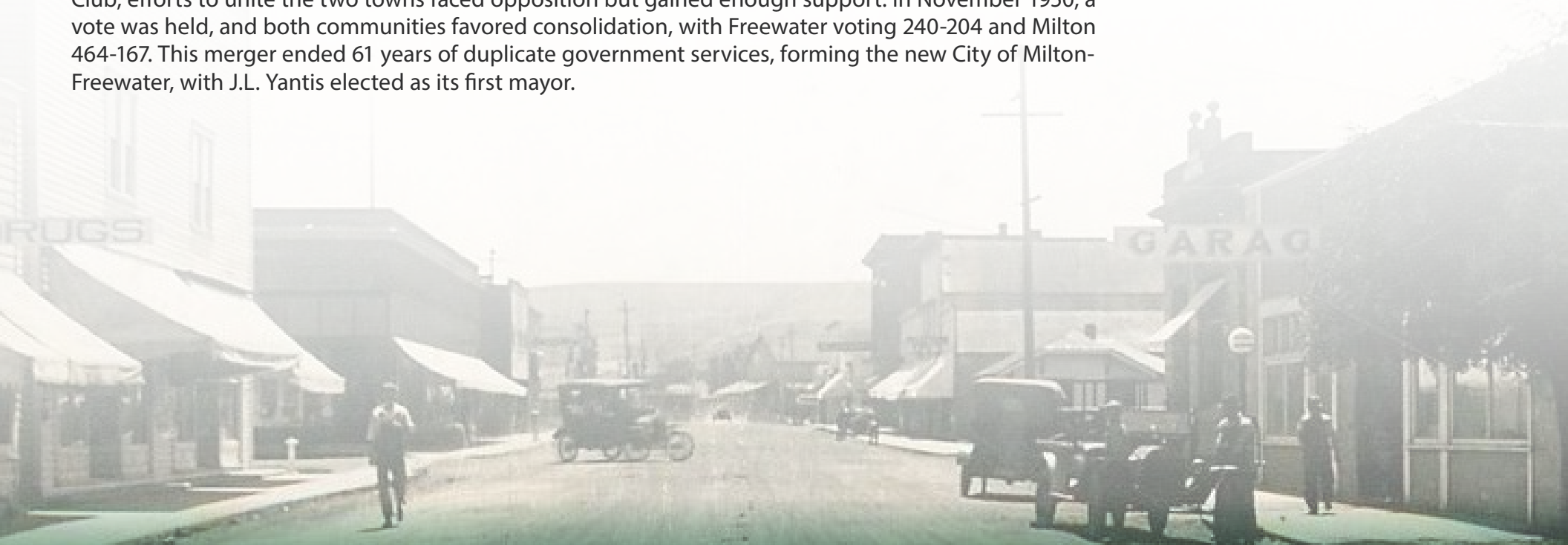
Milton Academy and Columbia College were early educational institutions that significantly impacted the Milton-Freewater area. Established in 1886 by the Seventh Day Adventists, Milton Academy quickly expanded before relocating in 1892 to become Walla Walla University. Later, in 1900, the Methodist Episcopal Church opened Columbia College on the same site, experiencing initial success and growth. However, financial struggles and a fire in 1924 forced the college to close in 1925. In 1929, the building was repurposed as Milton-Freewater City Hall, where it remains in use today.

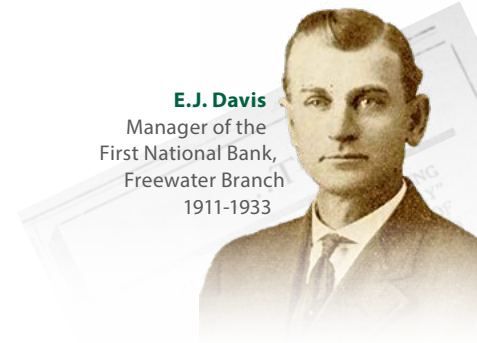
HISTORY OF FREEWATER

Freewater was established in 1889 by a group of residents dissatisfied with the policies in neighboring Milton, particularly its prohibition on alcohol sales. Seeking more freedom, this group, including Touchet farmer H.H. Hanson, laid the foundations of a sister town. Hanson, who arrived as the Northern Pacific railroad agent, recalled that by the time he settled, Freewater was already taking shape, with a visionary named Mahana organizing the layout north of the depot. Officially incorporated in 1902, Freewater grew into a lively community, with early businesses including Sanders and Tanke General Merchandise, Dr. Hill's Pharmacy, and George Darting's Blacksmith Shop. Known for its social scene, the town boasted six saloons by 1902, among them were "The Boozerino," "Ole Kentucky," and "Gallon House," which offered games like roulette and even allowed patrons to ride horses indoors, adding a spirited charm to the young town's character.

