

Prime .93-acre Commercial Lot in the Sun Ranch Business Park

FOR SALE

Sisters Light Industrial Zone | 0.93 AC

Offered at \$499,000



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Broker

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REMAX
COMMERCIAL

Property Summary

Prime .93-acre commercial lot in the Sun Ranch Business Park, ideal for light industrial, manufacturing, or live/work development. Part of a master-planned light-industrial community, the property offers mountain views and a highly walkable location near downtown Sisters. Ready to build and surrounded by established businesses, this site provides a rare opportunity to develop in one of Sisters' most desirable commercial locations.

Price \$499,000

Total Lot Size 0.93 Acres

Zoning NSBP - mixed-use area that blends light industrial, professional services, and limited residential uses.

Location Advantages

- Convenient walking distance to coffee shops and downtown Sisters
- Surrounded by established businesses
- Multiple mountain views of Three Sisters
- Light Industrial zoning permits diverse uses





Lot lines are approximate















● HWY 126 TO REDMOND

● HWY 20 TO BEND

● COTTONWOOD CAFE

● VILLAGE GREEN CITY PARK

● SISTERS COFFEE

● SNO CAP DRIVE IN

● THREE CREEKS BREWING

● SISTERS BAKERY

● HWY 20 TO PORTLAND

● CLEMENS PARK

● EARTHWOOD TIMBER FRAME HOMES

● USPS

● SANI-STAR

● FIKA COFFEEHOUSE

● CASCADE STREET DISTILLERY

● SISTERS EAGLE AIRPORT

● 1092 N JANTZEN LN

● CLEARPINE COTTAGES

● GRAND PEAKS AT SISTERS

About Sisters

Located in the heart of Central Oregon, Sisters is a vibrant and fast-growing community known for its scenic beauty, strong tourism economy, and high quality of life. Nestled at the base of the Cascade Mountains, Sisters blends small-town charm with year-round recreational opportunities, making it a sought-after destination for both residents and visitors alike.

The town is recognized for its western-themed architecture, thriving arts and cultural scene, and an active calendar of events, including the renowned Sisters Rodeo and the Sisters Outdoor Quilt Show—the largest of its kind in the world. These attractions, combined with a robust outdoor recreation industry—ranging from hiking, biking, and skiing to fly fishing and rock climbing—drive consistent foot traffic and economic activity throughout the year.

Sisters is experiencing steady residential and commercial growth, fueled by migration trends favoring lifestyle-driven locations. With proximity to Bend (approximately 20 miles to the southeast) and access via U.S. Route 20, the town benefits from regional connectivity while maintaining its unique identity and community-oriented atmosphere.

The strong demographic trends, increasing demand for retail and service-based businesses, and the area's commitment to managed, sustainable development position Sisters as a prime location for commercial investment.

3,823

POPULATION

47.26

MEDIAN AGE

1,299

HOUSEHOLDS

72%

OWNER OCCUPIED
HOUSING

42.3%

BACHELOR'S
DEGREE OR HIGHER

\$81k

MEDIAN HOUSE-
HOLD INCOME



For more information, please contact:

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