

Regional Super Center

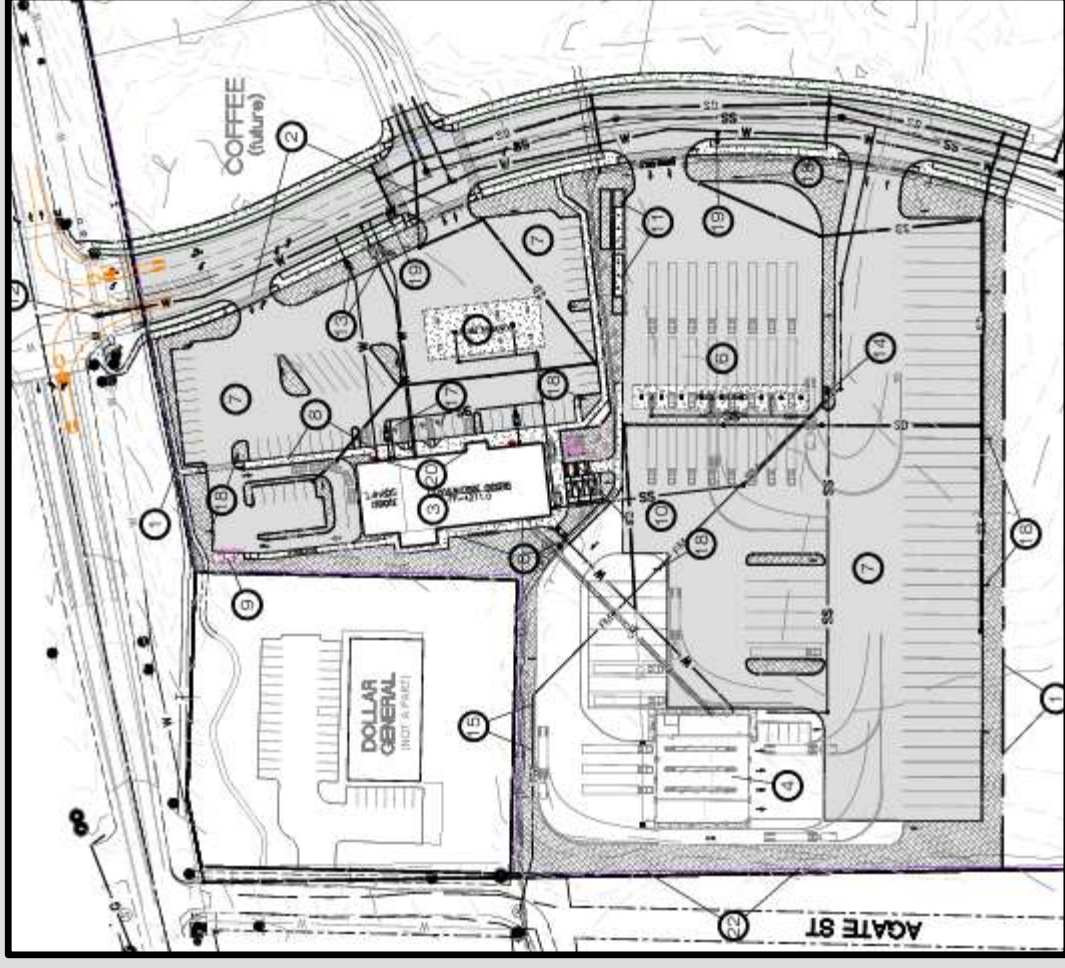
KLAMATH
Crossroads



Approved

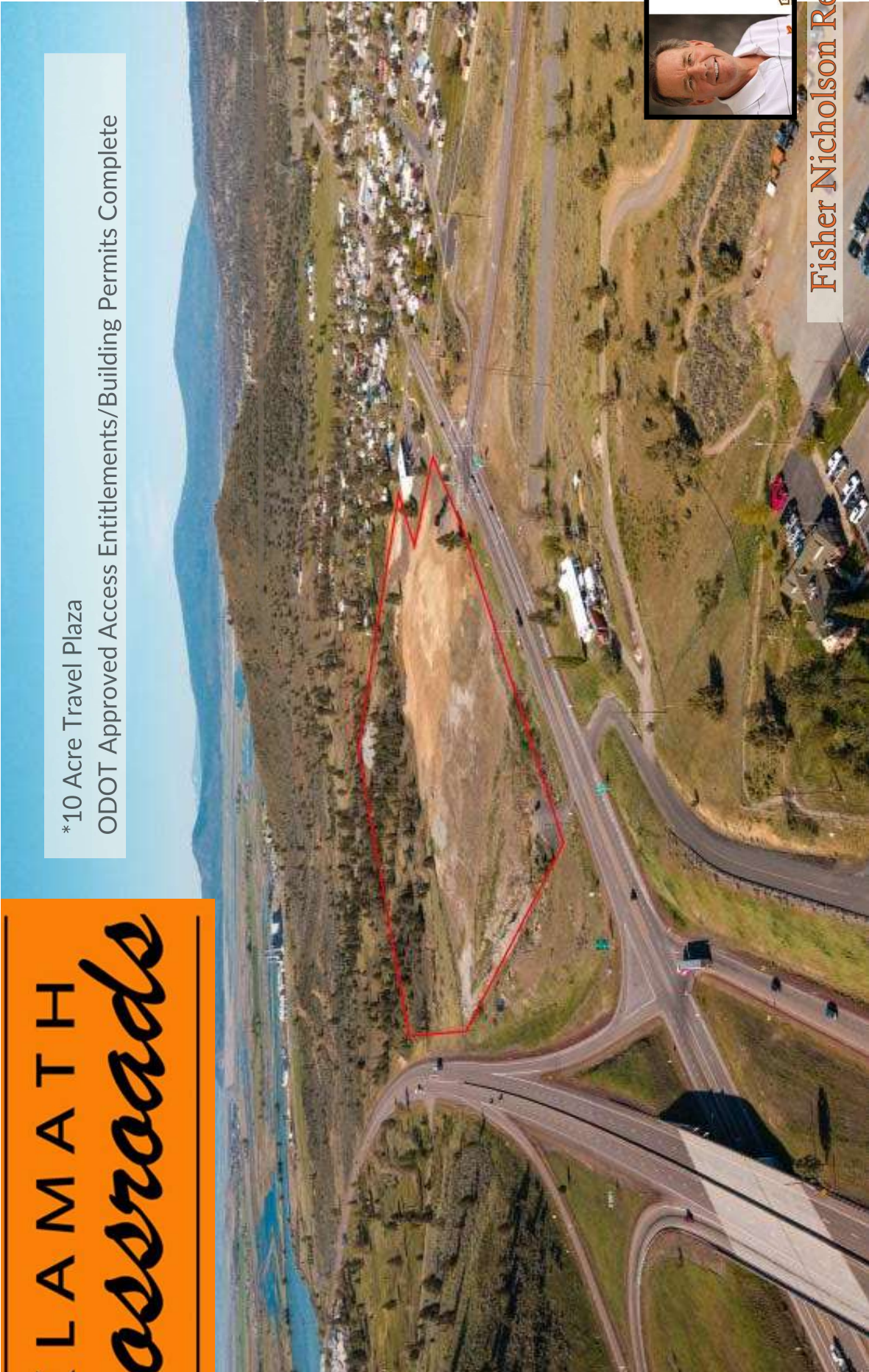
10 acres

- Travel Plaza with C Store
- QSR Endcap
- Approved Location



L A M A T H
assroads

*10 Acre Travel Plaza
ODOT Approved Access Entitlements/Building Permits Complete



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Licensed Oregon Broker

FNR
Fisher Nicholson Realty, LLC

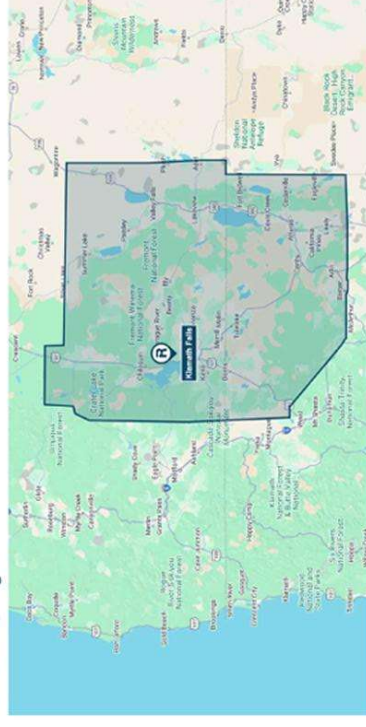
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Highway 140 directly intersects with Klamath Crossroads and creates a four way signaled intersection for traffic all directions: N, S, E, and W.