MILTON-FREEWATER CONSOLIDATION

After years of operating separately yet growing closer, returning World War II servicemen pushed for a merger between Milton and Freewater, a long-discussed topic. Led by J.T. Monahan and the Consolidation Club, efforts to unite the two towns faced opposition but gained enough support. In November 1950, a vote was held, and both communities favored consolidation, with Freewater voting 240-204 and Milton 464-167. This merger ended 61 years of duplicate government services, forming the new City of Milton-Freewater, with J.L. Yantis elected as its first mayor.





E.J. Davis
Manager of the
First National Bank,
Freewater Branch
1911-1933

THE MANY LIVES OF 517 NORTH MAIN



1911-1931

First National Bank of Milton:
First National Bank in Freewater closed its doors on December 18, 1931. The results of the Black Thursday Stock Market Crash on that 24th day of October in 1929 finally came to play locally.



1947-1970s

Giles Men's Shop: "I also spent many an afternoon in the store as my Mom and Dad were there so I played in the shoe stacks and dusted the shoe boxes down."

- CHARLENE GILES, DAUGHTER OF RODNEY GILES



1934-1940s

Stones Grocery Store: Facade renovation for the building's new life as a grocery store, making way for the display windows you see today.



TIMELINE CONTINUED...



1980-2008

Various Businesses, Private

Residence: "Our dad loved the Old Spaghetti Factory. Mostly for its eclectic decor. At the time of his passing, he was planning to open a similar restaurant here."



**WHAT'S NEXT:
UNLIMITED POSSIBILITIES**

A mixed-use/adaptive reuse opportunity for a winery, whiskey distillery, brewery, tasting room, restaurant/bar and more.

You Are Cordially Invited To Giles Club
SEE OUR MODERN REFRIGERATION AND BEVERAGE SERVICE



Club Designed
and Built By
MANUFACTURING CO.
KIMA — ARCHITECTS-BUILDERS



1940-1970s

**VFW, Giles Club, Jaycees
(Second Floor)**



Want to Learn More History About The First National Bank, Freewater Branch?

[CLICK HERE](#)

KEY FEATURES & STATS

SQUARE FOOTAGE

- **LEVEL 01:** 3,600 SQ FT
- **LEVEL 02:** 3,600 SQ FT
- **BASEMENT:** 1,140 SQ FT

DEMENSIONS

- **WIDTH:** 40 FT
- **DEPTH:** 90 FT
- **HEIGHT:** N/A

RETAIL/HOSPITALITY OPPORTUNITY IN HISTORIC OLD TOWN FREEWATER 8,340 SQ FT

- Well constructed with original old-growth timber framing and trusses
- Artisan stonework and thick exterior wall construction
- High ceilings throughout provide airy and open space
- Warehouse-sized square footage wrapped inside a historic and architectural gem
- Qualifies for numerous grants and federal tax credits for restoration/rehabilitation
- Opportunity to help revitalize North Main by being a destination for locals and visitors
- Built to last in 1911
- Stately brick building with handcrafted, architectural detailing
- Three levels including basement with bank vault
- Corner lot with on-street parking
- Ideal for winery, distillery, restaurant & residential
- Located within the Rocks District AVA

OFFERING DETAILS



John L. Scott | REAL ESTATE
MILTON FREEWATER OFFICE

**517 N MAIN ST
MILTON FREEWATER, OR 97862**

OFFICE RETAIL

SF RBA	AC LOT	BUILT	TENANCY
7,200	0.10	1911	SINGLE

Real Legal Description: This information is maintained for assessment and taxation purposes only.

