

FOR SALE 
DOWNTOWN DEVELOPMENT LAND 

Mixed-Use Urban Districts are intended to provide a balanced mix of residential and commercial support services and provide for the needs of a growing community.

Mixed-Use Urban is to provide opportunities for vibrant mixed-use centers in areas with high-quality connectivity like the downtown core area. It allows for denser level of development of a variety of commercial and residential uses that is supportive of transit by encouraging a pedestrian friendly environment.



FOR SALE 
0.32 AC MIXED-USE DEVELOPMENT LAND 

SOUGHT-AFTER URBAN DOWNTOWN LOCATION
 828 NW Hill Street | Bend, Oregon

RENDERING

SALES PRICE JUST REDUCED:
\$175,000



Located on the corner of Hill Street and Hawthorne Avenue, this 0.32 acre parcel of land zoned Mixed-Use Urban (MU), provides a great spot to build a 65 foot high multi-family/mixed-use building.

- Utilities stubbed to the site and also located in the street
- City of Bend water and sewer
- System Development Credits \$43,008
- Located three blocks from core downtown Bend, Oregon

NEW REDUCED SALES PRICE!
Sale Offering at: \$1,975,000

- Opportunity Zone
- Enterprise Zone
- Site at Grade
- Prime Downtown Location



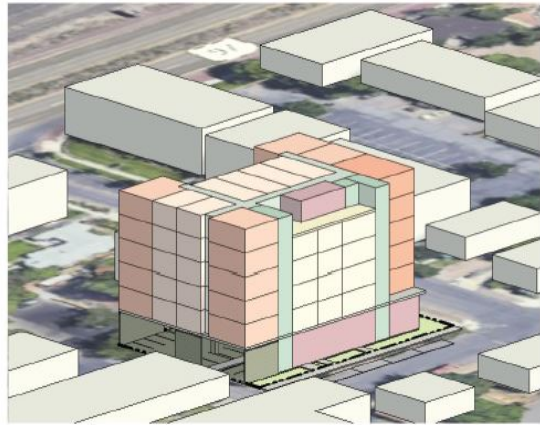
Brian Fratzke, CCIM, Principal
 brian@fratcommercial.com | O 541-306-4948 C 541-480-2526



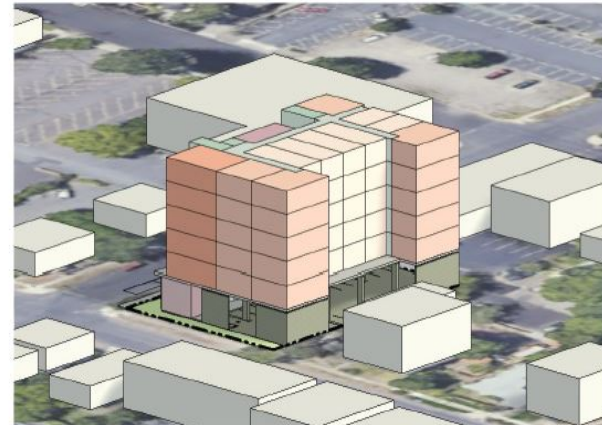
963 SW Simpson Ave Suite 220 | Bend, OR 97702
 541-306-4948 | www.fratzkecommercial.com

DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.

