



## 30.15 Acres Industrial Center of Coos County

0 North Bank, Coquille, OR 97423



**Joe Bollig**

Pacific Properties

810 South Broadway Ave, Coos Bay, OR 97420

[JoeB@PacificPropertiesTeam.com](mailto:JoeB@PacificPropertiesTeam.com)

(541) 740-2778



## 30.15 Acres Industrial Center of Coos County

\$895,000

ONE OF A KIND INDUSTRIAL ACREAGE LOCATED IN THE CENTER OF COOS COUNTY! Phase 1 Completed in 2016, Easement for Access, Easement for 2 Wells that can be drilled on neighboring property. LOCATED AT THE HEART OF COOS COUNTY (Approx. 14 mins from Bandon, 7 mins from Coquille, 8 mins from Coos Bay) this approx. 9.75 +/- USEABLE & WORKABLE INDUSTRIAL ACREAGE

(Approx. 30.15 +/- TOTAL) Can Serve a Multitude of Uses! Manufacturing? Loading Facility? Transport? Check with Coos County Planning!

- Center of Coos County
- Rare Industrial Large Acreage
- Big Need for our Area



|                     |                          |
|---------------------|--------------------------|
| Price:              | \$895,000                |
| Property Type:      | Land                     |
| Property Subtype:   | Agricultural             |
| Proposed Use:       | Industrial Park          |
| Sale Type:          | Investment or Owner User |
| Total Lot Size:     | 30.15 AC                 |
| No. Lots:           | 1                        |
| Zoning Description: | Industrial/EFU           |
| APN / Parcel ID:    | 712701                   |

## 0 North Bank, Coquille, OR 97423

This property lies within the Coquille Valley Enterprise Zone standard program, and this means that industrial sites and projects are eligible for tax abatement. If a company was to purchase this site and make improvements on it, those would be considered for tax abatement. If major equipment was upgraded, or improved or built on this site those would also be eligible for tax abatements. At the start of construction, a 2 year tax abatement can be applied for and once a site is operational it is available for tax abatement up to 3 years. Enterprise zones in Oregon also offer long-term rural enterprise zone options. In order for a company to receive this designation a number of criteria must be met based on the number of jobs coming into the community and approval by the zones sponsors. Once approved many incentives are available once a certified facility commences operations, it is not subject to local property taxes, under special provisions for this program. 7 to 15 consecutive years of full relief from property taxes on new facility property, once permitted for use and occupancy. With the Governor's approval, credit equal to 62.5% of gross payroll against state corporate excise (income) taxes. (Credits received over a 5 to 15 year period, and each credit may be carried forward for five succeeding years.) In order for a long term project to be approved these objectives must be met: 1) Total Investment Costs need to be greater than 1% (or .5% if more than 10 miles from Interstate 5) of a county's total real market value by the end of the year when operations begin. This base amount varies from \$1 to \$25 million, depending on the location. 2) Within 3 or 5 years of commencing operations, the business must hire a minimum number of new, full-time employees (10, 35, 50, or 75 jobs, again, depending on location) to be maintained during the tax abatement period. (A minimum of 10 new employees suffices in most relevant zones, if the investment exceeds \$200 Million.) 3) By the fifth year after commencing operations, average annual compensation (including benefits) for all workers at the facility must be at least 150% of the county average annual wage, based on the latest, final figure, at which point the minimum is set for the rest of the exemption period. This property is also eligible for New Market Tax Credits which is offered at the Oregon and federal level and offers the following: 1) The tax credits are realized over the course of 7 years. The total tax credit is calculated as 39% of the total qualified investment. The qualified investment amount is not to exceed \$8 Million per project or \$3.12 Million in tax credits per project. A) 0% for years 1 and 2 B) 7% for year 3 C) 8% for years 4, 5, 6, & 7. There are some requirements for this to take hold and they are as follows: Investments can only be made in qualified, existing low-income community businesses located in Oregon as defined by section 45D of the Internal Revenue Code. These are census tracts that have a poverty rate of 20% or more, or the median family income is below 80%, the great of: (a) statewide median family income or (b) metropolitan median family income. This site might also be eligible for brownfields development. A brownfield is property where expansion or redevelopment is complicated by actual or perceived environmental contamination. Oregon's Brownfields Program is available to provide financing for the full range of environmental activities--assessment through cleanup--associated with brownfields redevelopment. Business Oregon works closely with the Oregon Department of Environmental Quality to ensure that a project's scope of work will achieve environmental compliance and meet the needs of the redevelopment project. TONS OF EXTRA INFO. Phase 1. Easements for 2 wells that can be drilled on neighboring properties. Easement for access. Info on improving access. Most of corners marked. Text Listing Agents for Gate Combo, please accompany your clients.

