



Property Profile

a Fortune
500[®]

A partnership beyond expectations.

Tax Lot 111314AD00504 | Madras | OR 97741

Customer Service:

541-330-1236

CustomerService@WesternTitle.com

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Parcel Information	
Parcel #:	21005
Tax Account:	111314AD00504
Site Address:	Madras OR 97741
Owner:	Parr Lumber Company 5630 NW Century Blvd Hillsboro OR 97124
Twn/Range/Section:	11S / 13E / 14 / NE
Parcel Size:	1.15 Acres (50,094 SqFt)
Plat/Subdivision:	Partition Plat No. 2019-02
Plat #:	PP1902
Legal Lot/Block:	PARCEL 1 / PARCEL 1
Census Tract/Block:	960202 / 3043
Levy Code:	25
Levy Rate:	20.0799
Levy Year:	2021
Market Land Value:	\$216,400.00
Market Impr Value:	\$0.00
Market Total Value:	\$216,400.00 (2021)
Assd Total Value:	\$139,770.00 (2021)

Tax Information	
Tax Year	Annual Tax
2021	\$2,806.57
2020	\$2,747.65
2019	\$1,346.20

Legal
PARTITION PLAT NO. 2019-02 Lot - PARCEL 1 Block - PARCEL 1

Land			
Land Use:	200 - COMMERCIAL LAND	Zoning:	MUE - Mixed-Use Employment
Std Land Use:	CMSC - Commercial Miscellaneous	Waterfront:	
Watershed:	1707030602 - Willow Creek	School District:	Jefferson County School District
Primary School:	Madras Primary School	Middle School:	Jefferson County Middle School
High School:	Madras High School		

Improvement			
Year Built:		Bedrooms:	
Finished Area:		Garage:	
Building Type:		Bathrooms:	
		# Rooms:	

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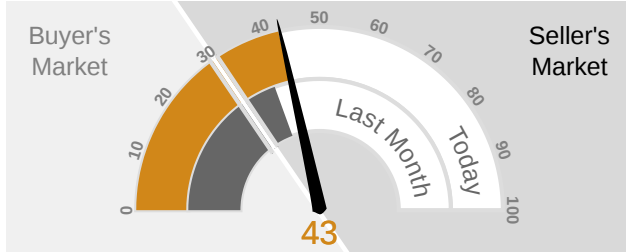
MADRAS, OR 97741

Single-Family Homes

This week the median list price for Madras, OR 97741 is \$379,900 with the market action index hovering around 43. This is an increase over last month's market action index of 39. Inventory has decreased to 31.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

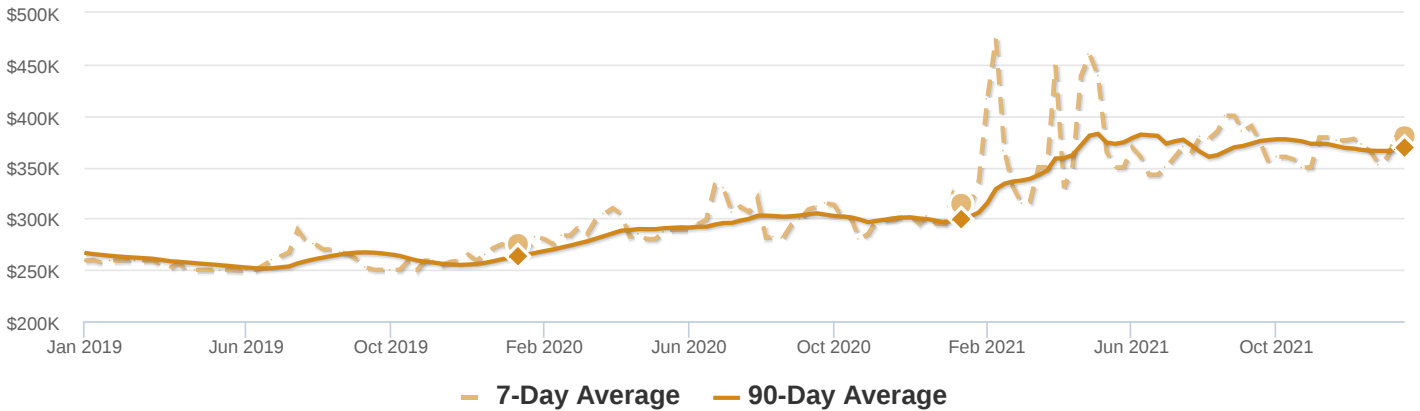
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price		\$379,900
Median Price of New Listings		\$314,900
Per Square Foot		\$238
Average Days on Market		105
Median Days on Market		70
Price Decreased		26%
Price Increased		6%
Relisted		6%
Inventory		31
Median Rent		\$1,600
Market Action		43

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$595,000	2,102	1 - 2.5 acres	3	2.5	17	0	1	182
\$387,495	1,595	6,500 - 8,000 sqft	3	2	1	3	2	38
\$319,900	1,625	6,500 - 8,000 sqft	3	2	22	3	3	63
\$167,400	886	6,500 - 8,000 sqft	2	1	72	4	2	35

JEFFERSON County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 21, 2022 2:09:31 pm

Account #	21005	Tax Status	ASSESSABLE
Map #	111314AD00504	Acct Status	ACTIVE
Code - Tax #	0025-21005	Subtype	NORMAL
Legal Descr	PARTITION PLAT NO. 2019-02 Lot - PARCEL 1		
Mailing Name	PARR LUMBER COMPANY	Deed Reference #	See Record
Agent		Sales Date/Price	See Record
In Care Of	ATTN: PATRICK BROPHY	Appraiser	JEAN MCCLOSKEY
Mailing Address	5630 NW CENTURY BLVD HILLSBORO, OR 97124-8620		

Prop Class	200	MA	SA	NH	Unit
RMV Class	200	08	03	000	72439-1

Situs Address(s)		Situs City			
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0025	Land Impr.	216,400 0		Land Impr.	0 0
Code Area Total		216,400	139,770	139,770	0
Grand Total		216,400	139,770	139,770	0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0025	1	<input checked="" type="checkbox"/>		MUE	Market	100	A	1.15	216,400
Grand Total								1.15	216,400

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total							0	0

Appr Maint: 2021 - EASEMENT

STATEMENT OF TAX ACCOUNT
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
(541) 475-4458

21-Jan-2022

Tax Account #	21005	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0025
Situs Address		Interest To	2/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,806.57	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,747.65	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,346.20	Nov 15, 2019
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$6,900.42	

STUDENTS WE SERVE[^]

405 Student Enrollment

[^]Student enrollment as of October 1, 2019

DEMOGRAPHICS

American Indian/Alaska Native

Students: **10%**

Teachers: **0%**

Asian

Students: **<1%**

Teachers: **4%**

Black/African American

Students: **1%**

Teachers: **0%**

Hispanic/Latino

Students: **40%**

Teachers: **0%**

Multiracial

Students: **3%**

Teachers: **0%**

Native Hawaiian/Pacific Islander

Students: **<1%**

Teachers: **0%**

White

Students: **45%**

Teachers: **96%**

INTRODUCTION

The At-A-Glance School and District profiles tell a story about Oregon's schools and districts. This year's profiles do not include statewide assessments data, class size data, or attendance data as a result of the necessary statewide school closures and the implementation of Distance Learning for All. The profiles present all available data not impacted by the state's response to COVID-19.

