

EASTON COMMERCIAL LAND

1.00-4.17 AC FOR SALE



COMMERCIAL DEVELOPMENT LAND FOR SALE
New Mixed-Use Development in Underserved Area

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

THE OFFERING



EASTON COMMERCIAL DEVELOPMENT LAND

60802 15TH ST., BEND, OR 97702

CONTACT BROKER FOR PRICING

0.50 AC*
Min. Available

4.17 AC
Max. Available

CG
Zoning



Caldera High School

SE 15TH ST

EASTON
Commercial Development

KNOTT RD

EXECUTIVE SUMMARY

The Pahlisch Easton commercial development represents a unique and exciting opportunity for developers and owner-users to participate in the explosive growth of Bend, Oregon, and to enjoy direct access to one of the premier master planned communities in the state. It features unprecedented access to a largely underserved community on the southeast side of Bend. With its proximity to Alpenglow Park and Caldera High School, mix of single-family homes, multi-level townhomes, and timeless modern cottages, and abundance of community amenities, Easton provides a rare and diverse set of commercial development opportunities.

The commercial land will be delivered with a great majority of offsite infrastructure in place. This 4.17-acre parcel can be divided into three separate lots as small as 0.50 acres, each available for individual sale. It will have frontage on 15th Street and Knott Road, with wet and dry utilities stubbed to the property line.



