

# PROPERTY FOR GROUND LEASE



WELL-SUITED FOR RESTAURANT, RETAIL, HOTEL, AND MORE

36 SW I STREET, MADRAS, OREGON

Lot Ready for Redevelopment and Sandwiched  
Between North and South Bound Highway 97

# PROPERTY FOR GROUND LEASE



**LOT AVAILABLE FOR GROUND LEASE AND REDEVELOPMENT**

Located on Hwy 97 in Madras, Oregon

**0.31 Acres**

Lot Size

**Lease Rate**

Negotiable

**Commercial**

Zoning

# PROPERTY SUMMARY



Bring your ideas and business to Madras! Madras, Oregon, is a renaissance community. With recent substantial civic improvements, a growing population of folks seeking quiet neighborhoods and adventure lifestyles, and numerous solid living wage employers, Madras is expanding in new ways that honor its heritage.

The property is at the south-end split of Hwy 97 with the northbound and southbound routes sandwiching the property on either side. This parcel is the old location of the Ding Ho restaurant and A&W before that. The property retains the System Development Charge (SDC) "credits" for a restaurant of that size per the City of Madras planning department. This is a valuable credit for any buyer seeking financial advantages to locate their business or investment.

Consider these other features:

- > Downtown lot on Central Oregon's most traveled thoroughfare with great highway visibility.
- > Community Commercial (C-3) zoning allows for a variety of uses including auto-oriented businesses.
- > The city is improving the sidewalks and curb cuts along Hwy 97.
- > Existing highway signage poles can be grandfathered in.
- > SDC credits for a restaurant of the previous size (1,955 SF).
- > Approximately 15,000 cars a day travel through this intersection
- > Utilities are already to the site.

## ADDITIONAL PHOTOS



## AREA BUSINESSES



Madras, Oregon, is home to numerous manufacturing businesses, service and retail companies, full-service medical systems, and K-12 and continuing education organizations.

Madras is home to Mid-Columbia Lumber Products and Keith Manufacturing, two large employers who focus on goods for the commercial building construction and home-building industries. In addition, several smaller companies employ hundreds of townspeople in the manufacturing and distribution industries.

