Coyote Business Park

Food Processing & Agribusiness Industry
COYOTE BUSINESS PARK is located in Pendleton, Oregon at the foot of the beautiful Blue Mountains. The western, outdoorsy lifestyle of our area belies the sophistication of a workforce that supports thriving industries in technology, manufacturing, medical, distribution/logistics, food processing, and more.

LOCATION ADVANTAGES
- Immediately adjacent to Interstate 84.
- Three to four hour drive from the major markets of the Pacific Northwest: Portland, Seattle, Spokane, Boise.
- A day’s drive to Salt Lake City, Northern California, and British Columbia.
- Conveniently located near the Port of Umatilla and Port of Morrow.
- Eastern Oregon Regional Airport within 9 miles.
- Large tracts of shovel-ready land are available.

Grow your business at Coyote Business Park
If you are considering relocating or expanding your business, let CTUIR help you put together the information you need. We have an experienced development team that can help with the process, start to finish.
Food Processing

Oregon is home to approximately 38,500 farms and ranches. They grow and raise over 250 different crops on 16.3 million acres, fueling a $16.4 billion food manufacturing industry that employs more than 30,000 people statewide.

The five-county region surrounding Coyote Business Park hosts over 5,000 farms that produce over $3 billion in crops and livestock every year. Industry giants such as Conagra and Resers, national favorites like Tillamook Cheese, and all manner of smaller processors are attracted to the region not only for the volume and variety of foods that are grown here, but for the quality workforce they need to support their operations.

Coyote Business Park sits right on Interstate 84 and is just a few miles down the road from Interstate 82, making it easy to ship product to customers here in the Pacific Northwest and beyond. Access to raw ag products, a ready-made workforce, and transportation infrastructure make Coyote Business Park an ideal location for food processing and other value-added ag businesses.
Oregon Agriculture, Food & Fiber Processing
Operating Costs

COMPARISON
A study conducted by the respected development advisors and Foote Consulting Group found that a distribution center sited in the northwest would have lower annual operating costs in Eastern Oregon than in Portland, Tacoma, Boise or Sacramento. Assumptions for the study include 500 employees, 825,000 square foot building, and $25,000,000 in annual sales. The chart below summarizes the study’s findings – contact one of our economic development professionals for a more detailed review of the analysis.

<table>
<thead>
<tr>
<th></th>
<th>Portland</th>
<th>East Oregon</th>
<th>Sacramento</th>
<th>Boise</th>
<th>Tacoma</th>
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<tbody>
<tr>
<td>Labor Cost</td>
<td>$19,597,139</td>
<td>$18,094,363</td>
<td>$20,650,886</td>
<td>$21,188,370</td>
<td>$21,553,231</td>
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<tr>
<td>Land &amp; Building Payment</td>
<td>$5,892,318</td>
<td>$1,688,399</td>
<td>$7,560,654</td>
<td>$3,829,182</td>
<td>$2,849,342</td>
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<tr>
<td>Property Taxes</td>
<td>$1,445,576</td>
<td>$713,783</td>
<td>$1,108,388</td>
<td>$1,069,885</td>
<td>$640,444</td>
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<tr>
<td>Federal &amp; State Taxes</td>
<td>$2,080,000</td>
<td>$2,080,000</td>
<td>$2,192,000</td>
<td>$2,120,000</td>
<td>$1,774,200</td>
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<tr>
<td>Special Fees &amp; Assessments</td>
<td>-</td>
<td>-</td>
<td>$10,017,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Online Sales Tax</td>
<td>-</td>
<td>-</td>
<td>$362,500</td>
<td>$300,000</td>
<td>$494,625</td>
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<tr>
<td>Electrical Power Cost</td>
<td>$888,000</td>
<td>$820,560</td>
<td>$1,166,400</td>
<td>$1,236,000</td>
<td>$577,200</td>
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<tr>
<td>Freight Costs</td>
<td>$12,659,686</td>
<td>$13,673,545</td>
<td>$14,040,348</td>
<td>$17,492,845</td>
<td>$14,799,327</td>
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<tr>
<td>Total Annual Operating Costs</td>
<td>$42,562,719</td>
<td>$37,070,650</td>
<td>$57,098,176</td>
<td>$47,236,282</td>
<td>$42,688,369</td>
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</tbody>
</table>