Conceptual Drawings for Multi-Family-Mixed Use Building



1 NW AERIAL VIEW - SCHEME G



2 SE AERIAL VIEW - SCHEME G

SCHEME G TOTALS

TOTAL AREA: 52,345 SF

UNITS: **TOTAL: 67**
 (22) STUDIO
 (20) URBAN 1-BED
 (20) 1 BED
 (5) 2-BED

PARKING: **36 PROVIDED**
 (18) COMPACT
 (12) REGULAR
 (5) ON-STREET
 (1) MOTORCYCLE



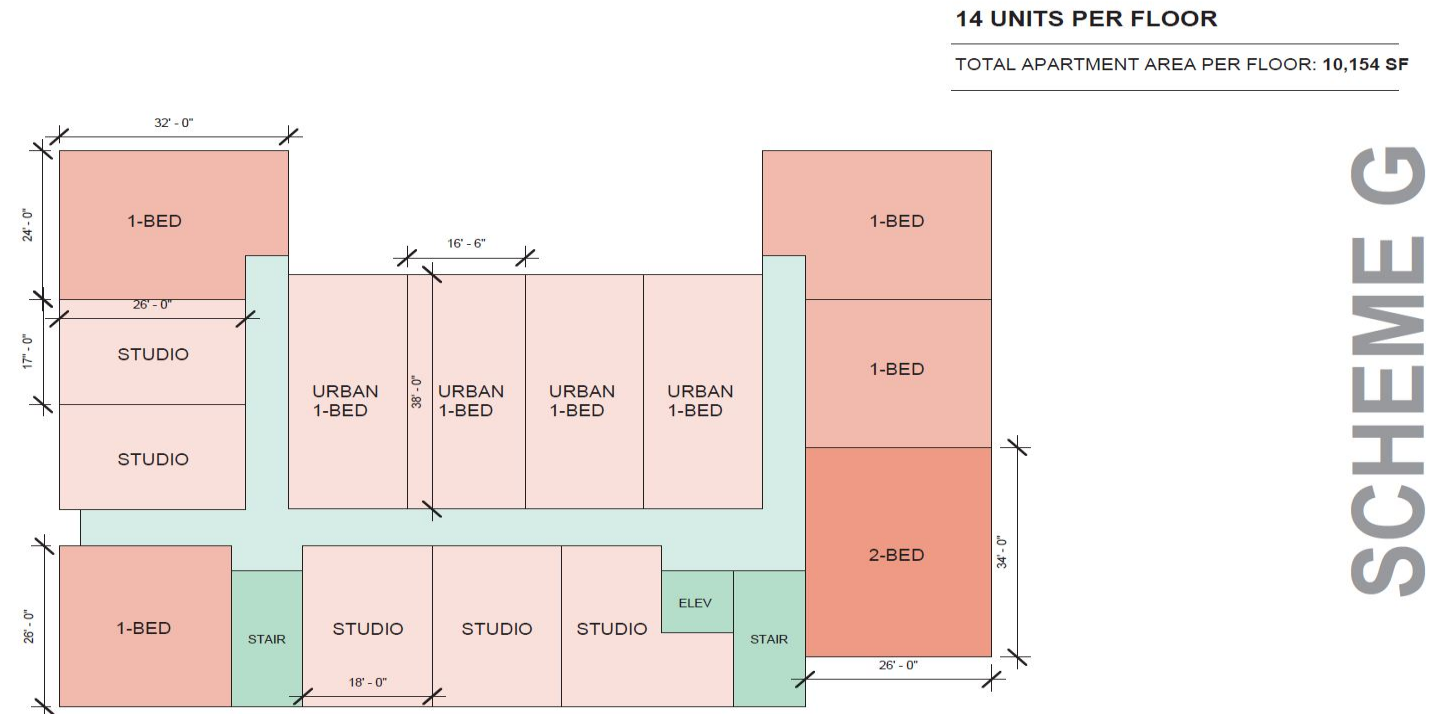
3 VICINITY MAP - SCHEME G
 1" = 300'-0"