REQUIRED VACCINATIONS

96%

OUR STAFF (ROUNDED FTE)

24 Teachers

16 Educational assistants

<1 Counselors/Psychologists

73% Average Teacher retention rate

63% of licensed teachers with more than 3 years of experience

No: Same principal for the last 3 years?



STUDENTS WE SERVE^

475 Student Enrollment

^Student enrollment as of October 1, 2019

DEMOGRAPHICS

American Indian/Alaska Native

Students: **10%**

Teachers: **0%**

Asian

Students: **1%**

Teachers: **0%**

Black/African American

Students: **1%**

Teachers: **0%**

Hispanic/Latino

Students: **50%**

Teachers: **7%**

Multiracial

Students: **1%**

Teachers: **0%**

Native Hawaiian/Pacific Islander

Students: **1%**

Teachers: **4%**

White

Students: **37%**

Teachers: **89%**

INTRODUCTION

The At-A-Glance School and District profiles tell a story about Oregon's schools and districts. This year's profiles do not include statewide assessments data, class size data, or attendance data as a result of the necessary statewide school closures and the implementation of Distance Learning for All. The profiles present all available data not impacted by the state's response to COVID-19.

REQUIRED VACCINATIONS

97%

OUR STAFF (ROUNDED FTE)

24 Teachers

11 Educational assistants

1 Counselors/Psychologists

83% Average Teacher retention rate

71% of licensed teachers with more than 3 years of experience

Yes: Same principal for the last 3 years?

STUDENTS WE SERVE[^]

682 Student Enrollment

[^]Student enrollment as of October 1, 2019

DEMOGRAPHICS

American Indian/Alaska Native

Students: **31%**

Teachers: **2%**

Asian

Students: **1%**

Teachers: **0%**

Black/African American

Students: **2%**

Teachers: **2%**

Hispanic/Latino

Students: **36%**

Teachers: **2%**

Multiracial

Students: **1%**

Teachers: **2%**

Native Hawaiian/Pacific Islander

Students: **1%**

Teachers: **0%**

White

Students: **29%**

Teachers: **90%**

REQUIRED VACCINATIONS

81%

INTRODUCTION

The At-A-Glance School and District profiles tell a story about Oregon's schools and districts. This year's profiles do not include statewide assessments data, class size data, or attendance data as a result of the necessary statewide school closures and the implementation of Distance Learning for All. The profiles present all available data not impacted by the state's response to COVID-19.

ACADEMIC SUCCESS

ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2015-16 graduating in 2018-19

School: **91%**

District: **78%**

Oregon Average: **80%**

FIVE-YEAR COMPLETION

Students earning a high school diploma or GED within five years.

School: **92%**

District: **81%**

Oregon Average: **86%**

OUR STAFF (ROUNDED FTE)

37 Teachers

15 Educational assistants

3 Counselors/Psychologists

84% Average Teacher retention rate

79% of licensed teachers with more than 3 years of experience

No: Same principal for the last 3 years?

OUTCOMES

On-Time Graduation and Five-Year Completion rates separated by student group.

ON-TIME GRADUATION

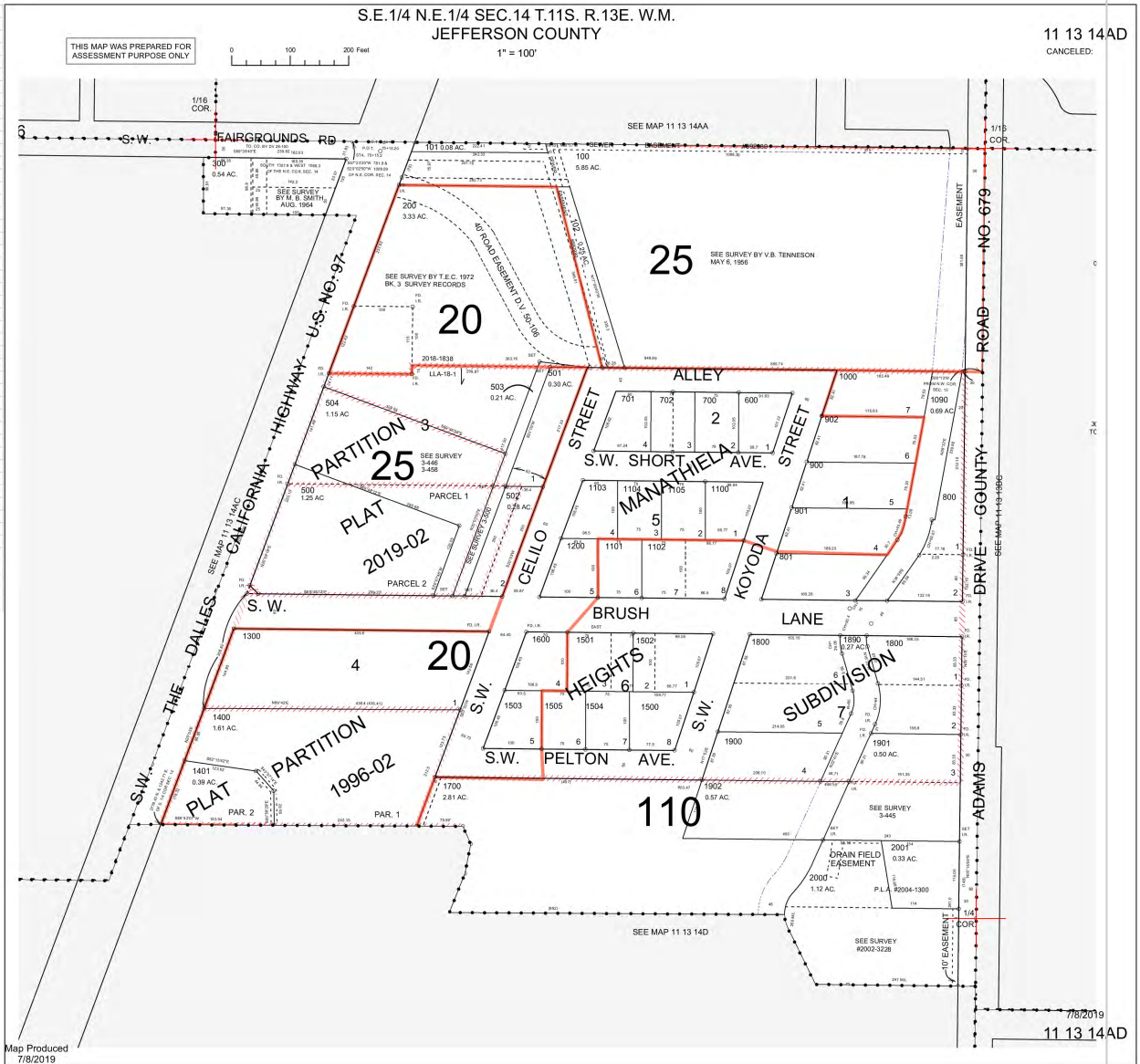
American Indian/Alaska Native:	93%
Asian:	*
Black/African American:	*
Hispanic/Latino:	94%
Multiracial:	*
Native Hawaiian/Pacific Islander:	*
White:	82%
Free/Reduced Price Lunch:	91%
Ever English Learner:	>95%
Students with Disabilities:	70%
Migrant:	>95%
Talented and Gifted:	>95%
Female:	89%
Male:	93%
Non-Binary: Coming in 2021-22	

