



## Klamath Falls Mixed Use Development

**Once Home to a Timber Mill**, construction is underway within this 50 acre mixed-use development. Located along the shores of Lake Ewauna and within the Central Business District of downtown Klamath Falls, this property, and the opportunities that exist, is truly a one of a kind. Phase 1 is complete with roadways, landscaping and all utilities including both building and sidewalk geothermal heating capabilities. Phase 1 is sold out, but limited development opportunities are still available. Phase 2 of TimberMill Shores is now being master planned for lease or sale.

**Live-Work-Play** is the environment that makes mixed-use developments so attractive to developers, workers, shoppers and visitors alike. A geothermally heated walking/biking trail has been completed along the shores of Lake Ewauna. Leading across the entire development with connectivity to downtown, this trail will ensure walkability and provide a relaxing ambiance of the space. A Marriott Hotel, bank, restaurants and a government office building are all either in the planning stages or construction is now underway.

**Phase 2** represents the next 22 plus acres available for sale and development. TimberMill Shores is seeking qualified and reputable developers to infill a mix of uses available within Phase 2.

# TimberMill Shores

## Phase 2 CONCEPTUAL LAYOUT



An unparalleled opportunity to develop waterfront property within the Central Business District. This vacant 22 plus acre parcel has great traffic exposure off of 5th Street, the main arterial connection from downtown to South 6th Street. Additionally, Phase 2 is included in the Lakefront Urban Renewal District and is connected to the development's geothermal system. All qualified infrastructure improvements are eligible for reimbursements for up to nearly 7.5 million dollars. Contact us for further information and pricing.



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