

FOR SALE

2.21 AC | \$1,050,000

Redmond Commercial Land

SWC of Highland Ave. & 27th St., Redmond, OR 97756



FLAT AND SHOVEL-READY LOT AT LIT INTERSECTION



CONCEPTUAL RENDERING

Dan Kemp, CCIM | Jay Lyons, SIOR, CCIM
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COMPASS
COMMERCIAL

REAL ESTATE SERVICES

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PROPERTY DETAILS

- Lot Size:** 2.21 AC
- Zoning:** High Density Residential (R5) designated for mixed use on the Juniper Glen PUD
- Site Plan:** Approved site plan (pictured on front) consists of three one-story ±4,000 SF mixed use buildings with office/retail and a future phase building pad site. Any modifications to site plan require City of Redmond approval.

HIGHLIGHTS

- Flat and shovel-ready
- All utilities stubbed to the site
- 1.5 miles west of downtown Redmond
- First lit intersection at entry to Redmond from the west on Hwy 126 (Highland Ave.)
- Traffic counts exceeding 10,900 AADT on Hwy 126 (ODOT 2019) and 5,560 on SW 27th St. (TrafficMetrix 2020)
- Rendering and site plan are conceptual only, buyer to conduct their own due diligence



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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