FIVE-YEAR COMPLETION

American Indian/Alaska Native:	83%
Asian:	*
Black/African American:	*
Hispanic/Latino:	95%
Multiracial:	*
Native Hawaiian/Pacific Islander:	*
White:	>95%
Free/Reduced Price Lunch:	94%
Ever English Learner:	90%
Students with Disabilities:	91%
Migrant:	90%
Talented and Gifted:	>95%
Female:	93%
Male:	91%
Non-Binary: Coming in 2021-22	

Full Assessor Map

ACCT	MAP ID
1805	111314AD00100
1806	111314AD00101
1808	111314AD00102
1807	111314AD00200
1809	111314AD00200
21005	111314AD00504
1812	111314AD00500
1813	111314AD00501
1814	111314AD00502
1815	111314AD00503
1816	111314AD00600
1817	111314AD00700
1818	111314AD00701
12788	111314AD00702
1819	111314AD00800
12031	111314AD00801
1820	111314AD00900
1821	111314AD00901
1822	111314AD00902
1823	111314AD01000
12549	111314AD01000
1824	111314AD01100
1825	111314AD01101
1826	111314AD01102
12076	111314AD01103
12383	111314AD01104
12555	111314AD01105
1827	111314AD01200
1828	111314AD01300
1829	111314AD01400
12361	111314AD01401
1830	111314AD01500
1831	111314AD01501
1832	111314AD01502
1833	111314AD01503
1834	111314AD01504
1835	111314AD01505
1836	111314AD01600
1837	111314AD01700
1838	111314AD01800
1838	111314AD01800
12550	111314AD01800
1839	111314AD01900
1840	111314AD01901
1841	111314AD01902
1842	111314AD02000
1843	111314AD02001



11 13 14AD
CANCELED:

Map Produced
7/8/2019

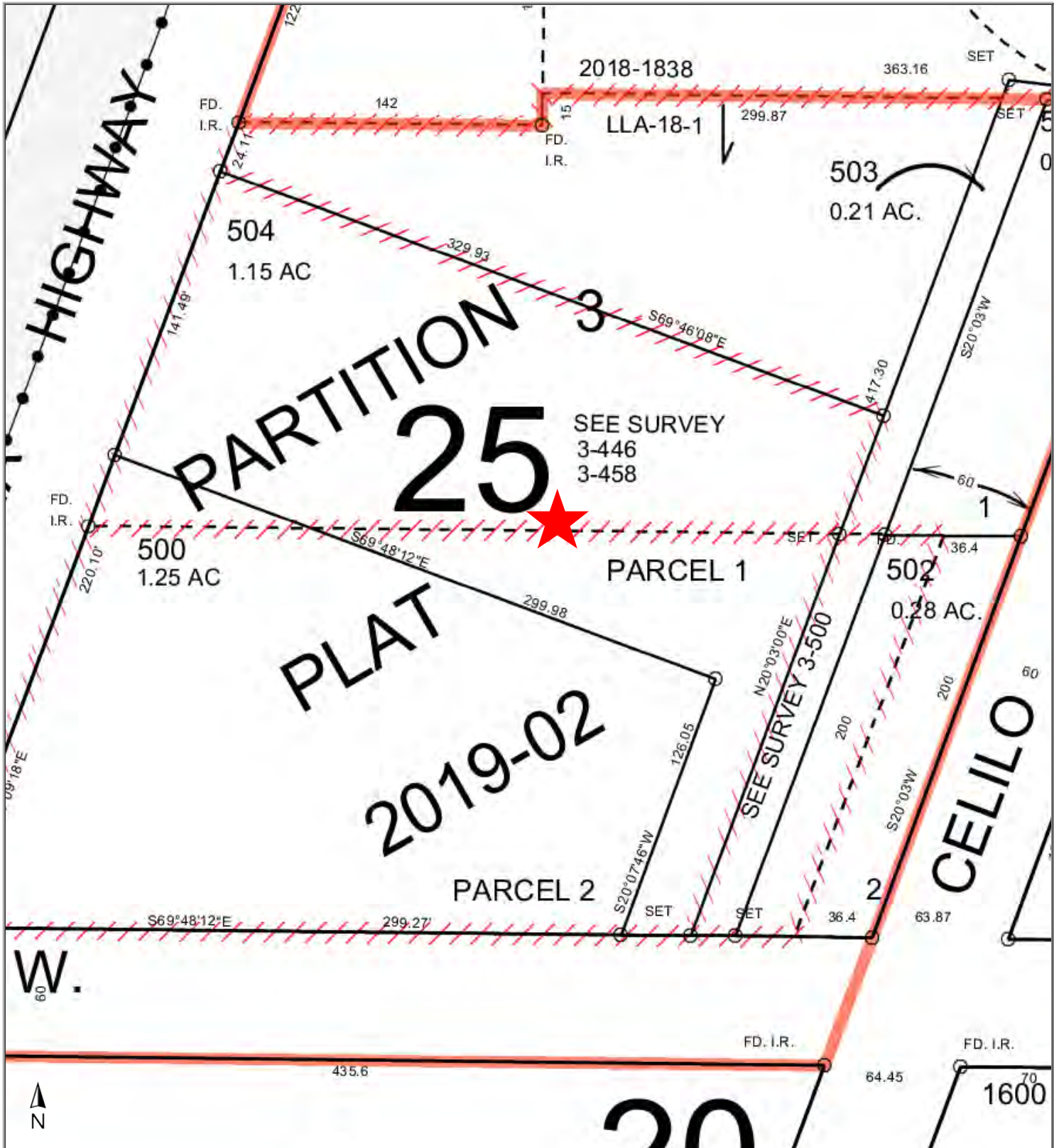
7/8/2019
11 13 14AD



Parcel ID: 21005

Site Address:

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ParcelID: 21005

Tax Account #: 111314AD00504
, Madras OR 97741

Western Title & Escrow

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



Parcel ID: 21005

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Contour Map

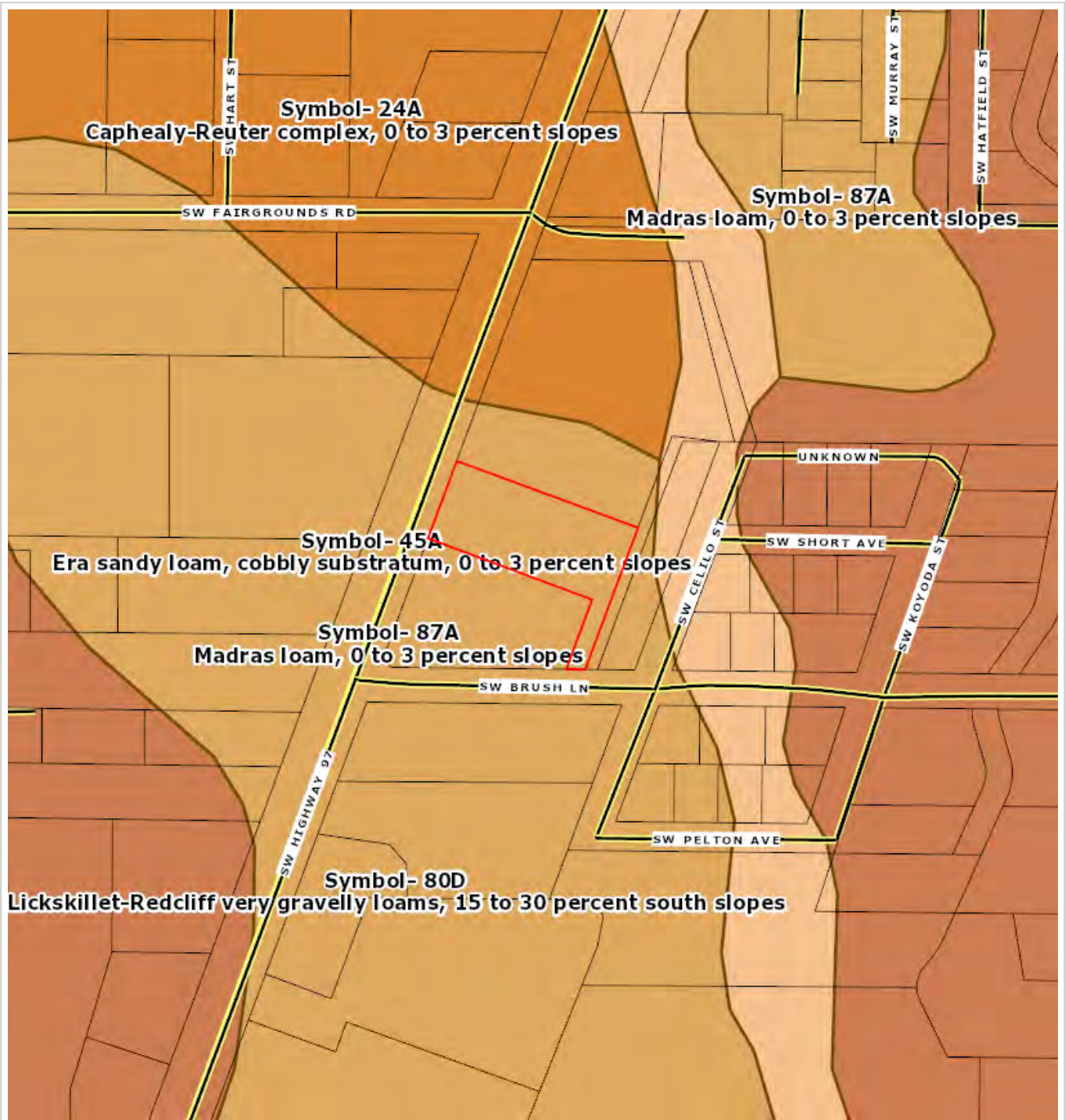


Parcel ID: 21005

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Soil Map



Parcel ID: 21005

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Street Map

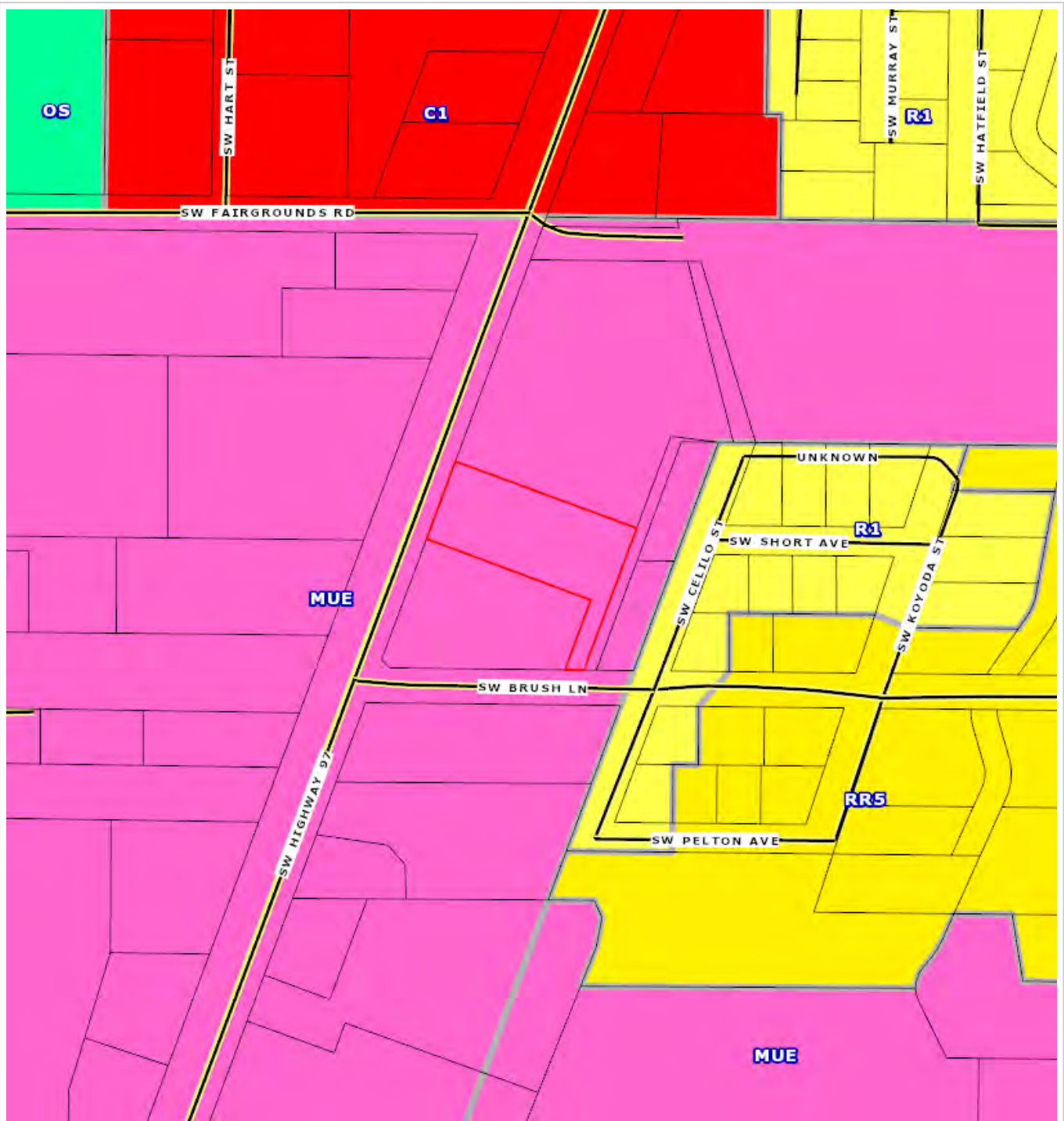


Parcel ID: 21005

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Zoning Map



Parcel ID: 21005

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A partnership
beyond expectations.

Brought to you by:
Western Title & Escrow Company
360 SW Bond Street, Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

A Guide to Local Services in Central Oregon



Western Title & Escrow Company

WesternTitle.com


Western Title & Escrow

Central Oregon Local Services

Electricity

Central Electric Co-op	541.548.2144
Midstate Electric	541.536.2126
Pacific Power	888.221.7070
Underground Utilities Locator	800.332.2344 or 811

Gas

AmeriGas	541.548.7449
Cascade Natural Gas	888.522.1130
CoEnergy	800.510.5886
Ferrell Gas	541.382.1161
Northern Energy	541.548.7449
Suburban Propane	800.776.7263

Water

Agate Water Systems	541.382.2855
Avion Water Company	541.382.5342
City of Bend	541.388.5515
City of Prineville	541.447.5627
City of Redmond	541.923.7765
City of Madras	541.475.2344
Laidlaw Water District	541.389.1255
City of La Pine	541.536.1432
Sunriver Utilities LLC	541.593.4197
Water Wonderland	541.593.2902
Deschutes Valley Water	541.475.3849

Telephone

AT&T	800.288.2020
Bend Broadband	541.382.5551
BendTel	541.389.4020
Cascade Telecommunications	541.388.5158
CenturyLink	866.963.6665
Central Oregon Communications	541.647.1225
Unicom	800.342.6922
Crestview Cable	800.285.2330

Cable TV

Bend Broadband	541.382.5551
Crestview Cable	800.285.2330
Direct TV - Satellite Service	888.777.2454
Dish Network	855.754.7027
Para-Tech Sattelite	541.389.1514

Garbage/Recycling

Bend Garbage & Recycling	541.382.2263