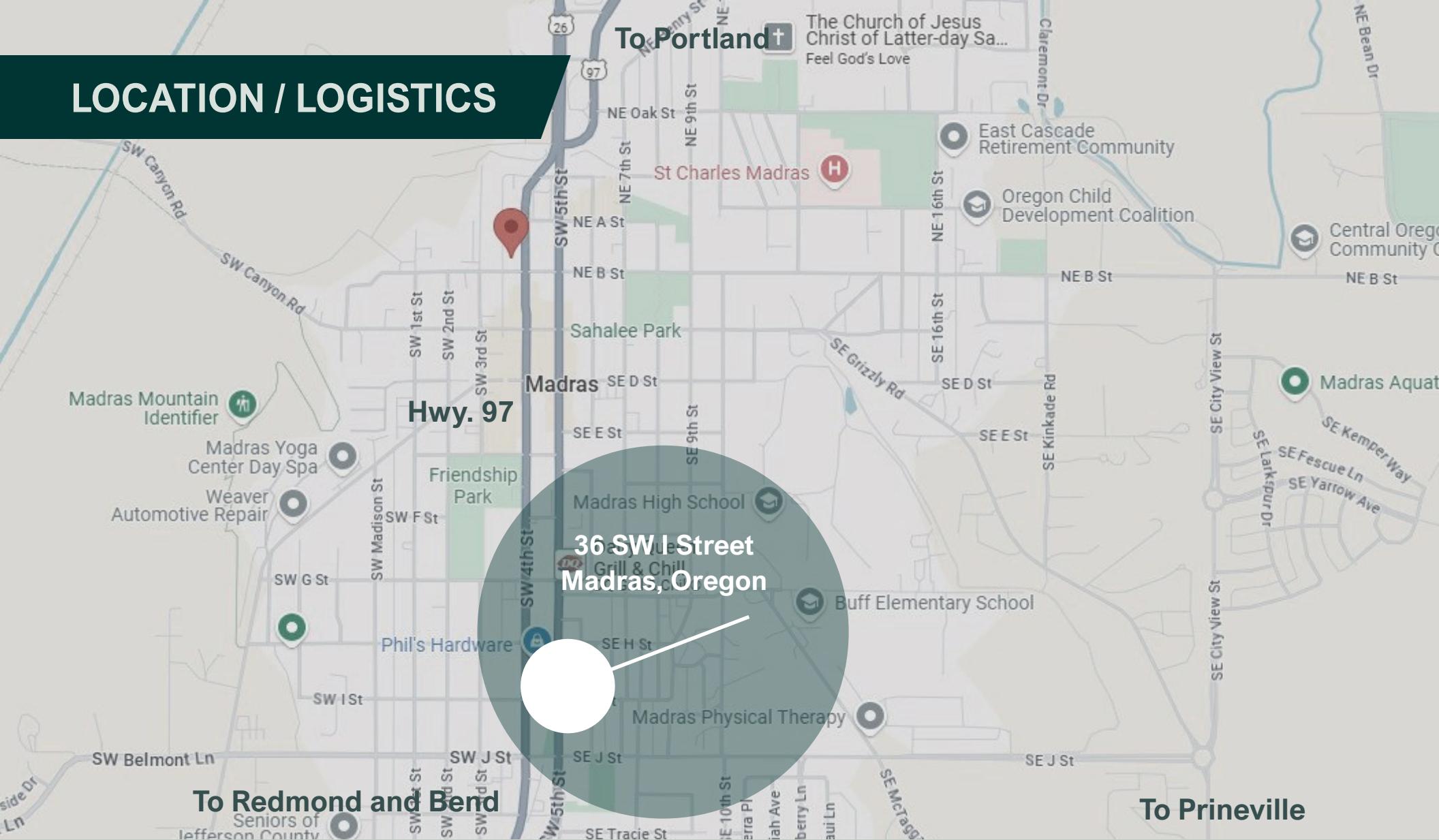
St. Charles Health has a newer hospital in Madras and offers extensive medical care to residents and visitors alike. Other medical provider systems and employers with offices in Madras include High Lakes Health Care and Mosaic Medical.

The Jefferson County School District is one of Madras' top employers, with numerous schools and the district office in Madras. And, Central Oregon Community College has a campus in town, helping residents obtain post K-12 education.

Tourism is also alive and well in Madras and Jefferson County. Renowned Lake Billy Chinook and Cascade Mountains trails and streams are found in nearby adventure spaces. And, the Deschutes River, famous for its steelhead fishing, flows throughout the County.

In the area around this property are small and large retailers, sit down and fast food restaurants, financial institutions, motels, and more. Immediate neighbors include Napa Autoparts, Mark's Auto Shop, The Outpost, Umqua Bank and Creatures Pet Shop. This Property is just a few minutes to the heart of old downtown Madras.

# LOCATION / LOGISTICS



The property is located on Highway 97 and Hwy. 26, two of Oregon's main highways. Madras is 25 miles north of Redmond and 45 miles north of Bend. It is 2.5 hours from Portland, 3.5 hours from Salem, five hours from Seattle, and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Madras and Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles. Approximately 3.5 million tourists visit this region each year. This property is well located to serve local residents, visitors, and seasonal residents alike.

# 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, winter sports in the Mount Hood area, and 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. Located just 30 minutes from the regional commercial airport in Redmond but a world away in terms of home prices, Madras is growing and growing strong.

Madras is home to a variety of businesses, from building and wood products manufacturing to aircraft museums to 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. Between the quality of life options, employment choices, and proximity to Redmond and Bend, Madras is alive and well!



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**



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