



May 9, 2025

RE: Support for Clear Lake Road Infrastructure Funding Request

Dear Co-Chairs Girod and Nosse, and Members of the Capital Construction Subcommittee,

My name is Tim Campbell, and I am the Principal Broker and President of Campbell Commercial Real Estate, a locally owned and operated firm proudly serving Eugene and the surrounding region since 1977. For decades, we have specialized in commercial leasing, sales, and property management, helping businesses of all sizes find the spaces they need to grow and thrive.

I am writing today to strongly urge your support for funding the Clear Lake Industrial Area Infrastructure Project in the upcoming capital construction budget.

From the perspective of the commercial real estate sector, few things are as critical to driving long-term economic growth as the availability of development-ready land supported by modern infrastructure. Eugene and the broader region have tremendous potential to attract advanced manufacturing, clean technology, bioscience, and other high-wage industries — but we face a significant and well-documented challenge: we simply do not have enough shovel-ready sites to meet the needs of employers looking to expand or relocate here.

The Clear Lake Industrial Area represents over **600 acres** of industrially zoned land inside Eugene's Urban Growth Boundary, with the potential to generate up to **6,000 new jobs** and attract transformational private investment to our region. Yet today, it remains underutilized because it lacks the essential public infrastructure — wastewater, stormwater, utilities, and transportation access — required to support development.

As commercial real estate professionals, we see firsthand the opportunities we are missing. We regularly work with clients seeking sites that can accommodate large-scale or specialized uses, only to find that the local inventory falls short — not because the land doesn't exist, but because it's not development-ready. This lack of capacity not only limits economic growth, it sends a concerning signal to companies and investors evaluating our region against competing markets.

The proposed **\$10.5 million** investment from the state is exactly the type of catalytic public action needed to unlock private investment and long-term job creation. Without it, Eugene and Lane County risk being left behind as other regions with ready infrastructure win the race for new employers, industries, and workforce opportunities.

We recognize the difficult choices facing this committee, especially in today's fiscally cautious environment. But the return on investment from the Clear Lake project — in the form of jobs, tax revenue, business growth, and regional competitiveness — makes this a compelling and strategic priority for Oregon.

On behalf of Campbell Commercial Real Estate, I respectfully urge you to approve funding for the Clear Lake Industrial Area Infrastructure Project and help pave the way for a stronger, more prosperous economic future for our region and state.

701 HIGH STREET, SUITE 300 • EUGENE, OR 97401

PO BOX 10066 • EUGENE, OR 97440

541/484-2214 • FAX: 541/484-0666

WWW.CAMPBELLRE.COM

Thank you for your leadership and consideration. Please feel free to reach out if I can provide any additional perspective from the commercial real estate community.

A handwritten signature in black ink, appearing to read 'TCM' with a stylized flourish at the end.

Sincerely,
Tim Campbell
Principal Broker & President
Campbell Commercial Real Estate