**0.50-4.17 ACRES OF
COMMERCIAL GENERAL LAND**



**FRONTAGE ON SE 15TH ST AND
KNOTT RD (9,060 AADT)**



**LOCATED IN AN UNDERSERVED,
RAPIDLY GROWING
RESIDENTIAL COMMUNITY**



**ADJACENT TO 847 UNIT
PAHLISCH RESIDENTIAL
DEVELOPMENT**



**ACROSS THE STREET FROM
CALDERA HIGH SCHOOL**



**DEVELOPER AND OWNER USER
OPPORTUNITY**

LOCATION

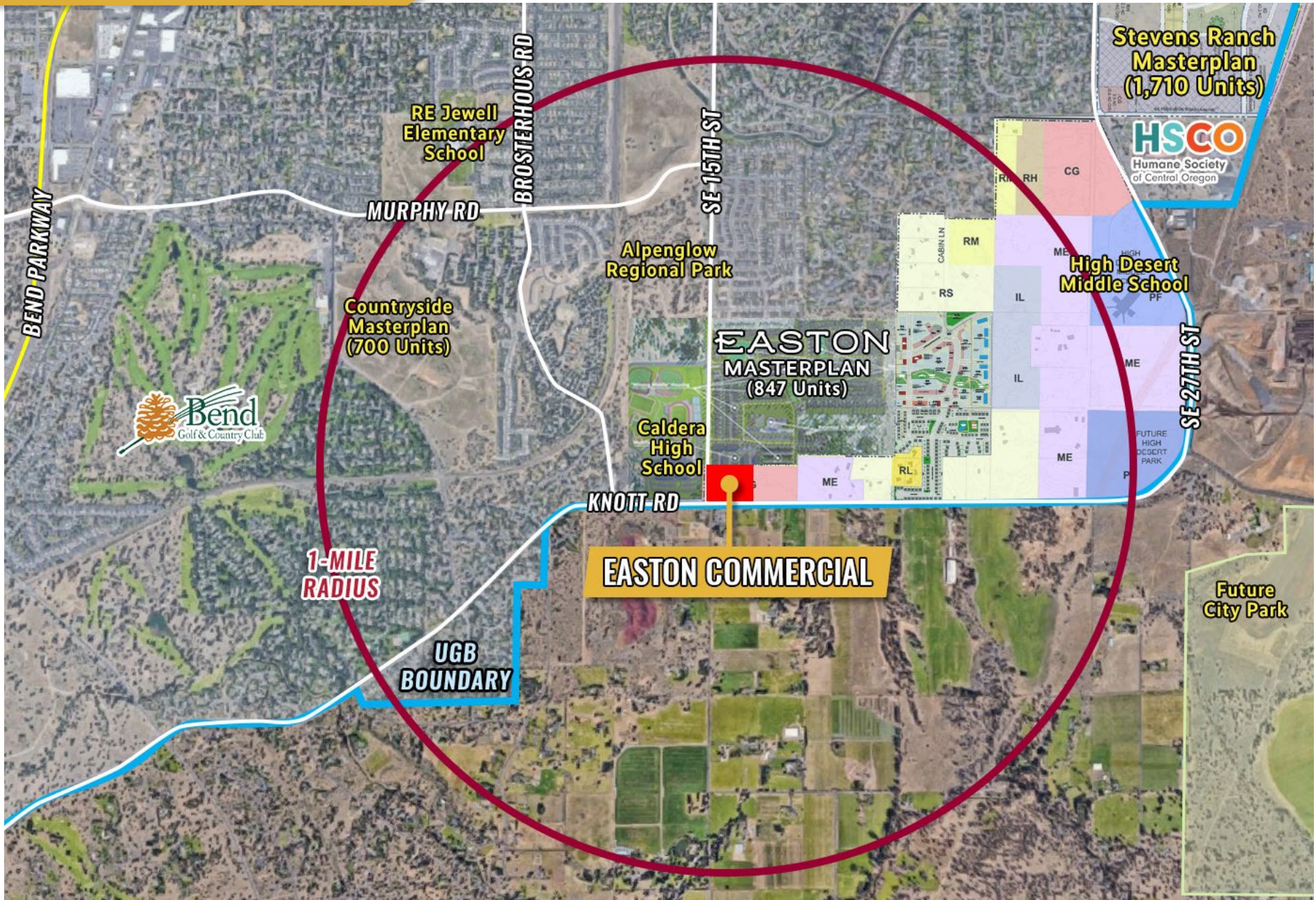


The city of Bend, with a current population just over 100,000, ranks 2nd in the state for population growth over the last ten years, recording a 33.4% increase over that time period. Nationally, Bend was ranked as the 13th strongest market in the country in the Commercial Real Estate Metro Market Index published by NAR (based on job growth, wage growth, unemployment rates, vacancies, absorption and cap rates). Work-life balance and access to the outdoors has made Bend one of the most attractive places to live in the Country. Residents enjoy the advantages of a small town with the medical, professional and educational opportunities as a large metro. The current unemployment rate in Bend is 3.8% and wage growth is among the highest in the nation.

The Easton development site is located in southeast Bend right across the street from the new Caldera High School on the corner for SE 15th Street and Knott Road. This is a rapidly growing region of Bend with 38,400 households within a 5-mile radius, plus many more under construction. The Easton site will be able to provide much needed commercial services to this greatly underserved area.

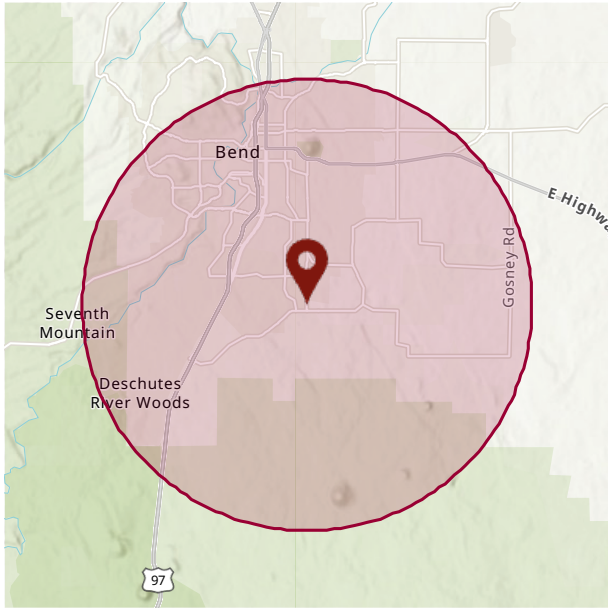
LOCATION

This is an excellent opportunity for developers and owner/users to provide much needed commercial services in the largely underserved southeast Bend trade area.

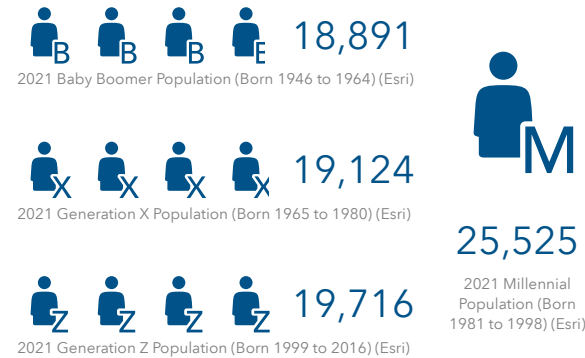


DEMOGRAPHICS

WITHIN 5 MILES OF THE EASTON DEVELOPMENT



POPULATION BY GENERATION



POPULATION TRENDS AND KEY INDICATORS

Easton Development

POPULATION



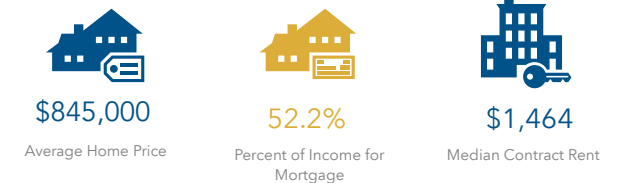
HOUSEHOLDS



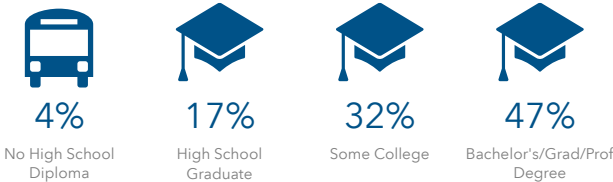
INCOME



HOUSING STATS



EDUCATION



Tapestry segments

8C	Bright Young Professionals 8,962 households	22.3% of Households	▼
4C	Middleburg 4,793 households	11.9% of Households	▼
5B	In Style 4,697 households	11.7% of Households	▼

BUSINESS



COMPASS COMMERCIAL REAL ESTATE SERVICES
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2022, 2026. © 2022 Esri



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