TYPE	C-1 COMMERCIAL
LOCATION	SUBURBAN
WALKSCORE	CAR -DEPENDENT (44)

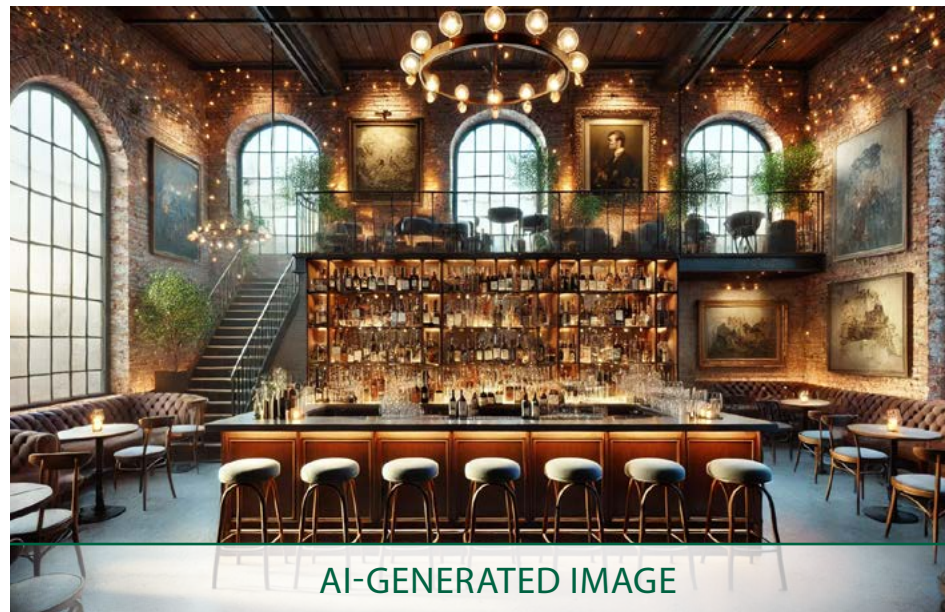
PROPERTY OVERVIEW	
ADDRESS	517 N MAIN ST, MILTON FREEWATER, OR 97862
PARCEL NO.	111361
BUILDING TYPE	OFFICE RETAIL