Cascade Disposal	541.382.6660
High Country Disposal	541.548.4984
Prineville Disposal	541.447.5208
Sun Country Disposal	541.382.6660
Wilderness Garbage	541.536.1194
Madras Sanitary	541.475.2071

DMV

Bend	541.388.6322
Prineville	541.447.7855
Redmond	541.548.0140
Madras	541.475.3382

Irrigation Districts

Arnold Irrigation	541.382.7664
Central Oregon Irrigation	541.548.6047
Ochoco Irrigation	541.447.6449
Roats Water System	541.382.3029
Swalley Irrigation	541.388.0658
Tumalo Irrigation	541.382.3053
North Unit Irrigation	541.475.3625

Hospitals

Bend Surgery Center	541.318.0858
Pioneer Memorial Hospital Prineville	541.447.6254
St. Charles Medical Center Bend	541.382.4321
St. Charles Medical Center Redmond	541.548.8131
St. Charles Medical Center Madras	541.475.3882

Public Libraries

Bend	541.617.7050
La Pine	541.312.1090
Prineville	541.447.7978
Redmond	541.312.1050
Sisters	541.312.1070
Sunriver	541.312.1080
Madras	541.475.3351

Public Schools/Colleges

Bend/La Pine School District	541.355.1000
Crook County School District	541.447.5664
Redmond School District	541.923.5437
Sisters School District	541.549.8521
Central Oregon Comm. College	541.383.7700
OSU - Cascades Campus	541.322.3100
Jefferson County School District	541.475.6192
Culver School District	541.546.2541

Chamber of Commerce

Bend	541.382.3221
La Pine	541.536.9771
Prineville	541.447.6304
Redmond	541.923.5191
Sisters	541.549.0251
Sunriver	541.593.8149
Madras	541.475.2350

City Government

City of Bend	541.388.5505
City of La Pine	541.536.1432
City of Prineville	541.447.5627
City of Redmond	541.923.7710
City of Sisters	541.549.6022
City of Madras	541.475.2344



OPEN THURSDAY-MONDAY, 9AM- 5PM

[HOME](#) [HOURS + FAQs](#) [AIRCRAFT](#) [SHOP](#) [EVENTS](#) [CONTACT](#)

ABOUT

The Erickson Aircraft Collection proudly displays a vintage aircraft collection started by Jack Erickson in 1983. The collection features over twenty rare aircraft, most of which are still in flying condition. The newly named Collection will feature rare aircraft that are still in flying condition such as the P-38 Lightning, P-51 Mustang, Ki43 Hayabusa and B-17 Flying Fortress.

