



**TOTAL**  
REAL ESTATE GROUP

17.83 Total Acres, 39 tax lots

# DEVELOPMENT OPPORTUNITY IN MAUPIN, OREGON

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Dear Prospective Buyer,

Take a close look at this opportunity for a sub-division in Maupin, Oregon. Called “mini-Bend” by some, this spectacular region offers a wonderful climate and abundant recreation opportunities. Located on the Wild & Scenic Deschutes River, Maupin is a small town with big plans and room to grow. It has become a retirement destination in recent years, with a relatively low cost of living and sweeping river and canyon views. Portland and Bend are both only 2 hours away, so remote work is an option with the introduction of fibre internet to the City in 2019. The rafting, fishing, and hunting community and economy continue to grow. The ageing of baby boomers and household formation of millennials and generation Z will drive even more demand for more housing. The word is out about Maupin!

This property was platted in 2007 and approved by the City, but never recorded with the County. Therefore, taxes have remained low and will continue at the current rate until the new owner proceeds with the process. The design is for 39 tax lots, but a buyer is welcome to come forward with their own design if they so choose.

We delve into the numbers more on the following pages, and provide you with the necessary information to make an informed decision. I look forward to the opportunity to meet with you in person or over the phone to answer any additional questions. Please do visit Maupin, and you will see what all there is to love!

**Sincerely,**

**Jessica Rose**  
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**Oregon State Bar Number O8622**





# A THRIVING TOWN

## About Maupin

Maupin is located on the lower Deschutes River, 2 hours from both Portland and Bend. Situated in Mt. Hood's "rain shadow," the town boasts 300 sunny days per year and serves as a destination for those who enjoy river recreation, expansive views, white water rafting, hunting, cycling, and camping. People come from all over the world to fish the Rainbow Trout and Steelhead, among others. Like most of Oregon, Maupin has experienced increased growth, hampered by the lack of housing inventory. However, with the upgrades in infrastructure, Maupin is ready to grow!



- Ultra-High Speed Fiber Optic Internet
- Brand new civic centre and library
- Assisted living facility
- Upgraded Deschutes Rim Health Clinic (dental office coming soon)
- New Deschutes River Athletic Complex
- Transient Lodging Tax to promote tourism, local businesses and the community
- Maupin businesses are leveraging grant dollars from "Main Street America" to further improve Main Street through revitalization projects and spurring economic development. The City has used grant funds to make improvements to outdoor spaces and parks and has more improvements in the works.





## What brings people to Maupin?

- Climate and Weather
- Outdoor recreation
- Beautiful views
- Proximity to two major metropolitan areas
- Proximity to Mt. Hood National Forest and the Columbia River Gorge Scenic area
- Relatively low cost of living
- Ability to work from home
- Availability of services

