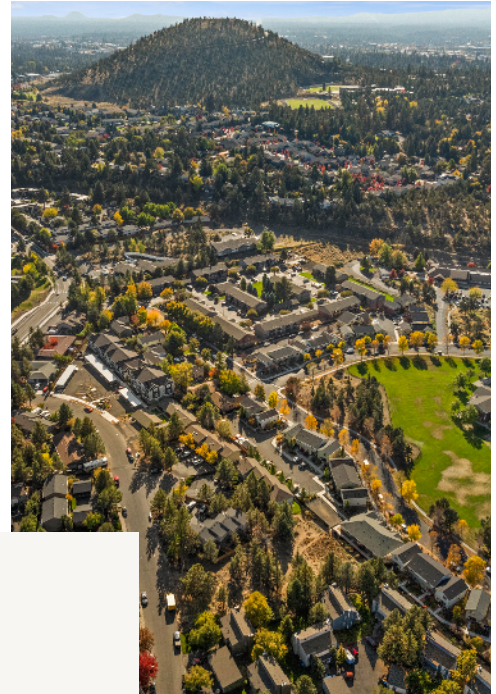


VARSITY REAL ESTATE

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2101 NE HOLLIDAY AVENUE

BEND, OR



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PROPERTY DESCRIPTION

Versatile and well positioned for infill development, this .46-acre RM-zoned parcel offers multiple paths forward and strong upside potential. The property previously received conditional approvals for a 29-unit micro-apartment concept, and alternative plans with bids for five duplexes are also available, illustrating flexibility under current zoning. Utilities are nearby, and the site's generally mild terrain allows for efficient pre-construction planning. Current RM zoning supports a variety of infill configurations including small multifamily, duplexes, cottages, shared courts, and middle-housing land divisions, offering a range of project options

for builders and investors. Located in established NE Bend near St. Charles and a growing number of nearby amenities and medical campuses, this site presents an outstanding opportunity for small-scale multifamily, duplex, or rental housing development. Buyer to conduct independent due diligence.

LOT SIZE SQ. FT.
20,038

LOT SIZE ACRES
0.46



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