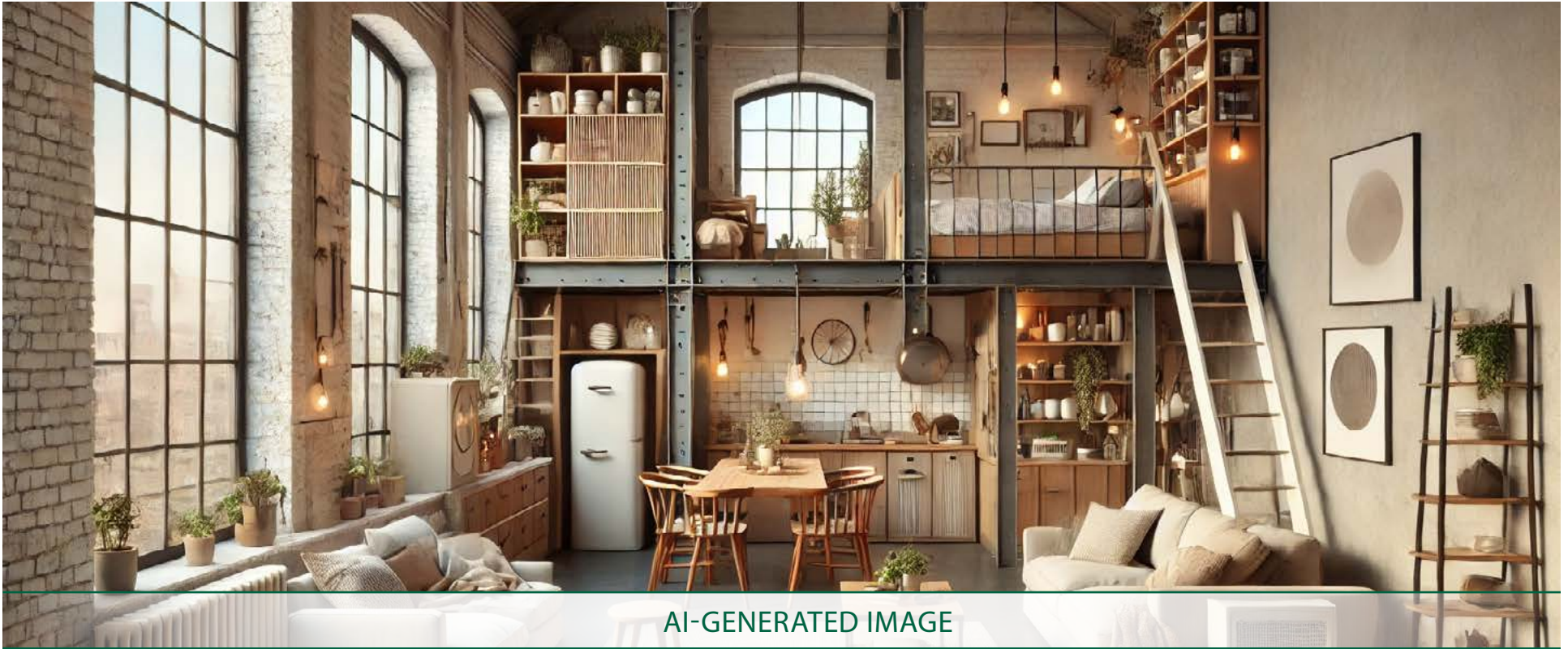
RENT	
SALE	550,000

Account #: 111361

Map: 5N3502-AD-09500

DISCOVER THE OPPORTUNITIES





AI-GENERATED IMAGE

MIXED-USE DEVELOPMENT OPPORTUNITIES

1. Boutique Hotel & Event Venue

- Convert upper floors into hotel rooms
- Utilize the entertainment hall for weddings, conferences, and events

2. Luxury Condominiums or Apartments

- Residential conversion of upper floors
- Restaurant and entertainment hall as amenities for residents

3. Commercial/Retail + Residential Hybrid

- First floor: Boutique shops, coffee shops, and the existing restaurant
- Entertainment hall could host local events, art shows, or markets

DISCOVER THE OPPORTUNITIES



ORIGINAL IMAGE



WINERY

WINE & HOSPITALITY DEVELOPMENT OPPORTUNITIES

1. Tasting Room & Wine Bar

- Convert the building into a wine tasting room featuring local vineyards
- The vault could house exclusive vintages or serve as a private tasting area
- Use the basement for wine storage or aging

2. Wine & Food Pairing Restaurant

- Leverage the historic charm to create a gourmet restaurant with a focus on local wines and seasonal ingredients
- Basement vault as a unique private dining or wine cellar experience

3. Boutique Winery or Urban Winery

- Small-scale wine production facility on-site with a tasting room
- Offer winemaking classes or tours to attract wine enthusiasts

4. Wine Country Boutique Hotel

- Convert the upper floors into boutique hotel rooms catering to wine tourists
- Offer a full basement wine experience, including tastings and wine-related activities

AI-GENERATED ILLUSTRATION OF ORIGINAL IMAGE

DISCOVER THE OPPORTUNITIES



ORIGINAL IMAGE



BAR

ENTERTAINMENT & CULTURE

1. Speakeasy or Craft Cocktail Bar

- Transform the basement and vault into a speakeasy-style bar, offering craft cocktails, whiskey, and wine
- The first two floors could serve as a lounge or event space

2. Event Venue & Cultural Space

- The building could host weddings, corporate events, or private parties, with the vault as a special photo-op area
- Include wine-themed cultural events or music performances

3. Historic Bank-Themed Museum or Exhibition Space

- Convert the building into a small museum focused on its past as a bank, combined with exhibits on the local history of the AVA region
- Use the vault for exhibits or to store historical artifacts

AI-GENERATED ILLUSTRATION OF ORIGINAL IMAGE

DISCOVER THE OPPORTUNITIES



ORIGINAL IMAGE

COMMUNITY & CREATIVE SPACES

1. Co-Working Space or Business Incubator

- Convert the space into a co-working hub for local entrepreneurs and businesses

2. Art Gallery & Studio Space

- Utilize the two-story structure for local artists to showcase their work
- Create studios for artists to rent, with exhibitions tied to the region's wine culture

3. Community Center or Non-Profit Hub

- Establish a community center focused on local initiatives, with spaces for workshops and community events



OFFICE



ART GALLERY

AI-GENERATED ILLUSTRATION OF ORIGINAL IMAGE

OREGON MAIN STREET REVITALIZATION GRANT

The Oregon Main Street Revitalization Grant (OMSRG) for 2025 is now open, offering financial support to communities in the Oregon Main Street Network for downtown revitalization projects. Eligible projects may receive up to \$400,000, with a 30% matching requirement. These funds are intended to enhance designated downtown areas, fostering private investment, job creation, and the establishment of viable businesses.