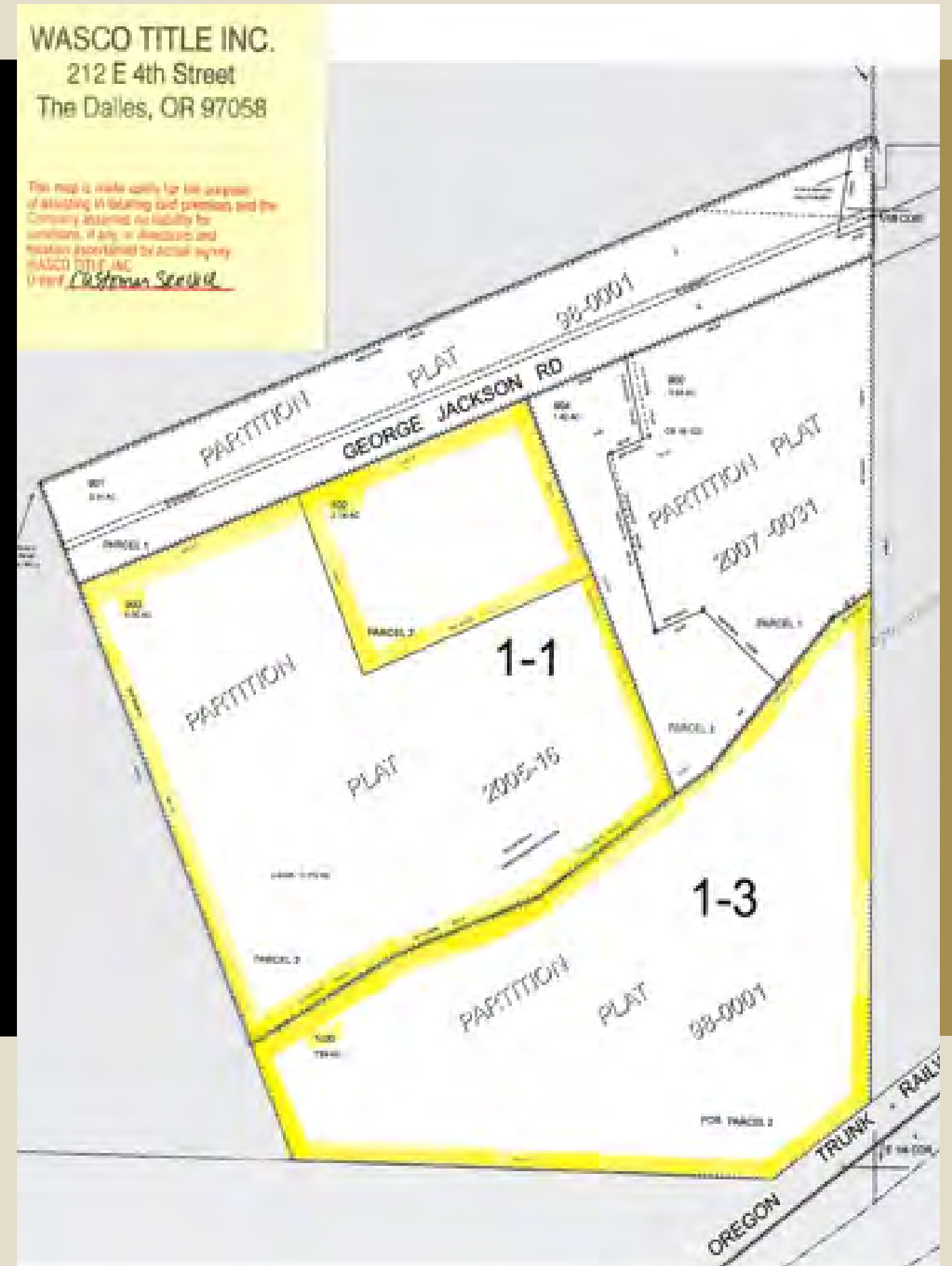


Maupin's Economic Opportunities Analysis in 2019 identified a goal to attract remote workers. The industries identified as having potential for growth in Maupin are: Telecommuters, office and professional services; Light manufacturing with an emphasis on value-added agricultural products and businesses that align with the outdoor recreation industry; Tourism and recreation with a goal of extending the seasonal nature of some businesses; Services for residents as the population grows; Services for seniors as more retirees relocate to Maupin.



## THE LAND

17.83 total acres, 39 lots inside Maupin's UGB







River Crest Property Sales



2014 2015 2016 2017 2018 2019 2020 2021 2022

An animated chart Maupin recent sales



**Listing Presented by**

# Jessy Rose

After practicing law for over ten years, I decided in 2014 to get my Real Estate License. This career transition has allowed me to spend more time with family, while using my skills and knowledge to help make my client's dreams come true. Buying or selling real estate is a legal transaction, so legal skills are a benefit.

Using my expertise in negotiations and transactions, I am by your side every step of the way, from determining value to the close of Escrow. Competence, professionalism, clear communication, and responsiveness are key aspects of my business. Whether you are buying or selling, call me on my personal cell phone anytime.



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