

# COMMERCIAL LAND OPPORTUNITY

FOR SALE

63702 & 63720 CLAUSEN DRIVE  
BEND

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## Offering Summary

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Unlock incredible potential with these two adjacent lots, totaling 1.26 acres with Cascade mountain views and ideally located just off of Hwy 97, north of Bend's Golden Triangle. Purchase either lot individually or both together. This area — a vibrant retail core strategically positioned between Bend, Redmond and Sisters — is a major Central Oregon trade hub, home to retail heavyweights like Target, Home Depot, and Trader's Joe's and primed for future development, including an upcoming Costco and master planned community. The parcels, which are level with sidewalks, are zoned General Commercial (CG), allowing for a variety of uses.

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63720 Clausen Drive  
0.57 Acres  
\$794,534

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63702 Clausen Drive  
0.69 Acres  
\$961,805

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Purchased together  
\$1,756,000



Lot lines depicted are approximations. Prospective buyers should conduct their own due diligence to verify accuracy.

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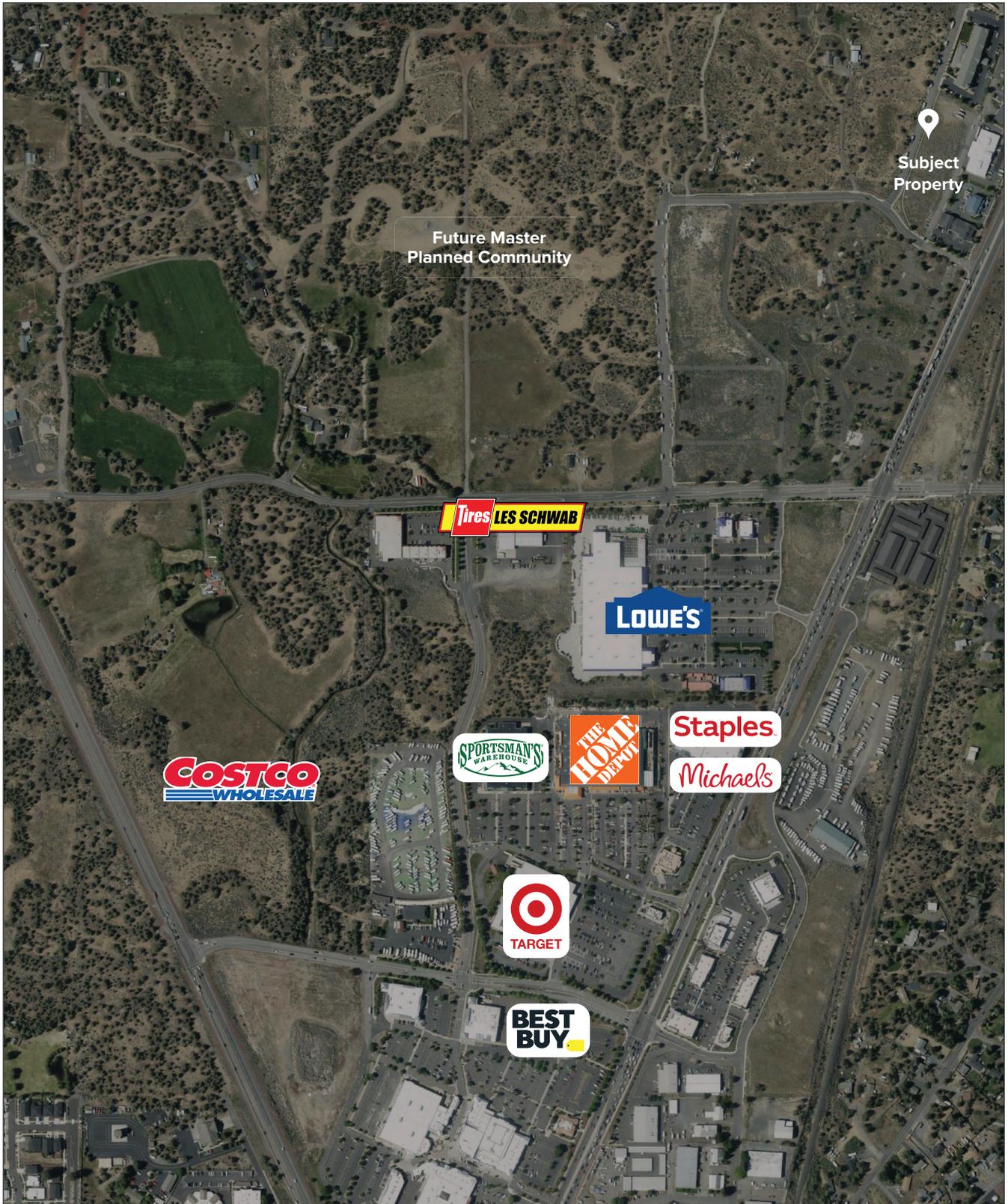




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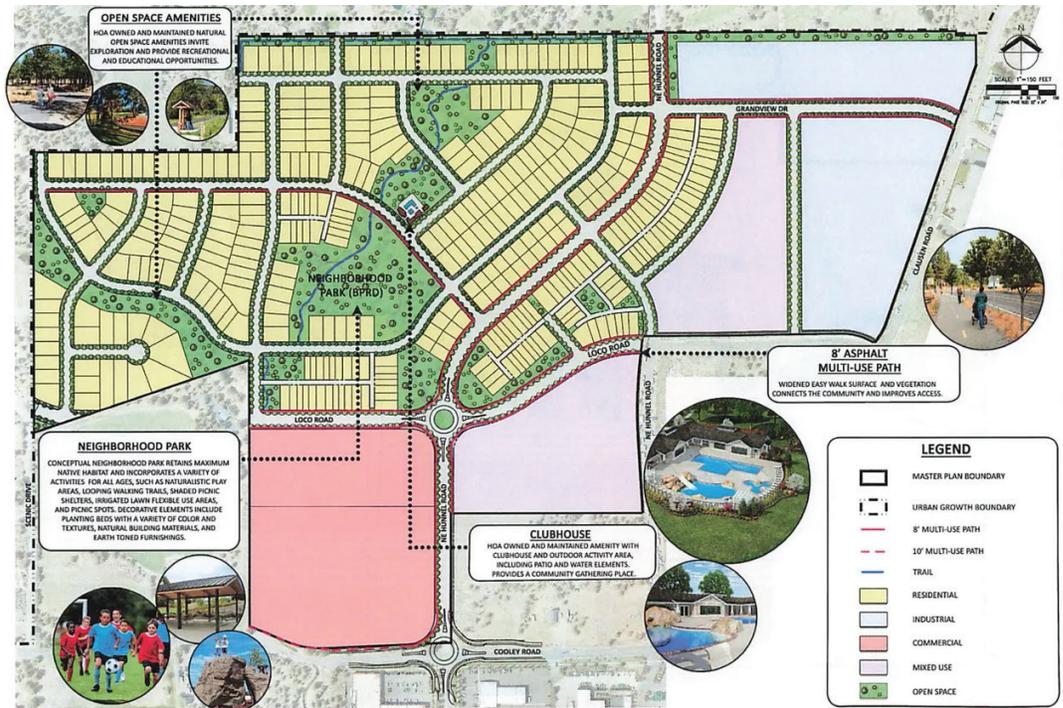
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Future Costco development site plan

Upcoming master planned community, Caraway.



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**For more information, please contact:**

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The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.