

FOR SALE

960 SW Yates Dr | Bend, OR



Offering Summary

OFFERING PRICE	\$1,125,000
PRICE/SF	\$52.71/SF
LAND AC	0.49 AC
LAND SF	21,344 SF
ZONING	MU (Mixed Urban)
TAX ID	181206C000802

Development Land in SW Bend Adjacent to OSU Cascades

Just 500 feet from the OSU–Cascades campus, this nearly half-acre lot (0.36 buildable) is one of the few remaining west side sites not already slated for high-end development or future campus expansion

Zoned Mixed Urban, it's ideally suited for a mixed-use concept with office or small retail on the ground floor and multifamily or student-oriented housing above, or for medical/professional office development.

Positioned in a highly established west side neighborhood and surrounded by amenities, trails, and close proximity to the Deschutes River, this site offers a rare chance to build in one of Bend's most desirable and bustling areas of current and upcoming development.



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

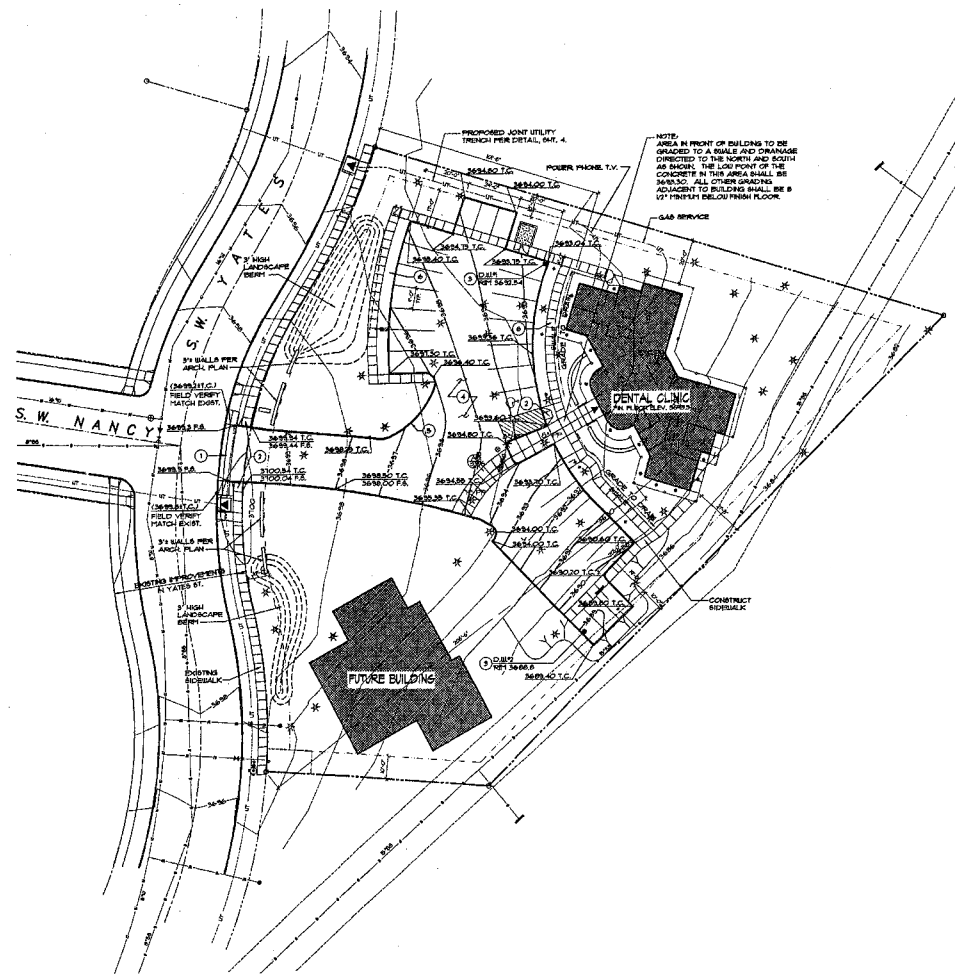
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Oregon Statewide Imagery Program (OSIP) - Oregon Imagery
Framework Implementation Team, Deschutes County GIS



The property consists of a 0.36 AC lot (TRACT 2) and rights to 40% of the adjacent lot (TRACT A) for access and parking allowing for maximum lot coverage. Zoning allows for minimal to no setbacks.



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Zoning

Mixed Use Urban Zone (MU) is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level. It is intended to provide for development that is supportive of transit by encouraging a pedestrian-friendly environment.

Design Standards

- No minimum front yard setback
- 10 ft maximum yard setback
- No rear yard setback
- No lot coverage requirement
- 65 ft building height with 10 ft variance for affordable housing:

MU Zoning allows for 65' building height with a variance up to 75' with affordable housing:

An increase in building height not to exceed 10 feet above the height of the zoning district may be allowed for multi-unit dwellings with the additional units gained by the height increase are affordable housing units in conformance with BDC.

<https://bend.municipal.codes/BDC/3.6.200>



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DEMOGRAPHIC SUMMARY

960 SW Yates Dr, Bend, Oregon, 97702

Drive time of 5 minutes

KEY FACTS

9,743

Population



4,228

Households

43.6

Median Age

\$98,152

Median Disposable Income

BUSINESS

1,346



11,620



INCOME



\$126,938

Median Household Income



\$77,079

Per Capita Income



\$370,686

Median Net Worth

EDUCATION

1%

No High School Diploma



10%

High School Graduate



20%

Some College



69%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$3,701

Apparel & Services



\$10,813

Groceries



\$348

Computers & Hardware



\$10,770

Health Care



\$6,390

Dining Out

EMPLOYMENT



76%



10%



14%

4.5%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Bend, Oregon

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering diverse scenery and outdoor activities.

The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

Bend was rated the best performing small metro for from 2018-2022. Economically, Bend started as a logging town, but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy.



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Walt Ramage, Partner | Principal Broker

Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024

Broker specializing in investment sales, and development (horizontal and vertical).

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I've been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners." –Walt Ramage

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*exceeding clients' expectations to
grow relationships.*

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VALUES

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Honesty
Innovation
Curiosity
Thoughtfulness



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