The grant covers a range of projects, including facade improvements, accessibility enhancements, utility upgrades, and second-floor renovations. Projects must adhere to the Secretary of the Interior's Standards for Rehabilitation, even for non-historic buildings. Additionally, indirect and contingency costs cannot be funded or counted as matching contributions, though up to 4% of the grant amount can go toward administration costs if used as a match.

Applications are due by March 13, 2025, with a free online workshop scheduled for January 9, 2025, to help applicants prepare. For more information, applicants can refer to the Oregon Heritage website or contact the grant coordinator.

BELOW ARE ADDITIONAL LINKS TO OTHER GRANT PROGRAMS:

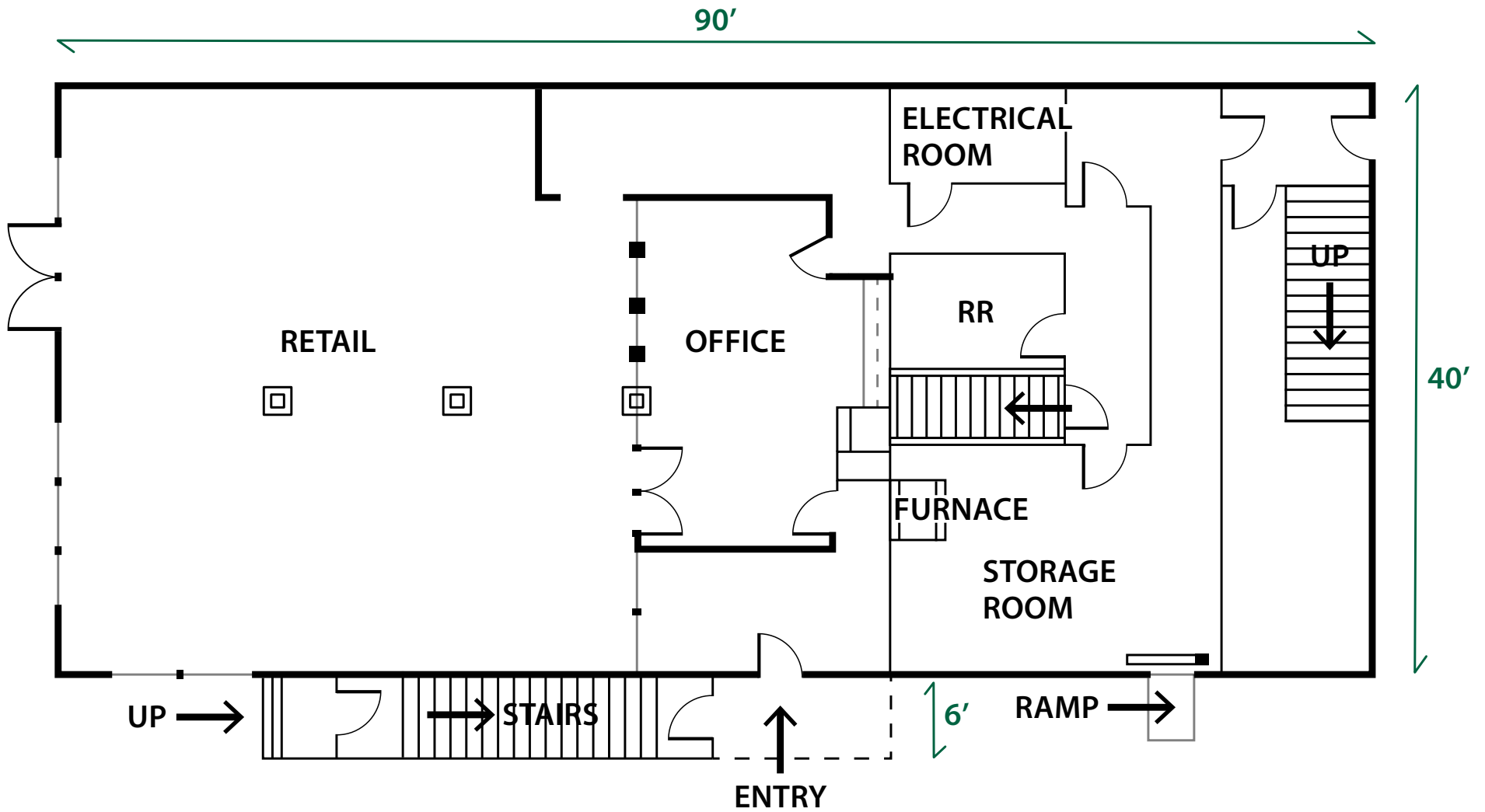
[OREGON HERITAGE](#)

