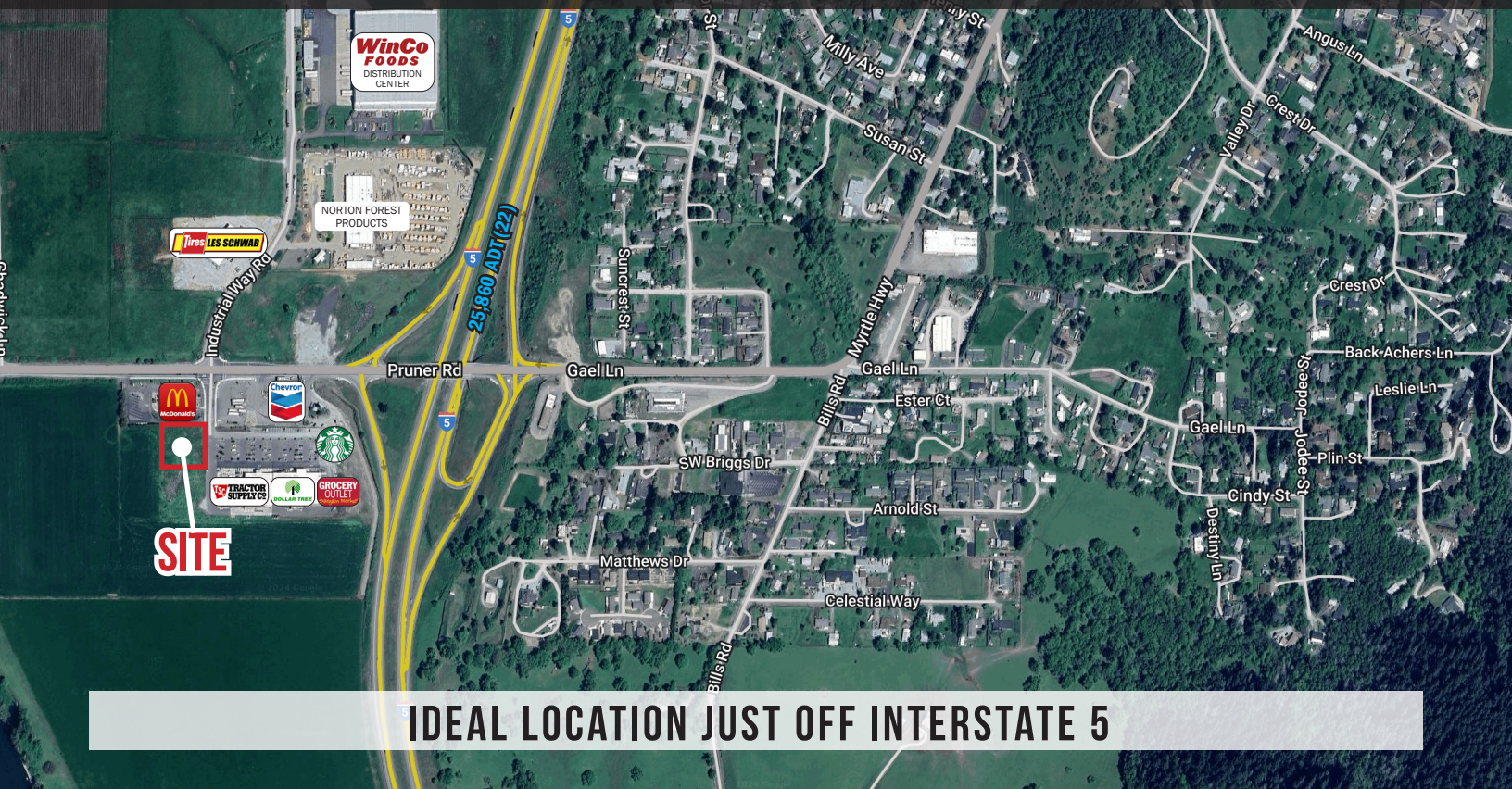


FOR SALE

MYRTLE CREEK LAND OPPORTUNITY



IDEAL LOCATION JUST OFF INTERSTATE 5

LOCATION

110 Petite Street
Myrtle Creek, OR 97457

LOT SIZE

34,848 SF (0.80 AC)