## Property Photos



## Property Photos



North Bank-14



North Bank-1

## Property Photos



North Bank-2



North Bank-3

## Property Photos



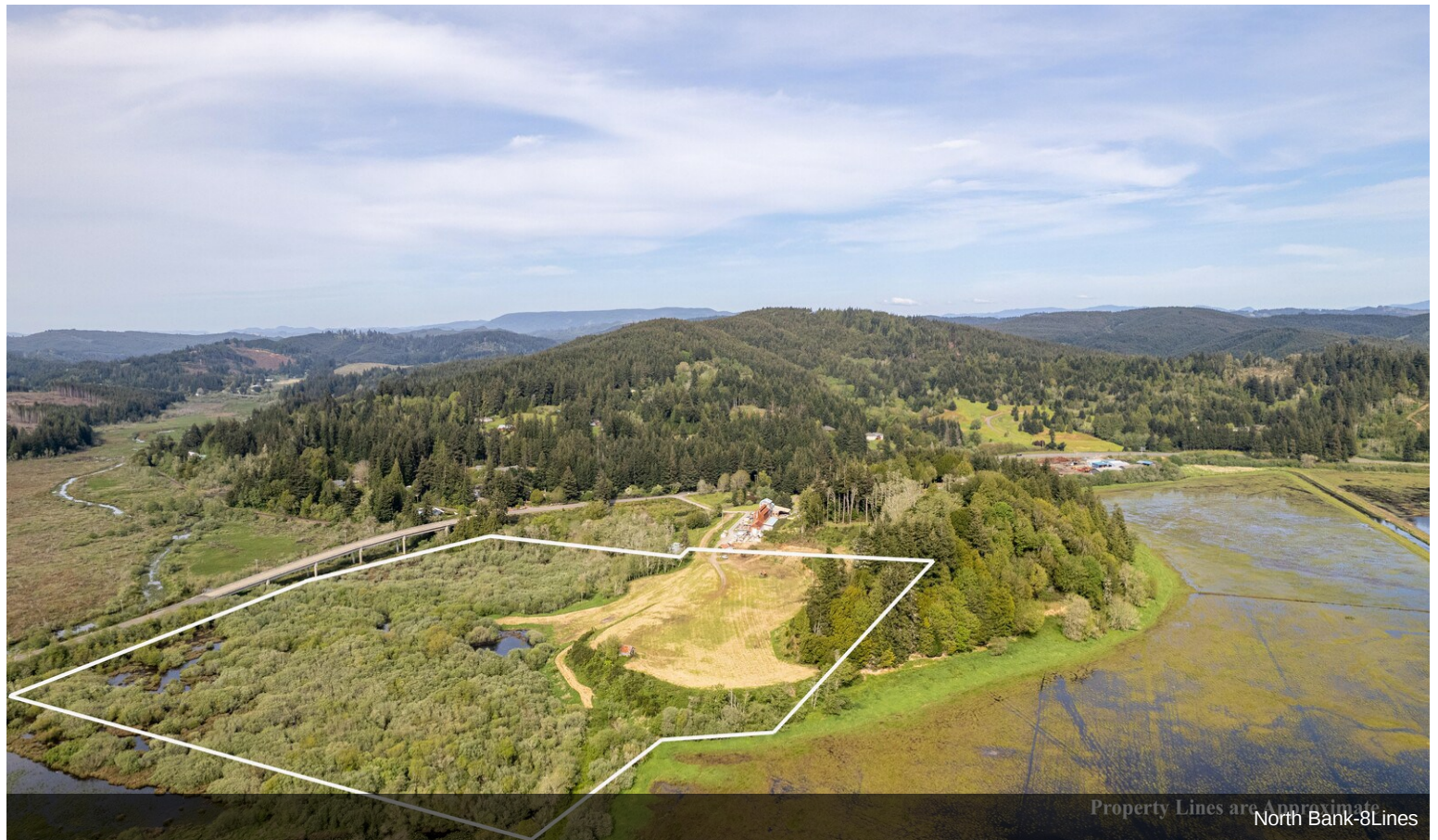
## Property Photos



## Property Photos



North Bank-8



Property Lines are Approximate  
North Bank-8Lines

## Property Photos



North Bank-9



Property Lines are Approximate  
North Bank-9Lines

## Property Photos



North Bank-10



Property Lines are Approximate  
North Bank-10Lines