ADMISSION

GENERAL: \$9.00

SENIOR: \$8.00

VETERAN: \$7.00

YOUTH (6-17): \$5.00

CHILD (5 and under): FREE

HOURS OF OPERATION

The Erickson Aircraft Collection is open to the public Thursday-Monday from 9am to 5pm, however, the Collection will be closed to the public Thanksgiving Day, and Christmas Day.

PHOTOGRAPHY

Non-commercial photography and video recording are permitted. Commercial photography is not permitted without consent of the Manager.

Erickson Aircraft Collection
2408 NW Berg Drive, Madras, OR, 97741
info@ericksoncollection.com
(541) 460-5065





Living in River Canyon Country



Jefferson County takes pride in welcoming visitors and newcomers. Whether vacationing, visiting or looking to relocate, we would be happy to send you a package detailing all that our community has to offer. Contact us for a Free Relocation Package office@madraschamber.com

Employment



Jefferson County residents enjoy a variety of employment opportunities, including manufacturing, aviation, agriculture, retail, education, tourism and health care. Our communities are affordable with attractive prices for homes, low cost utilities, reasonable property taxes and no sales tax.

Industry diversification is a key factor in maintaining the economical health of our region. Jefferson County is committed to making our area a business-friendly environment and works hard to support existing businesses as well as recruit others.

Located at the convergence of Highways 97 and Highway 26, it is the closest industrial area in Central Oregon to the Portland metro area. The local rail service is provided through the Oregon Trunk line with BNSF and Union Pacific as carriers. It includes many rail sidings as well as a regional multi-modal rail hub.

Our general aviation airport has a "heavy" designation and can accommodate any size corporate jet as well as heavy, C-130, aircraft. Nearby is the Redmond Municipal Airport with flights to major cities, connecting to destinations worldwide.

Contact us for a Free Relocation Package office@madraschamber.com

Economic Development for Central Oregon (EDCO) is the contact for industrial businesses.

Real Estate & Rentals

Real Estate options in Jefferson County are as varied as its residents. Madras boasts cozy neighborhoods with stunning mountain views, surrounded by acres of fertile farmland. Crooked River Ranch features River Canyon Country living at its best. Residential and commercial options are virtually unlimited.

[Real Estate & Rentals Directory](#)

Health Care

Residents of Jefferson County have access to a variety of health care options, from acute and critical care hospital services to family wellness and assisted living accommodations. St. Charles Madras is joined by a network of four area hospitals delivering excellent, compassionate health care close to home.

[Health Care Directory](#)

Education

Jefferson County K-12 students are members of four different school districts, depending upon where they reside. Higher education opportunities are provided at the Madras Campus of Central Oregon Community College (COCC), along with the OSU Cascade Campus located in Bend. COCC also provides a wide selection of non-credit community learning classes throughout the year.

[Education Directory](#)

Emergency Services

Residents of Jefferson County receive services from a range of public safety entities. These include the Jefferson County Sheriff's Department, Warm Springs and Madras Police, Oregon State Police, as well as fire and ambulance services.

[Emergency Services Directory](#)

Utilities

Jefferson County has access to high-speed communications services via several telecommunications providers. Water from the community's iconic water source, Opal Springs, has taken the title of best tasting water in the state on numerous occasions.

[Utilities Directory](#)



Jefferson County



Created in 1914 from sprawling Crook County, Jefferson County is a rich agricultural area providing an impressive amount of grass, vegetable and flower seed. Other profit crops include garlic, mint and wheat. Early railroad access led to the success of the region, as local farmers were easily linked to the Columbia River. Today, manufacturing and recreation join agriculture in supporting the area's economy.

The sunny, dry climate makes Jefferson County a popular recreation site for water sports, hiking, camping, fishing and golf. Nearby attractions include Kah-Nee-Ta Resort, Indian Head Casino, the Palisades at Lake Billy Chinook, the Metolius Wild & Scenic River, Lake Simtustus and the Mt. Jefferson Wilderness area. The recreational opportunities are limitless.

- Established: 1914 (formed from Crook County)
- Area: 1,780 sq. mi.

www.co.jefferson.or.us

Demographics

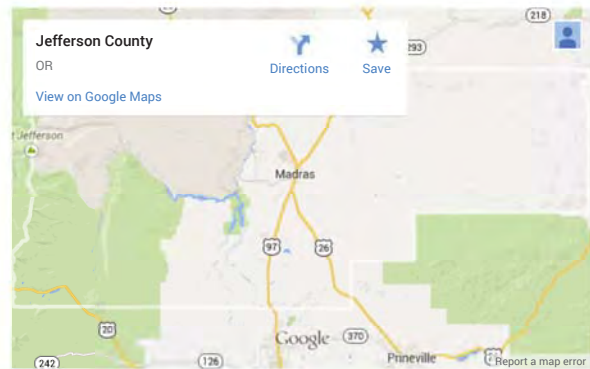
Jefferson County is a culturally diverse region, which includes the Warm Springs Indian Reservation and a thriving Hispanic community.

Population

- Jefferson County: 21,940
- Madras: 6,260
- Crooked River Ranch: 5,000
- Warm Springs: 4,000
- Culver: 1,370
- Metolius: 705
- Camp Sherman: 300
- Ashwood: 100

Climate

- Average High Temp – Jan: 41.7°F
- Average Low Temp – Jan: 21.6°F
- Average High Temp – Jul: 87.5°F
- Average Low Temp – Jul: 45.4°F
- Average Annual Precip: 10.9"



Madras



As the largest city in Jefferson County and the county seat, Madras is a diverse community with a rich history. Homesteaded at the turn of the 20th century and incorporated in 1911, dryland farming was the core of the local economy until irrigation arrived in 1937.

Madras is a caring community with significant collaboration between residents, businesses, government, service organizations and churches to provide a top-notch quality of life for all ages.

The city has an exceptional **aquatic center**, extensive green spaces, a trail system and a kids' fishing pond – all surrounded by the Cascade mountains and nearby desert buttes.

The area is a diverse mix of manufacturing, agriculture, aviation, retail, education, business and government services. The surrounding farmland also remains an important economic contributor to the county.

Crooked River Ranch



Developed in 1972 as a vacation home site, the 11,000 acre Crooked River Ranch is located amid the rugged beauty of the canyons formed by the Crooked and Deschutes Rivers. Residents and visitors enjoy spectacular views of the river canyons and surrounding Cascade Mountain Range.

The picturesque, 18-hole golf course offers virtually year-round play. Described as player-friendly with a bite, this par 71 course features breathtaking rim rock views.