[RESTORE OREGON](#)

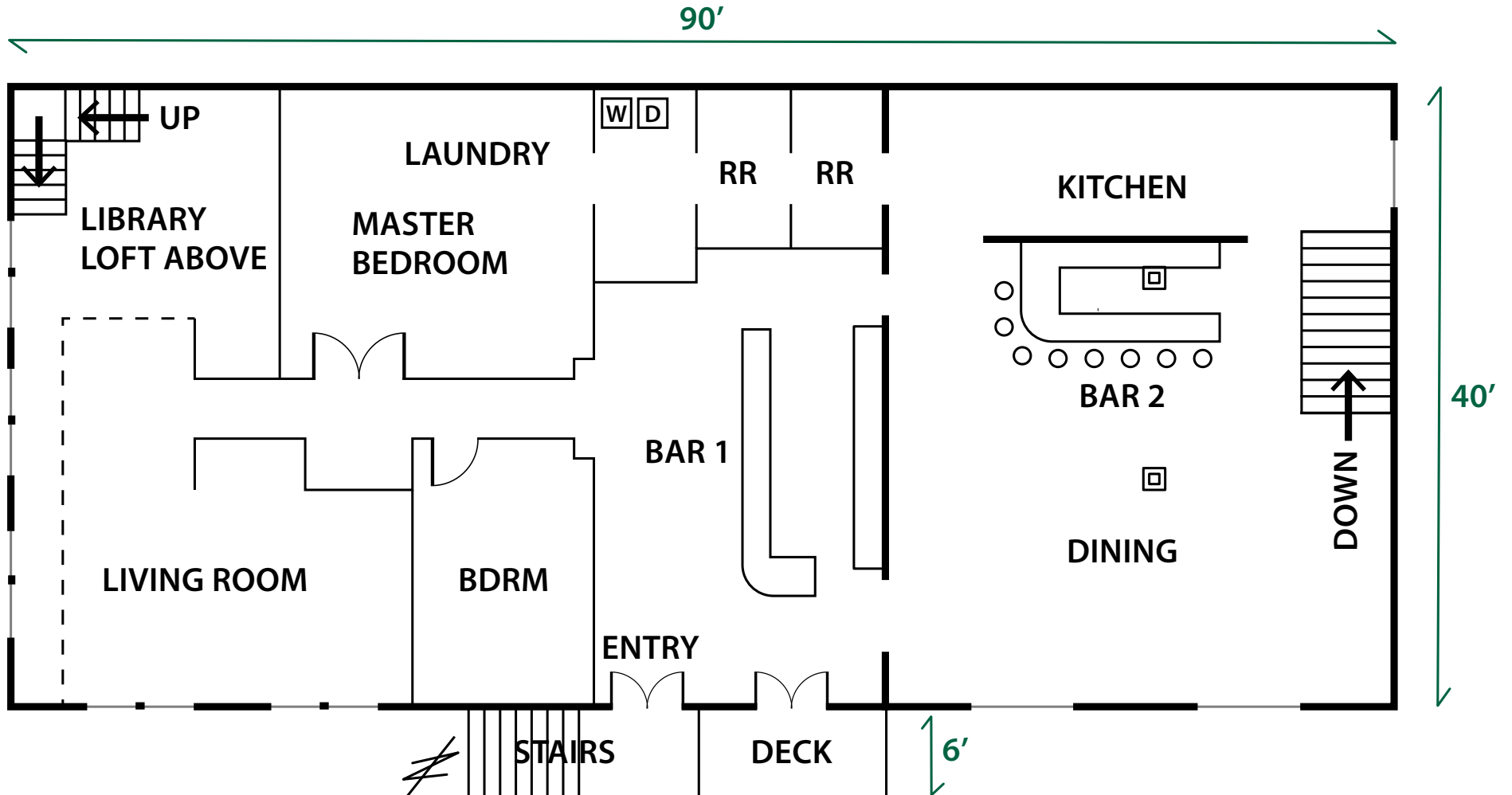
[ELKHORN
MEDIA GROUP](#)