PRICING

\$525,000

TRAFFIC COUNTS

Interstate 5 — 25,860 ADT ('22)
Pruner Rd — 11,991 ADT ('22)

HIGHLIGHTS

- Ideal location just off Interstate 5 with strong traffic counts.
- Located adjacent to Grocery Outlet, Tractor Supply, Dollar Tree, McDonald's, Chevron and the WinCo Foods distribution center.
- Named for the lush myrtle tree groves thriving around this Southern Oregon town, Myrtle Creek is nestled among farms, fields and the foothills of the Umpqua National Forest.
- The nearby North Umpqua Trail draws mountain bikers, trail runners and fishing enthusiasts for high-adrenaline fun, pan for gold at nearby China Ditch, while local covered bridges provide a tranquil driving destination.

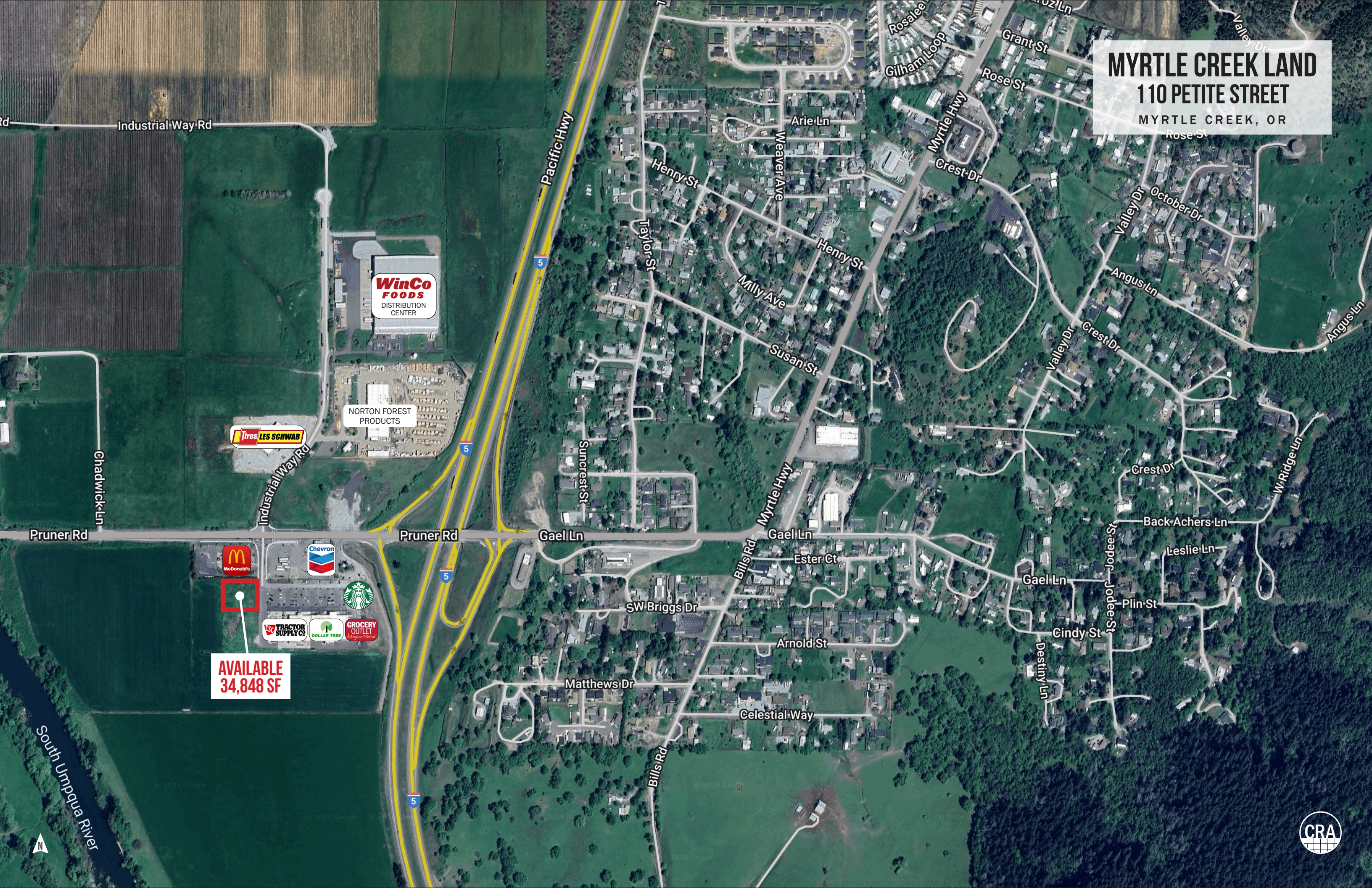


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MYRTLE CREEK LAND
110 PETITE STREET
MYRTLE CREEK, OR



WinCo
FOODS
DISTRIBUTION
CENTER

NORTON FOREST
PRODUCTS

Tires LES SCHWAB

McDonald's

Chevron

Starbucks

TRACTOR
SUPPLY CO

DOLLAR TREE

GROCERY
OUTLET
Safeway Market

AVAILABLE
34,848 SF



MYRTLE CREEK LAND

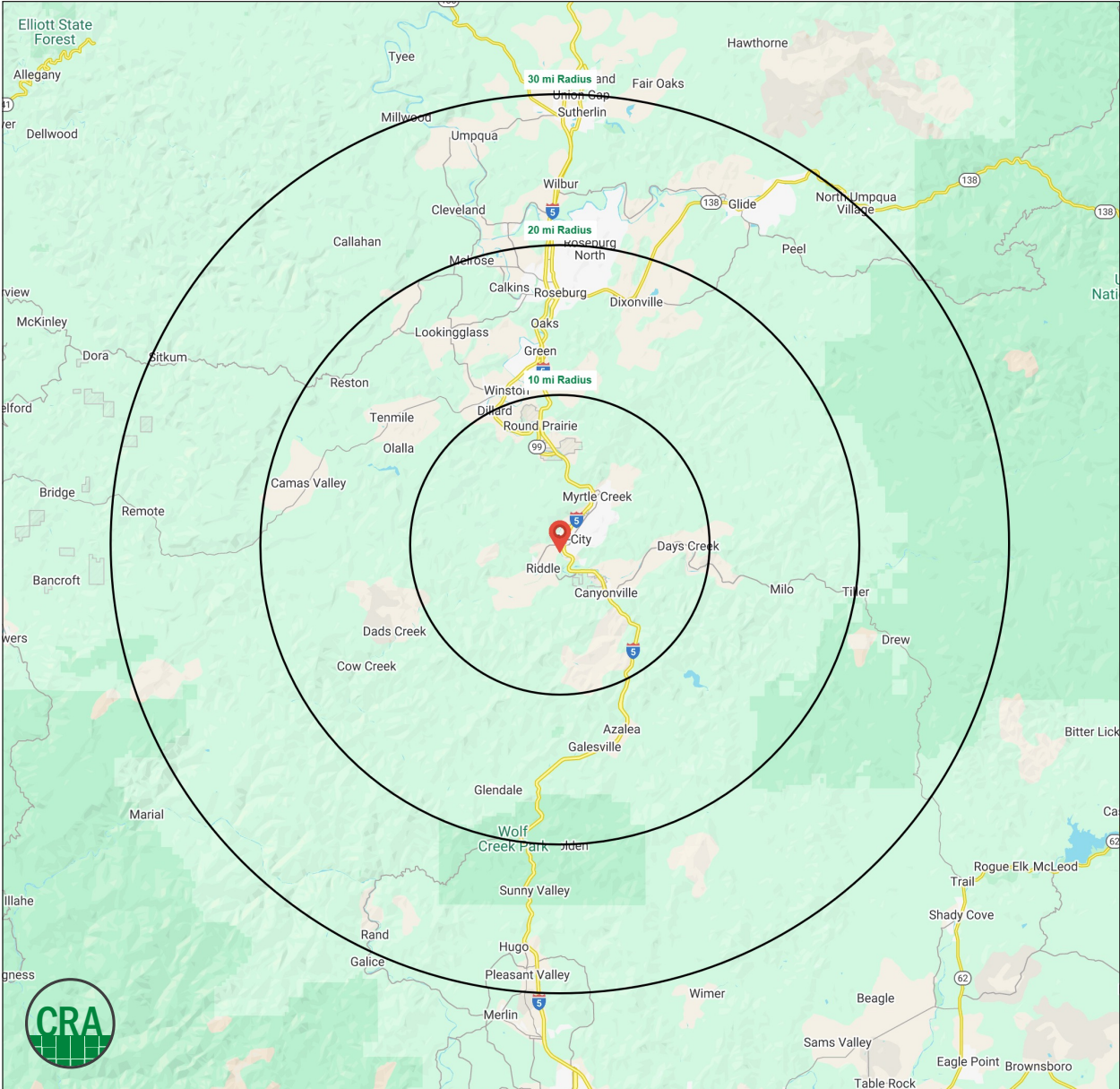
110 PETITE STREET