The Ranch's commercial area is zoned for retail, professional and light industrial. The Ranch also has a variety of recreational opportunities, including basketball and tennis courts, a ball diamond and horse stables. Hiking, camping, and fishing are also popular outdoor activities.

www.crookedriverranch.com
www.crrchamber.com

The Madras Airport, a former World War II training base for B-17 pilots, is the site for Erickson Aero Tanker, a company that supplies air tanker support for wildland fire suppression.

ci.madras.or.us



Warm Springs



Home to the Warm Springs, Wasco and Paiute Tribes, the Warm Springs Indian Reservation encompasses more than 644,000 acres. The treaty, signed by the Tribes in 1855 and pre-dating the state of Oregon, created a sovereign nation stretching from the crest of the Cascades to the Deschutes River.

Tribal government provides a variety of community services, including education, healthcare, public safety, business development, utilities, resource management and recreation. Hydropower, forestry, ranching and tourism help drive the tribal economy.

www.warmsprings.com



Metolius

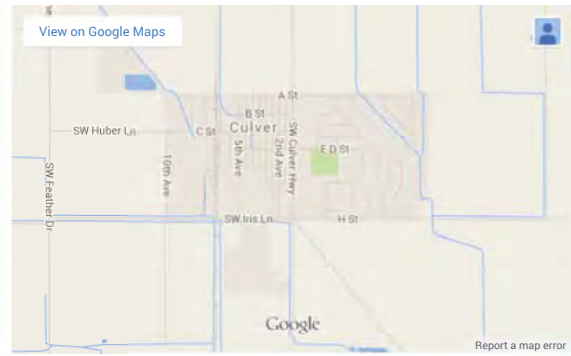
Culver



Surrounded by acres of fertile farmland, Culver is the gateway to the water sports paradise, Cove Palisades and Billy Chinook Reservoir. The small, but busy, downtown boasts several restaurants and retail outlets.

Culver has its own school district, with a thriving high school sports program. The town's central location makes it an attractive hometown for commuters working in Central Oregon's larger communities.

www.cityofculver.net



Camp Sherman Area



Located on the Metolius River, Camp Sherman is fifteen miles west of Sisters. The nearby headwaters of the Metolius River bubble from the ground, creating one of the largest spring-fed rivers in the United States. A premiere fly fishing site, the Metolius Wild and Scenic River

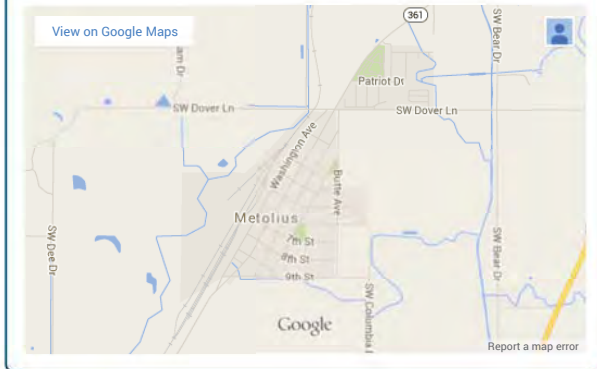


Just four miles southwest of Madras, Metolius provides residents and visitors with quiet, low-key charm. Once a booming railroad town, Metolius has a relaxed feel with its small restaurants, local market and community functions at the old railroad depot.

Its close proximity to Madras makes Metolius a popular choice for residents seeking the slower pace of small town life, but with easy access to the amenities of a larger community.

Metolius is poised for growth with naturally pure water, close proximity to electric power transmission lines, low cost electric and natural gas and available land in the Jefferson County Enterprise Zone.

www.cityofmetolius.org

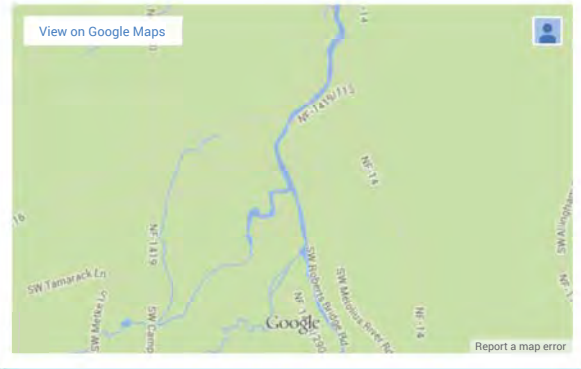


area provides visitors with an unbeatable scenic and tranquil experience.

Outdoor enthusiasts have virtually unlimited recreational choices. Mountain biking, hiking, camping, water sports, cross-country skiing and even downhill skiing at nearby Hoodoo Ski Bowl are all just minutes away.

Area attractions include Blue and Suttle Lakes, Black Butte, Mount Jefferson, Three Fingered Jack and miles of trails throughout the Metolius Recreation Area.

www.metoliusriver.com



Ashwood



The quiet community of Ashwood resides 32 miles northeast of Madras. Once a booming ranching and mining town, Ashwood is still a viable agricultural community.

The small, unincorporated town features a post office, school and church. A bit off the beaten path, Ashwood is also popular with rockhounds for its abundance of jasper, thundereggs and petrified wood.





Recreation

Located in the heart of River Canyon Country, Jefferson County offers locals and visitors a multitude of recreational opportunities. From camping, fishing and water skiing at Cove Palisades State Park to enjoying a family getaway at Kah-Nee-Ta Resort, you'll find the perfect recreation location here.

Camping



Jefferson County is a popular outdoor recreation destination, featuring plenty of campsites and RV locations. Kah-Nee-Ta High Desert Resort offers world-class amenities including a hot springs swimming pool, golf, spa and more. The Cove Palisades State Park, surrounding Lake Billy Chinook, has several camping locations for both RVs and tents. Due to its popularity, the Cove is often booked ahead, so reservations are recommended during the peak season.

Other camping locations include Lake Simtustus, the KOA Campground near Haystack Reservoir, the Jefferson County Fairgrounds, Camp Sherman, Suttle Lake, sites along the Deschutes River, private campgrounds in Metolius and Crooked River Ranch and undeveloped campgrounds dispersed throughout the Crooked River National Grasslands.

Cycling



Bicycling is gaining momentum in Jefferson County, especially with our recently Designated Bikeway. The **Madras Mountain Views Scenic Bikeway** provides spectacular mountain views as riders cycle through the rural communities of Metolius and Culver. The 30-mile loop offers terrain suitable for riders of all skill levels. The route is designed so that shorter loops are available for novice riders and riders who want to take children cycling.

Recreation Areas

The expanse of public land in Jefferson County provides nearly unlimited recreational opportunities for residents and visitors alike.