FLOOR PLANS

LEVEL 01: 3,600 SQ FT

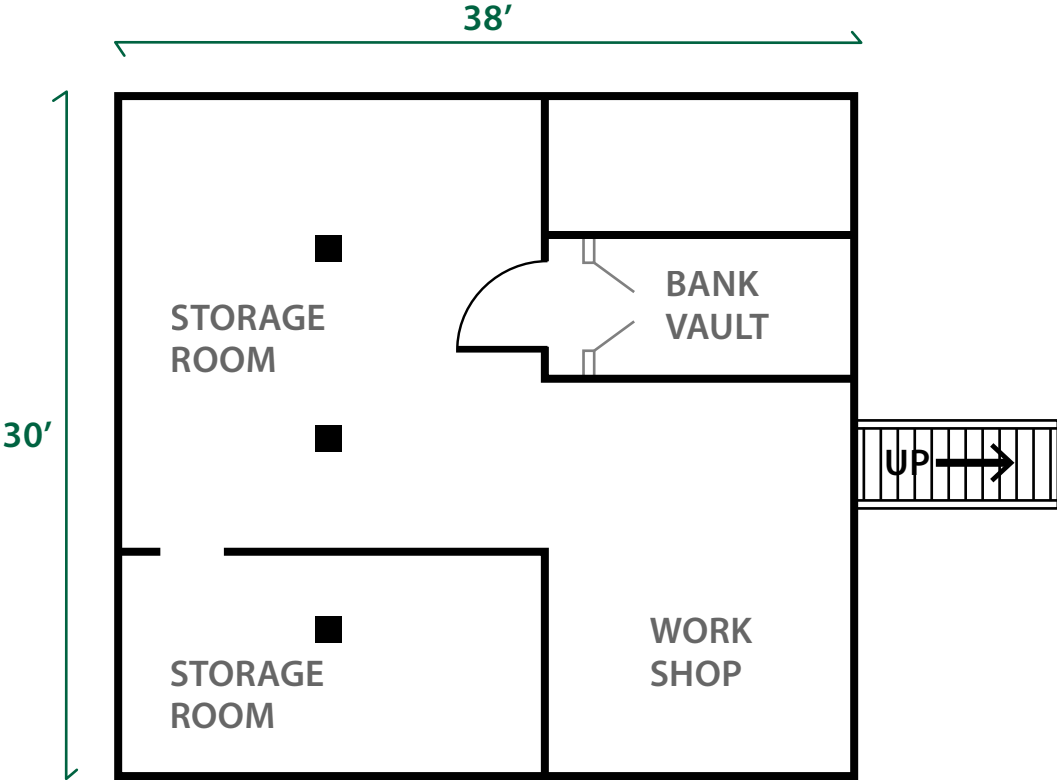


LEVEL 02: 3,600 SQ FT



FLOOR PLANS

BASEMENT: 1,140 SQ FT



LOCATION OVERVIEW



SOURCE: 1213 S MAIN ST GOOGLE EARTH VIEW

LOCATION OVERVIEW CONTINUED...



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
SOUTH MAIN STREET	SE 13TH AVE NW	8,096	2022	0.09 MI
S MAIN ST	SE 13TH AVE NW	6,829		0.10 MI
SOUTHEAST 15TH AVENUE	S MILL ST W	1,797		0.25 MI
SE 9TH AVENUE	SE BIRCH ST E	466		0.25 MI
MILTON CEMETARY ROAD	SE 9TH AVE W	258		0.30 MI
OREGON-WASHINGTON HIGHWAY	SE 14TH AVE N	5,529		0.34 MI
OREGON-WASHINGTON HWY	SE 14TH AVE N	4,716		0.36 MI
SE 9TH AVE W	SW 3RD AVE NW	11,306		0.58 MI
SOUTH COLUMBIA STREET	SE 3RD AVE N	12,242		0.62 MI
WINN ROAD	OREGON-WASHINGTON HWY E	148		0.81 MI

