

# TUMALO LOT FOR DEVELOPMENT

64624 COOK AVE, BEND, OR 97703



[VIEW VIDEO](#)

## PROPERTY DESCRIPTION

This highly desirable, commercially zoned lot is right in the heart of downtown Tumalo. Located off Cook Ave (the main street running through Tumalo), it offers easy access and visibility from Hwy 20 which heads into Bend and Sisters. Located closely to food carts, Cider Houses, a Coffeehouse, and so much more. Lots like this rarely come up and will go quickly. With approximately \$150,000 in improvements, it has a conditional use permit from Deschutes County and is ready for someone to build a building. New parking lot and sewer system. Owner carry options.

## PROPERTY HIGHLIGHTS

- -Premiere location in Downtown Tumalo.
- -CUP in place for Office/Storage building.
- --\$150,000 in improvements including parking and septic.

## OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	0.22 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	183	9,054	53,186
Total Population	472	22,864	120,129
Average HH Income	\$102,786	\$118,075	\$90,183



### KEY PROPERTIES

Each office independently owned and operated

431 NW Franklin Ave | Ste #3  
Bend, OR 97703

458.202.9936

**ERIC WILSON**  
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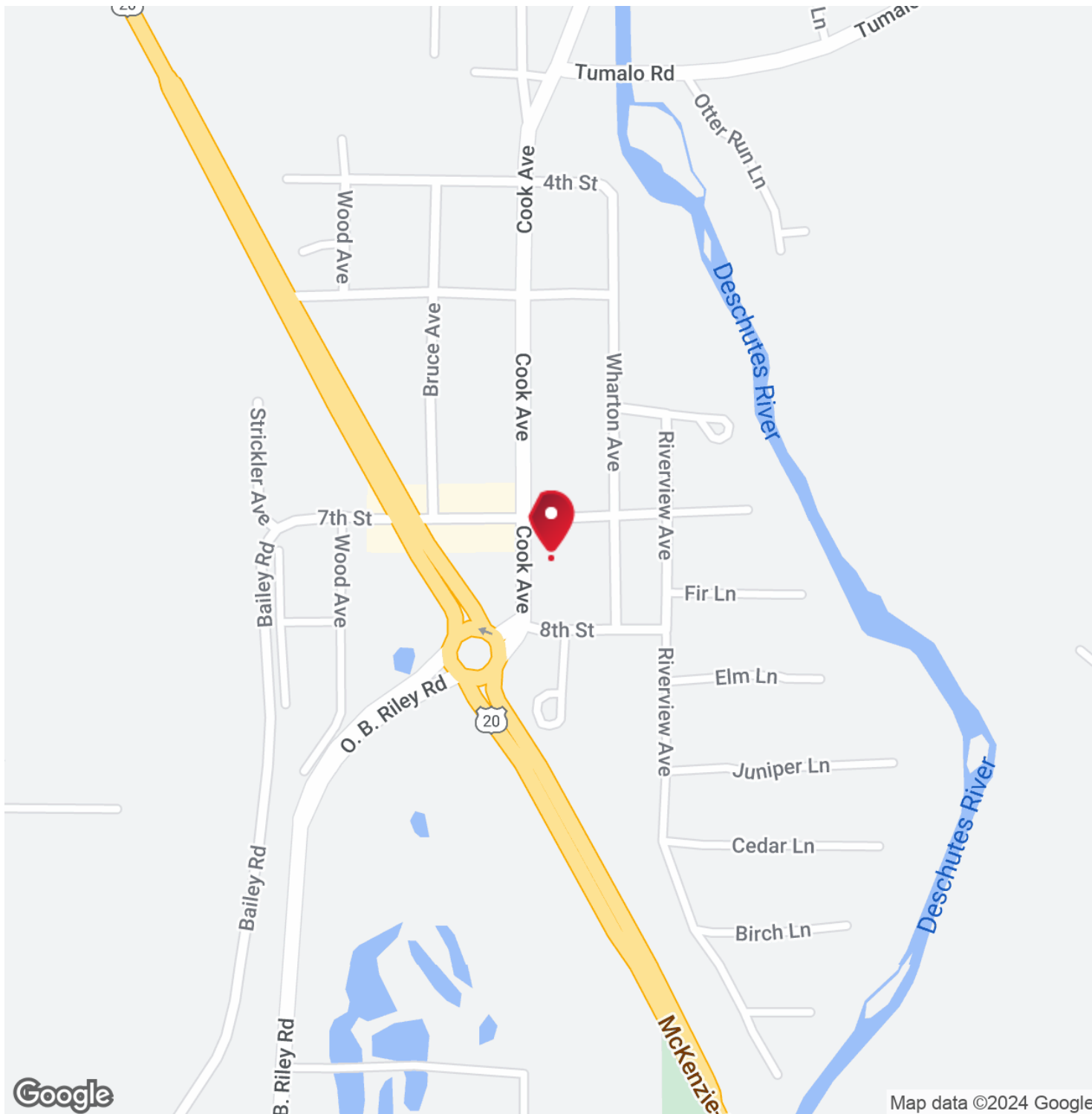
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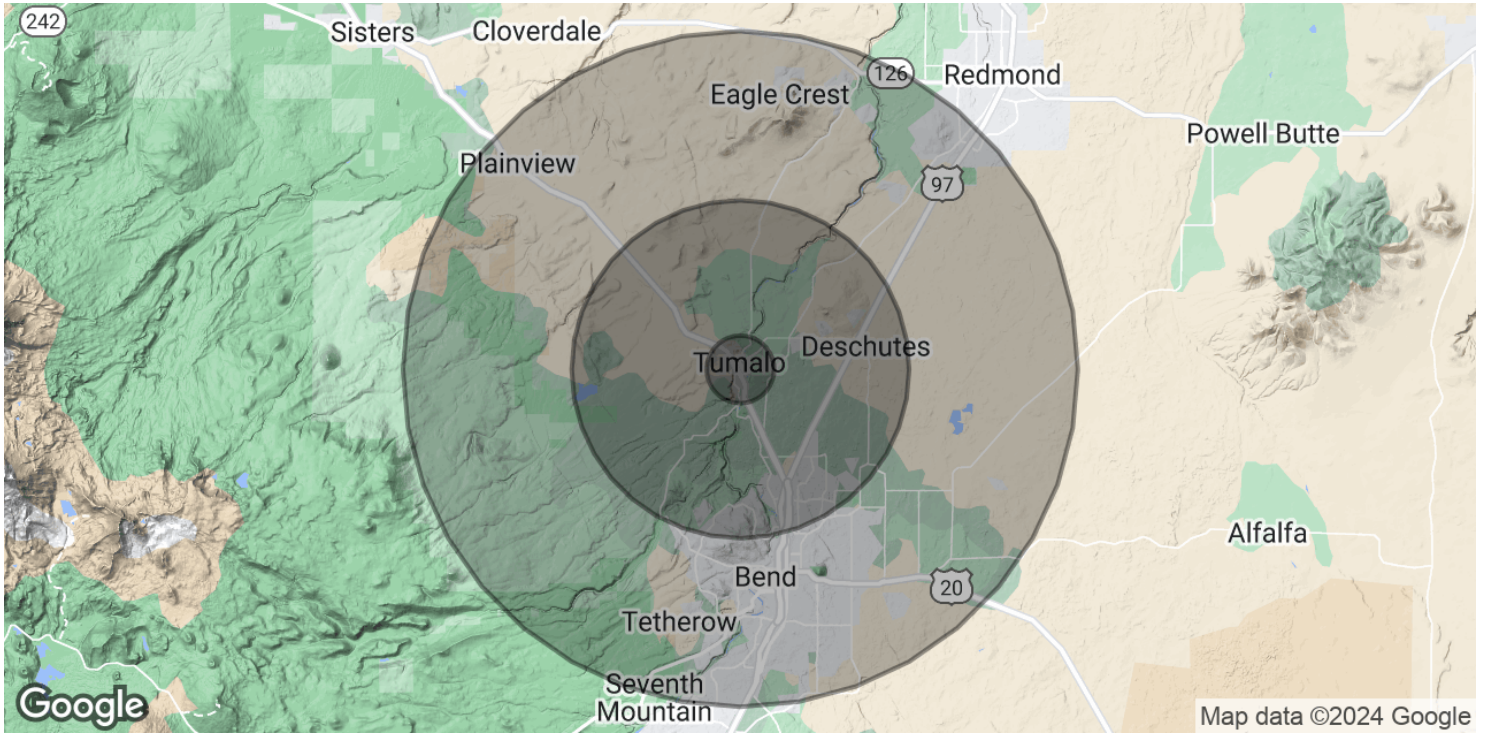
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	472	22,864	120,129
Average Age	39.4	41.9	41.0
Average Age (Male)	38.9	41.2	40.5
Average Age (Female)	44.1	42.4	42.2

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	183	9,054	53,186
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$102,786	\$118,075	\$90,183
Average House Value	\$680,046	\$562,520	\$447,692

\* Demographic data derived from 2020 ACS - US Census



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