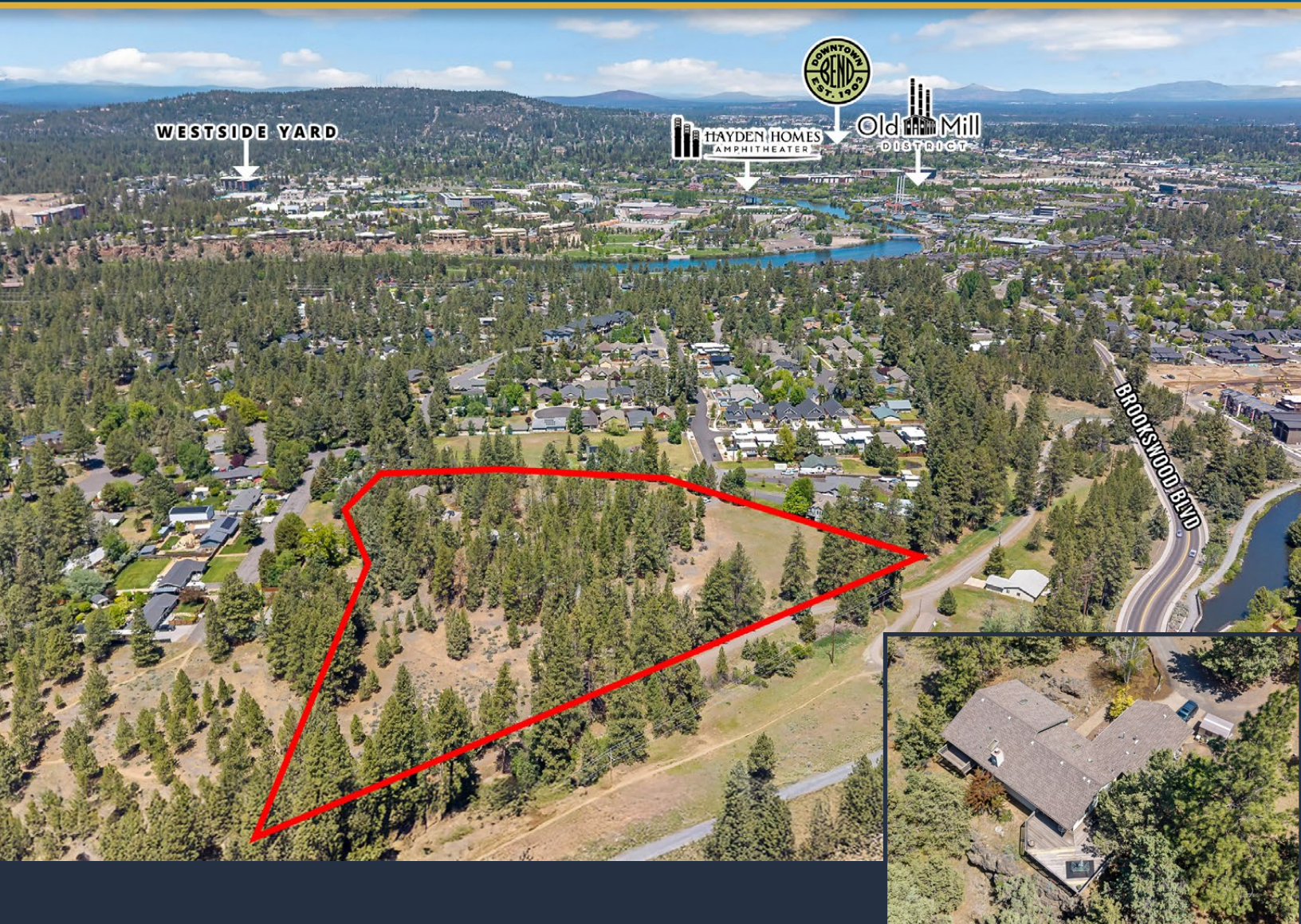


# FOR SALE

7.8 AC | \$5,655,000

## Rare Residential Development Land in West Bend

61521 Sunny Breeze Ln., Bend, OR 97702



### PROPERTY DETAILS

Lot Size:	7.80 Acres
Sale Price:	\$5,655,000
Price/SF:	\$16.64
Zoning:	Residential Suburban (RS)

### HIGHLIGHTS

- Located on Bend's west side, just minutes from the Old Mill District
- Close to numerous trails, parks, and the Deschutes River
- Surrounded by newer residential development
- 2,000 SF house on the property can provide in-place income during development process

**Bruce Churchill, Principal Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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# FOR SALE

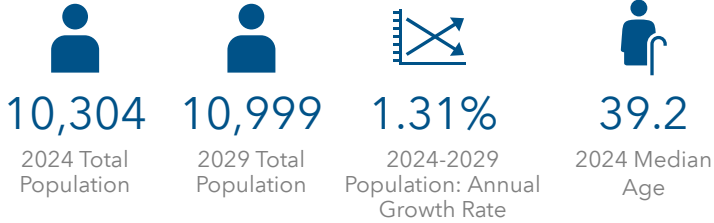
## 7.8 AC | \$5,655,000

# Rare Residential Development Land in West Bend

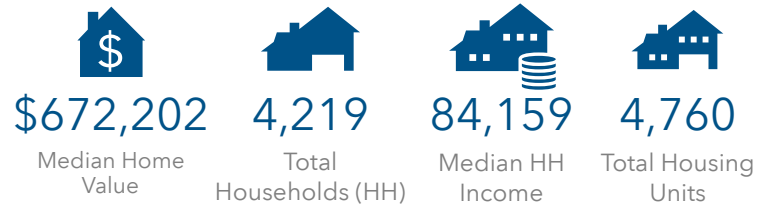
61521 Sunny Breeze Ln., Bend, OR 97702

## DEMOGRAPHICS - 3-MILE RADIUS

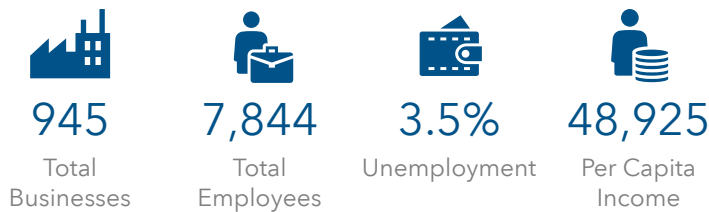
### POPULATION STATS



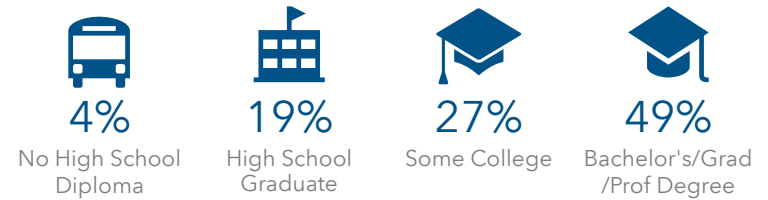
### 2024 HOUSING STATS



### 2024 BUSINESS STATS



### 2024 EDUCATION STATS



Broker is licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

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