MYRTLE CREEK, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	10 MILE	20 MILE	30 MILE
Estimated Population 2024	15,555	70,588	100,054
Estimated Households	6,392	29,252	41,402
Average HH Income	\$73,502	\$77,713	\$82,820
Median Home Value	\$339,188	\$357,321	\$374,570
Daytime Demographics 16+	12,313	58,853	77,569
Some College or Higher	50.5%	57.4%	58.1%

70,588
Estimated Population 2024
20 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.9722/-123.3406

110 Petite St Myrtle Creek, OR 97457	10 mi radius	20 mi radius	30 mi radius
Population			
2024 Estimated Population	15,555	70,588	100,054
2029 Projected Population	15,365	70,938	100,719
2020 Census Population	15,685	70,329	99,445
2010 Census Population	15,709	68,221	96,318
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
2024 Median Age	46.2	44.1	45.7
Households			
2024 Estimated Households	6,392	29,252	41,402
2029 Projected Households	6,153	28,692	40,682
2020 Census Households	6,403	28,701	40,666
2010 Census Households	6,306	27,875	39,579
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.4%	0.3%
Race and Ethnicity			
2024 Estimated White	89.9%	89.2%	89.3%
2024 Estimated Black or African American	0.4%	0.6%	0.6%
2024 Estimated Asian or Pacific Islander	1.3%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	1.6%	1.2%	1.1%
2024 Estimated Other Races	6.9%	7.6%	7.6%
2024 Estimated Hispanic	6.2%	6.8%	6.8%
Income			
2024 Estimated Average Household Income	\$73,502	\$77,713	\$82,820
2024 Estimated Median Household Income	\$56,087	\$58,212	\$61,586
2024 Estimated Per Capita Income	\$30,365	\$32,438	\$34,468
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.4%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.6%	6.2%
2024 Estimated High School Graduate	38.7%	33.6%	33.0%
2024 Estimated Some College	29.3%	28.3%	28.1%
2024 Estimated Associates Degree Only	9.5%	10.5%	10.0%
2024 Estimated Bachelors Degree Only	7.4%	12.4%	13.1%
2024 Estimated Graduate Degree	4.3%	6.3%	6.9%
Business			
2024 Estimated Total Businesses	408	3,170	4,157
2024 Estimated Total Employees	4,856	28,069	33,495
2024 Estimated Employee Population per Business	11.9	8.9	8.1
2024 Estimated Residential Population per Business	38.1	22.3	24.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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