SOURCE: © COSTAR GROUP 2024

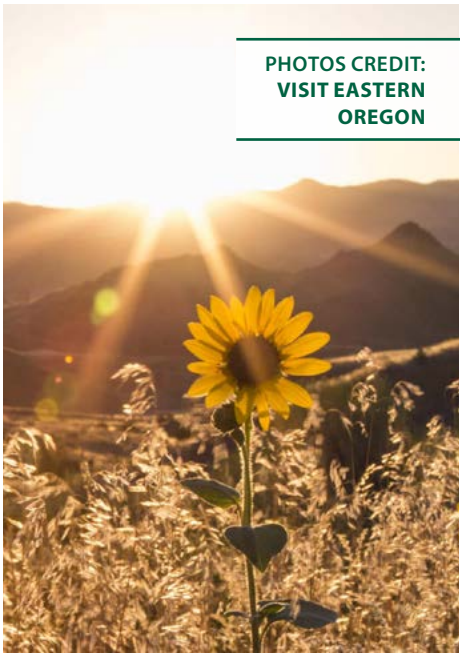
DEMOGRAPHICS



PHOTO CREDIT: GOLF OREGON

DEMOGRAPHICS ↑		
	1 MILE	2 MILE
POPULATION	2,766	8,283
HOUSEHOLDS	1,006	2,951
MEDIAN AGE	34.5	34.2
MEDIAN HH INCOME	\$48,717	\$51,577
DAYTIME EMPLOYEES	1,193	2,719
POPULATION GROWTH '23 - '28	2.96%	2.35%
HOUSEHOLD GROWTH '23 - '28	3.08%	2.44%

SOURCE: © COSTAR GROUP 2024



PHOTOS CREDIT:
VISIT EASTERN
OREGON

DEMOGRAPHICS CONTINUED...

DAYTIME EMPLOYMENT									
RADIUS	2 MILE			5 MILE			10 MILE		
	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS
SERVICE-PRODUCING INDUSTRIES	2,323	233	10	2,912	315	9	14,907	1,740	9
TRADE TRANSPORTATION & UTILITIES	843	47	18	1,071	71	15	3,275	250	13
INFORMATION	24	5	5	38	7	5	418	36	12
FINANCIAL ACTIVITIES	137	43	3	177	56	3	830	183	5
PROFESSIONAL & BUSINESS SERVICES	79	19	4	104	27	4	1,243	191	7
EDUCATION & HEALTH SERVICES	710	53	13	814	64	13	5,775	677	9
LEISURE & HOSPITALITY	281	27	10	360	36	10	1,485	132	11
OTHER SERVICES	76	26	3	100	36	3	741	173	4
PUBLIC ADMINISTRATION	173	13	13	248	18	14	1,140	98	12
GOODS-PRODUCING INDUSTRIES	200	22	9	348	59	6	2,408	268	9
NATURAL RESOURCES & MINING	37	5	7	112	19	6	299	49	6
CONSTRUCTION	55	8	7	80	19	4	597	120	5
MANUFACTURING	108	9	12	156	21	7	1,512	99	15
TOTAL	2,523	255	10	3,260	374	9	17,315	2,008	9

SOURCE: © COSTAR GROUP 2024

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DEMOGRAPHICS CONTINUED...



PHOTO CREDIT: VISIT UNSPLASH

DEMOGRAPHIC MARKET COMPARISON REPORT

POPULATION GROWTH		1 MILE
GROWTH 2010 - 2023	5.45%	
GROWTH 2023 - 2028	2.96%	
EMPLOYED	1,216 (97.05%)	
UNEMPLOYED	37 (2.95%)	
HOUSEHOLD GROWTH		
GROWTH 2010 - 2023	5.34%	
GROWTH 2023 - 2028	3.08%	
RENTER OCCUPIED	412 (40.95%)	
OWNER OCCUPIED	594 (59.05%)	
2023 HOUSEHOLDS BY HOUSEHOLD INCOME		1,006
INCOME <\$25K	231 (22.96%)	
INCOME \$25K - \$50K	292 (29.03%)	
INCOME \$50K - \$75K	248 (24.65%)	
INCOME \$75K - \$100K	67 (6.66%)	
INCOME \$100K - \$125K	116 (11.53%)	
INCOME \$125K - \$150K	24 (2.39%)	
INCOME \$150K - \$200K	11 (1.09%)	
INCOME \$200K+	17 (1.69%)	
2023 MED HOUSEHOLD INC	\$48,717	
2023 MEDIAN AGE	34.5	

SOURCE: © COSTAR GROUP 2024



DENNIS GISI

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Dennis Gisi has extensive experience in the construction and real estate industry, spanning several locations and years. He is the Chairman and CEO of D. Gisi & Assoc. LLC dba John L Scott Tri-Cities Pasco, a full-service real estate brokerage firm founded in 2010. The company specializes in the sale and leasing of residential and commercial properties. In 2013, the company expanded its operations to the Walla Walla, Hermiston, and Milton-Freewater markets under the John L. Scott brand.