Secondary Retail Trade Area • Demographic Snapshot

Klamath Falls, Oregon



Randy Cox
Klamath County Economic Development
Executive Director

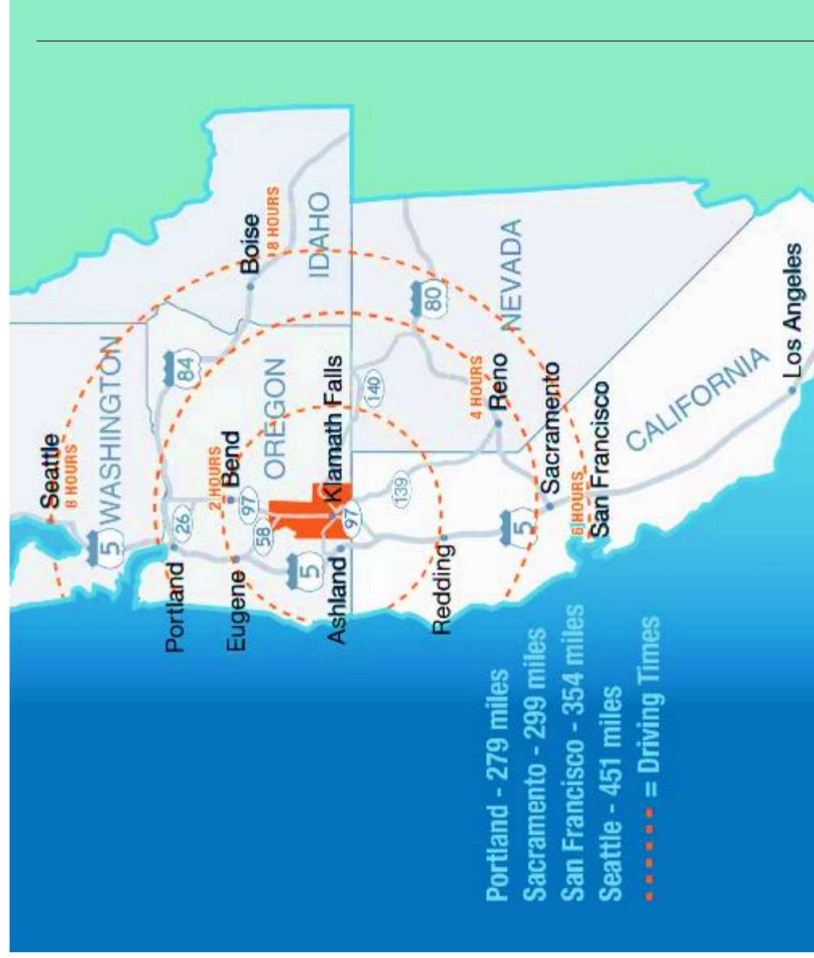
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Population	Age	
2020	0 - 9 Years	10.87%
2024	10 - 17 Years	9.66%
2029	18 - 24 Years	8.59%
	25 - 34 Years	11.28%
	35 - 44 Years	11.19%
	45 - 54 Years	10.53%
	55 - 64 Years	12.70%
	65 and Older	25.17%
	Median Age	43.55
	Average Age	43.27
	Race Distribution (%)	
	White	75.88%
	Black/African American	0.93%
	American Indian/Alaskan	4.06%
	Asian	1.30%
	Native Hawaiian/Islander	0.19%
	Other Race	6.53%
	Two or More Races	11.11%
	Hispanic	15.60%



Thank you for your consideration of the opportunity at Klamath Crossroads. I have lived and studied the development patterns in Klamath Falls for the last 25 years.

This opportunity just developed in the last three years when the Interchange Management Plan was revised and included this property. This is the site that Love's wanted originally, but they would not wait for the State ODOT realignment an opted to locate on the North next to Pilot.

Let's have a Zoom or Meet at your convenience:

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Design Community Development Planning