

CENTRAL OREGON HIGHWAY 97 DEVELOPMENT ACREAGE



14 NW 5th STREET, MADRAS, OREGON

HIGH TRAFFIC CORNER IN THE HEART OF MADRAS
Zoned for a Variety of Uses, Spanning Highway 97 North and South

SALE OFFERING



TWO HIGH TRAFFIC COUNT INTERSECTIONS

14 NW 5th Street, Madras Oregon

1.36 Acres

Lot Size

\$1,250,000

Asking Price

20,000+

Vehicles Per Day

PROPERTY / CITY HIGHLIGHTS



Madras, Oregon is a welcoming city with proactive government agencies. Located on Oregon's second most traveled north-south highway, Madras is sought after for its quality of life, accepting culture, and commerce-friendly leadership.

This particular property is located at one of the highest traffic intersections in Madras. It is close to Safeway, McDonald's, US Bank, Washington Federal Bank, Taco Bell, hotels, schools, government agencies, and more.

The commercial zoning allows for a variety of uses: restaurants, convenience stores, service and retail businesses, and more. The property's access and visibility to thousands of people a day lend itself to being a successful commercial destination.

With services and utilities to property, multiple access points, a very level topography, and many amenities, this property is suitable for a myriad of development options. And, the town is ready for this prime location to become a focal point for businesses, residents, tourists, and employees alike.



**REVITALIZING
DOWNTOWN**



**HIGH TRAFFIC
LOCATION ON HWY. 97**



**STRONG AND LOYAL
EMPLOYEE BASE**



**AFFORDABLE CENTRAL
OREGON HOUSING**



**SMART ECON INCENTIVE
PROGRAMS IN PLACE**



**CITY GOVT IS
"OPEN FOR BUSINESS"**

ZONING / MASTER PLAN

The property sits in the C2 (Downtown Commercial) zone. Downtown Commercial zoning allows for multiple retail and service uses. These include entertainment venues, motels, restaurants, medical offices, mixed use residential projects, and more.

The property master plan below is approved by the City of Madras. The master plan includes the option of two drive-thrus on the property. Final approval of this use/design needs to come through the City of Madras site and design process.

The maximum building height in the C2 zone is 45 feet. The minimum height is 20 feet. Parking requirements vary by use. The property is very close to the St. Charles Health Systems hospital campus and the high school and elementary schools.

Coffee shops, local boutiques, medical clinics, sit-down restaurants, and professional offices would be considered ideal for this property. Developments with a blend of uses that would add value to the community would be favorably considered.



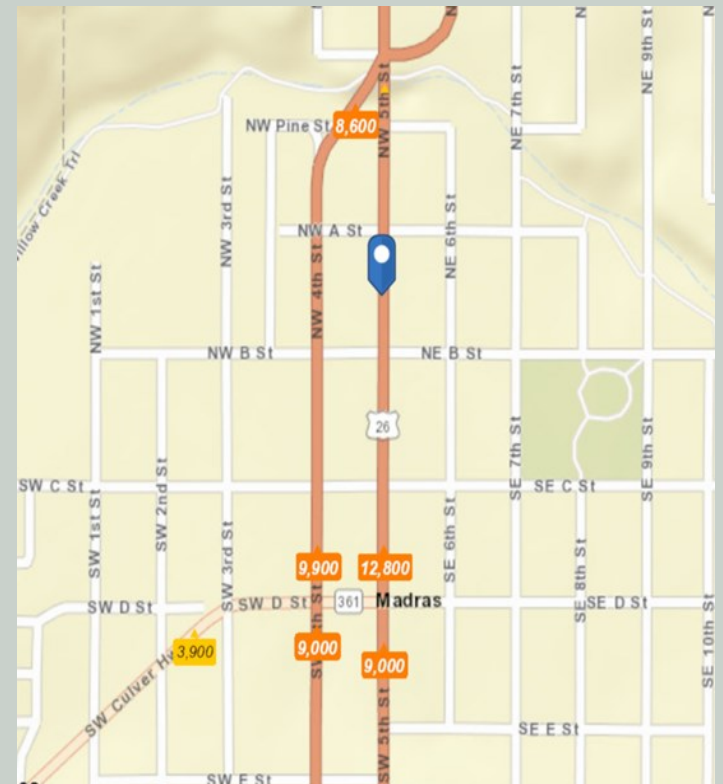
PROPERTY AERIAL / TRAFFIC



The subject property is approximately 1.36 acres. Of this “city block” for sale, only the northwest corner (tax lot 1500) is not included. Presently, that building is used for an auto parts retail business.

As seen in the traffic map below, approximately 25,000 cars a day pass the intersections of NW 4th and 5th Street (Hwy. 97 South and North) and B Street every day. This includes north-south and east-west traffic.

The source of traffic is a mix of local residents, employees, visitors to Central Oregon who are coming to and passing through Madras, and local businesses.



LOCATION / LOGISTICS



The property is located on Highway 97 and immediate to Highway 26, two of Central Oregon's two main highways. Redmond is 22 miles to the south. Prineville is 18 miles to the east. Bend is about a 45-minute drive to the south, Portland is 2.5 hours to the west, and Seattle/Tacoma is five hours to the north. Given this central location, millions of commuters and travelers a year come to and through Madras.

Major truck lines and overnight delivery service from anywhere in the country is available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the nearby regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles.

COMMUNITY INSIGHTS



Madras and Jefferson County, Oregon, are gateways to spectacular recreation opportunities. These include boating at renowned Lake Billy Chinook, world class whitewater rafting and drift boat fishing on the Deschutes River, hiking in the Mt. Jefferson wilderness area, and much more.

For these amenities and other regional benefits, approximately 10,000 people call Madras and the adjacent communities home. With local residents and visitors driving through town via Highways 26 and 97, millions of people a year come to and through Madras. This includes the thousands who drive past this property each day.

Madras is home to a diversity of businesses ranging from building and wood products manufacturing to aircraft museums and varied large agricultural businesses. It is a business-friendly community with sizable employers such as the Jefferson County government, Confederated Tribes of Warm Springs, St. Charles Health System and the Deer Ridge Correctional Facility.



**HIGH NUMBER OF
MANUFACTURING JOBS**



**MILLIONS OF
TRAVELERS A YEAR**



**EXCEPTIONAL QUALITY
OF LIFE AMENITIES**



**MICROBREWERIES, GOLF
COURSES & WATER PARK**



**RECENT INVESTMENTS
IN EDUCATION**



**NEARBY OUTDOOR
RECREATION WONDERS**

PROUDLY OFFERED BY



14 NW 5th STREET, MADRAS, OREGON



Karen Koppel, CCIM
Broker
541-678-2924
karenk@alignedcre.com
Oregon Licensed



ALIGNED COMMERCIAL
REAL ESTATE

Aligned Commercial
www.alignedcre.com
info@alignedcre.com
708 SW Deschutes Ave.
Redmond, OR 97756

ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT