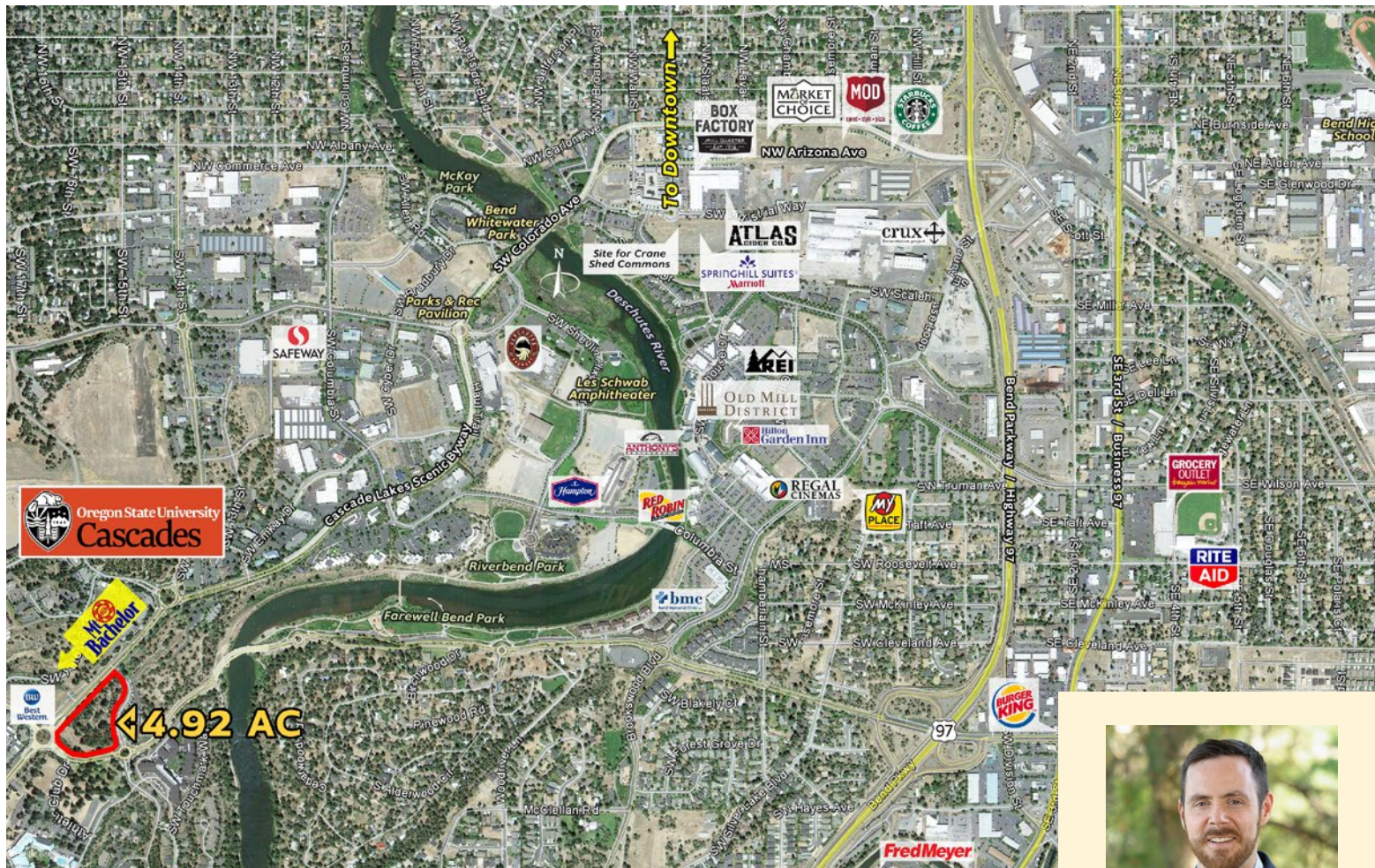


FOR SALE: Commercial Land

1081 SW Mt. Bachelor Dr., Bend, OR



Development Opportunity
On Century Drive
4.92 Acres | \$7,450,000

FOR SALE

1081 SW Mt. Bachelor Dr.
Bend, Oregon



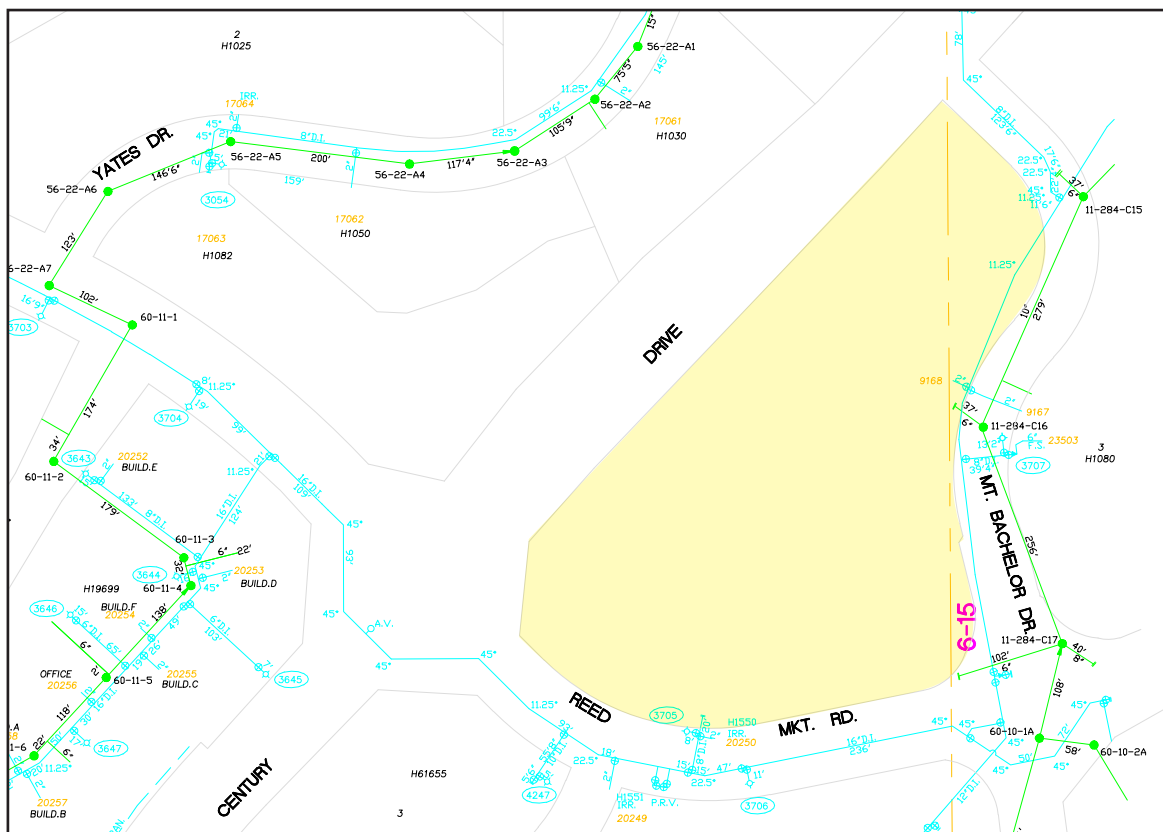
Jay Lyons, SIOR, CCIM
jlyons@compasscommercial.com



Grant Schultz, Broker
gschultz@compasscommercial.com

COMPASS Commercial
REAL ESTATE SERVICES
541.383.2444

Co-listed with
SCHULTZ CRE
Erich Schultz, SIOR, Broker
erich@schultzcre.com
541.419.0410



Near the Deschutes River and the OSU-Cascades Campus



Touchmarket at Mount Bachelor Village



OSU-Cascades Tykeson Hall

Jay Lyons, SIOR, CCIM | Grant Schultz, Broker
600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

COMPASS Commercial
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Brokers are 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.

Commercial Land

Sale Price: \$7,450,000

Property Details

- Lot Size:** 4.92 Acres
- Zoning:** Currently zoned Commercial Limited (CL) and designated as Mixed Use Urban (MU) on the comprehensive plan
- Potential Uses:** Multi-family, residential, office, retail, restaurant, hotel, medical, entertainment and mixed use
- Height Limit:** 55 feet for CL zone
65 feet for MU zone
- Utilities:** All utilities are available

Highlights

- Cascade Mountain views
- Near Downtown, Old Mill District, OSU-Cascades, Deschutes River Trail and the Parks & Rec Pavilion
- Highly visible along Century Drive and Reed Market Road
- Easy access to Mt. Bachelor, Cascade Lakes Highway and Highway 97
- Adjacent to the Athletic Club of Bend

Bend, Oregon Profile

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

LIFESTYLE

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small town atmosphere and ‘feels’ smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits, ranging from photography to sculpture, from water color to metal working. Bend’s beer brewing industry and restaurant scene is also a draw for tourists and locals.

DEVELOPMENT

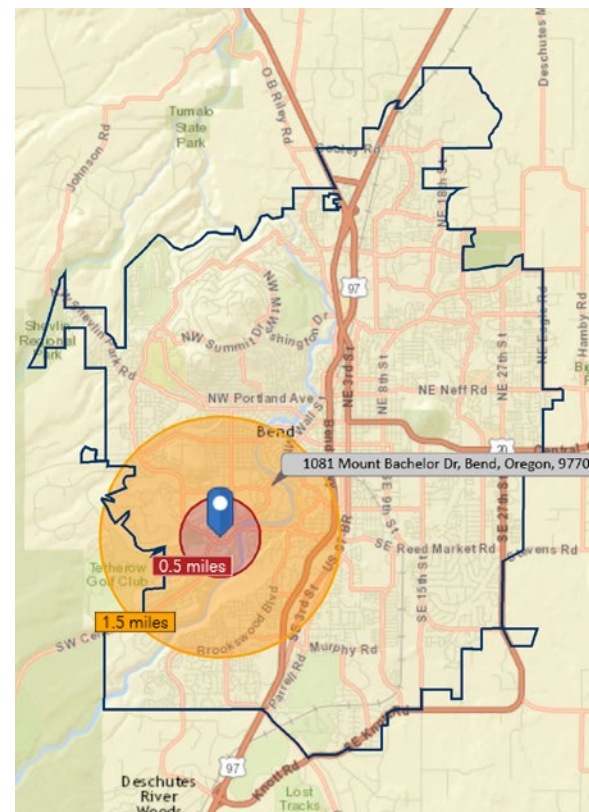
Economically, Bend started as a logging town, but began a transition to a more varied, sustainable economy in the 1980’s when it became apparent that the lumber mills would no longer be vital. Economic Development for Central Oregon (EDCO) was born in the dark days of the 1980’s, when many downtown businesses were boarded up.



Demographics

0.5 Mi. Radius 1.5 Mi. Radius City of Bend

	0.5 Mi. Radius	1.5 Mi. Radius	City of Bend
POPULATION	2010 POPULATION:	810	15,097
	2016 POPULATION:	890	16,836
	2021 POPULATION:	971	18,429
	GROWTH 2000-2010:	7.31%	5.67%
	GROWTH 2010-2016:	1.52%	1.76%
HOUSING	2016 MEDIAN AGE:	44.3	37.8
	2016 HOUSEHOLDS (HH):	398	7,028
	2016 OWNER OCCUPIED:	261	3,792
	2016 RENTER OCCUPIED:	137	3,236
	2016 VACANT HOUSING:	172	1,437
INCOME	MEDIAN HOME VALUE:	\$357,831	\$397,086
	2016 MED HH INCOME:	\$471,186	\$387,450
	2016 AVG HH INCOME:	\$551,527	\$442,592
	2016 EST PER CAPITA INCOME:	\$42,029	\$33,962



Unlike resort communities such as Aspen or Jackson Hole, Bend’s lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend’s companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend’s economy.

SOURCE: <http://www.edcoinfo.com/communities/bend-profile/>