Source: Foote Consulting Group.
Fact Sheet

Umatilla County—Employment by NAICS Sector

- Agriculture, Forestry, Fishing and Hunting: 8.0%
- Construction: 3.5%
- Manufacturing: 10.5%
- Wholesale Trade: 3.2%
- Retail Trade: 10.8%
- Transportation & Warehousing: 6.6%
- Finance and Insurance: 1.8%
- Professional, Scientific, & Technical Services: 3.2%
- Admin & Support, Waste Management & Rem.: 5.4%
- Educational Services: 7.5%
- Health Care & Social Assistance: 13.4%
- Accommodation & Food Services: 10.2%
- Other Services (excluding Public Admin.): 2.5%
- Public Administration: 10.0%
- Other: 3.2%

Regional Colleges & Universities

- Blue Mountain CC
  Pendleton, Oregon
- Columbia Basin College
  Pasco, Washington
- Eastern Oregon University
  La Grande, Oregon
- Walla Walla CC
  Walla Walla, Washington
- Whitman College
  Walla Walla, Washington
- Washington State University
  Richland, Washington

Median Age

- Male: 54%
- Female: 46%
- Median Age: 35

Population

- Pendleton: 16,612
- Umatilla County: 75,889

Median Household Income

- Pendleton: $45,930
- Umatilla County: $47,185

Unemployment Rate

- 5.6%

Educational Attainment

- High School graduate + 90.8%
- Bachelor's degree + 18.3%

Housing Units

- 6,800

Age Distribution

- Less than 18: 21.9%
- 18 – 24: 11.1%
- 25 – 44: 28%
- 45 – 64: 26.3%
- 65 and older: 12.8%
Three to five hours to Portland, Seattle, Spokane, Boise, Eugene, Salem, and Bend!
Within a day’s drive to Salt Lake City, Missoula, and Vancouver, BC!

Distribution & Logistics

COYOTE BUSINESS PARK

<table>
<thead>
<tr>
<th>Highways</th>
<th>Distance</th>
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<tbody>
<tr>
<td>I-84</td>
<td>½ mile</td>
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<tr>
<td>I-82</td>
<td>36 miles</td>
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<tr>
<td>Hwy. 395</td>
<td>7 miles</td>
</tr>
<tr>
<td>Hwy. 11</td>
<td>5 miles</td>
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<table>
<thead>
<tr>
<th>Ports</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Port of Umatilla</td>
<td>40 miles</td>
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<tr>
<td>Port of Morrow</td>
<td>52 miles</td>
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<table>
<thead>
<tr>
<th>Airports</th>
<th>Distance</th>
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<tbody>
<tr>
<td>Eastern Oregon Regional Airport</td>
<td>9 miles</td>
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<tr>
<td>Tri-Cities Airport</td>
<td>75 miles</td>
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<table>
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<tr>
<th>Parcel Carriers</th>
<th>Distance</th>
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<tbody>
<tr>
<td>USPS</td>
<td>6 miles</td>
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<tr>
<td>UPS</td>
<td>8 miles</td>
</tr>
<tr>
<td>Fed Ex</td>
<td>9 miles</td>
</tr>
<tr>
<td>Fed Ex Hub</td>
<td>36 miles</td>
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</tbody>
</table>

*UPRR can develop loading facilities on contract*
Coyote Business Park and Wanapa Industrial Site are owned and operated by:
Confederated Tribes of the Umatilla Indian Reservation
Department of Economic and Community Development
46411 Timíne Way
Pendleton, OR 97801
541-966-2121
info@CoyoteBusinessPark.com
www.CoyoteBusinessPark.com