HILL STREET APARTMENTS

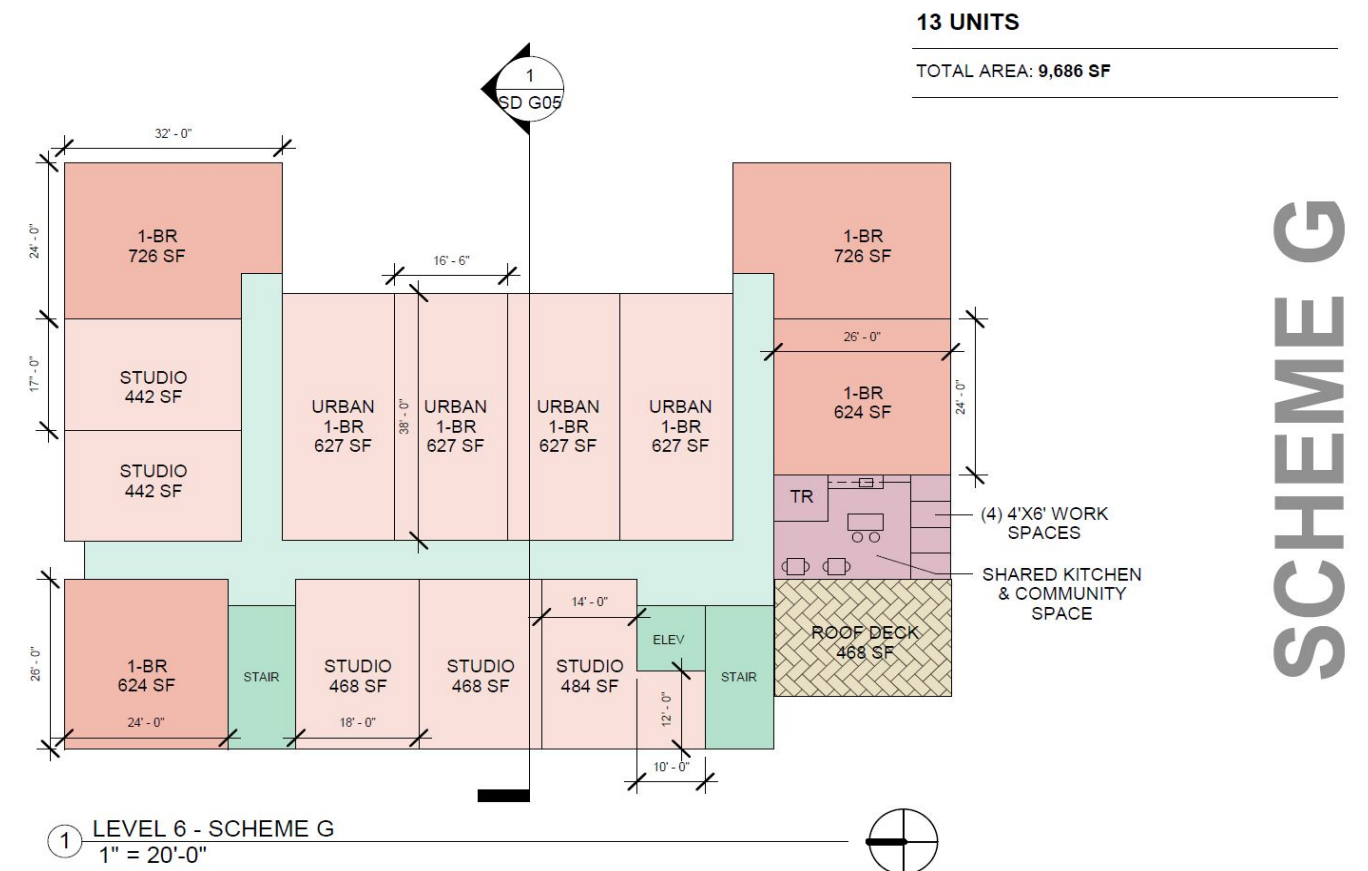
STUDIO
 1300 SW SIXTH AVENUE,
 SUITE #305
 PORTLAND OR 97201

UA
 URBAN ASSET ADVISORS

More Renderings Available Upon Request



1 LEVEL 2-5 - SCHEME G
 1" = 20'-0"



1 LEVEL 6 - SCHEME G
 1" = 20'-0"

SCHEME G

SCHEME G