Crooked River National Grasslands

Encompassing 155,000 acres, the Crooked River National Grasslands creates one of the largest tracts of preserved grasslands in the nation. Visitors enjoy hiking, camping, horseback riding and rock hounding. The area is loaded with trails and don't forget binoculars for wildlife viewing. Contact the Grassland headquarters in Madras for information and maps:

Crooked River National Grasslands
813 S.W. Hwy 97
Madras, OR 97741
541-475-9272

Deschutes & Ochoco National Forests and Crooked River National Grasslands

Metolius River Recreation Area



Near Camp Sherman, the Metolius River Recreation Area offers hiking, Nordic skiing, mountain biking and renowned fly fishing. Along the crest of the Cascades, the Pacific Crest Trail runs through Central Oregon on its course from Canada to Mexico.

Metolius River Recreation Area
Sisters Ranger District
541-549-7700
www.metoliusriver.com

Lake Billy Chinook

A popular summer destination, Lake Billy Chinook also offers year-round activities. The cooler temperatures of spring and fall provide the ideal hiking environment. When summer temperatures rise, water skiers, anglers, swimmers, kayakers and sightseers take to the lake.

Cove Palisades State Park
541-546-3412
www.oregonstateparks.org

Other local excursions include the Alder Springs Trail into the Wychus Creek Canyon between Crooked River Ranch and Sisters, as well as the Rimrock Springs Wildlife Management Area and trails on Gray and Juniper Buttes.

Waterways

The area features several other incredible rides that are accessible year-round.

Madras-Gateway Loop

Willow Creek Canyon Trail

Lake Billy Chinook-Beetle Bailey Loop

Madras Mountain Views Scenic Bikeway Map (PDF)

Golf



Central Oregon is home to some of the state's premiere golf courses.

Voted among the "Best Places to Play" by Golf Digest, Kah-Nee-Ta boasts a par 72 championship course that makes year round golf not only possible but pleasant.

The city-owned Desert Peaks in Madras is a well-groomed nine-hole course featuring spectacular mountain views. Madras also has the Willow Creek Driving Range.

In Crooked River Ranch, golfers can enjoy a par 71, challenging, 18-hole course with panoramic canyon views. This year-round course is one of the most beautiful in Central Oregon.



Jefferson County is blessed with some of the best fishing sites in the West. The well-known fly fishing venues of the Deschutes, Crooked and Metolius Rivers draw anglers from near and far. Mountain creeks also provide a quiet, out of the way fishing experience. Lake Billy Chinook has Kokanee, large & smallmouth bass and a variety of trout, including the legendary bull trout. Anglers can fish while enjoying some of the best wildlife viewing in the state. Lake Simtustus, Haystack Reservoir and Suttle Lake also offer excellent fishing opportunities.

The most popular destination is Lake Billy Chinook. Nestled in the canyons carved by the Deschutes, Crooked and Metolius Rivers, the waterway is a favorite of anglers, boaters, water skiers, wake boarders, hikers and campers. Houseboat rentals are also available on the lake.

Formed by Pelton Dam, Lake Simtustus offers fishing, boating and water skiing on the 630 acre reservoir. Haystack Reservoir is popular with local residents for fishing, swimming, boating and picnicking. The magnificent view of Mt. Jefferson is well worth the visit. Speed boat races are also held each year. Suttle Lake, just east of the Santiam Summit, provides the ideal mountain retreat from the summer heat.

Family Fun



Jefferson County offers a wide variety of family-friendly activities for all ages.

The Madras Aquatic Center is a family and event oriented facility featuring a multi-purpose activity pool with a water slide. MAC also offers competitive swimming and has a diving pool and spa. Indulge in a relaxing soak or swim while enjoying a panoramic view of the Cascade Mountains.

Kah-Nee-Ta Resort Village attracts locals, as well as visitors from around the world to its natural hot spring-fed pools. Near the Village pool, visitors can enjoy a quick round of mini golf, volleyball and tennis. For the more adventurous, try a horseback ride through the canyon surrounding the resort or go kayaking. Family camping in the tepees is also fun.

Madras Bowl & Pizza provides a friendly environment for the entire family to enjoy bowling. Don't forget to check out the arcade room.

Museums & Galleries

The Museum at Warm Springs



The award-winning **Museum at Warm Springs** is a celebration of the three Confederated Tribes – the Warm Springs, Wasco and Paiutes. Featuring one of the most extensive collections of Native American artifacts, the museum allows visitors to experience the Tribes' culture through song, dance, language and crafts.

Murals, photographs, multi-media exhibits and demonstrations by Tribal members all help to document the rich history of the Tribal community. The museum also has nearby trails, a picnic area and outdoor amphitheater. Hours are 9am to 5pm, 7 days a week. The museum is closed Thanksgiving, Christmas and New Years Day.

Erickson Aircraft Collection

The **Erickson Aircraft Collection** features the vintage aircraft collection started by Jack Erickson in 1983. The museum houses more than 20 rare aircraft, including the P-38 Lightning, P-51 Mustang, Ki43 Hayabusa and B-17 Flying Fortress. Hours are Thursday-Monday, 9am to 5pm. The museum is closed Thanksgiving and Christmas. The museum is located near the

From April through September, the Madras Speedway offers circle-track action each weekend. Nearby, racers enjoy a 1/8 mile NHRA dragstrip.

Explore some of the best rock-hunting areas in the country at Richardson's Rock Ranch. Just 11 miles north of Madras, Richardson's has an outstanding rock shop and plenty of digging opportunities in the Friday Thunderegg Beds.

Held at Sahalee Park throughout the summer months, visitors can check out local crafts, foods and other goods at the Madras Saturday Market. Food vendors and music are also part of the fun.

If a day out on the water sounds fun, Lake Billy Chinook Houseboats has what you need. From May through September, you can rent a luxury houseboat, patio boat or fishing boat to tour the lake.



Madras Airport, which served as a training base for B-17 pilots during World War II. Each August, the airport hosts the **Airshow of the Cascades**, the perfect complement to the museum.

Jefferson County Museum

Pioneer artifacts depict the history of ranching, transportation, and dry-land farming in Jefferson County over the past 100 years. Housed on the upper floor of the historic courthouse, the **Jefferson County Historical Museum** is open to the public, Mon-Fri, 1pm to 5pm, May through October.

Art Adventure Gallery



The beauty of Central Oregon's high desert is the ideal inspiration for great artwork. The **Art Adventure Gallery** in Madras was created to capture the breadth and character of these works and bring them to residents and visitors alike. The gallery is a cooperative effort of local artists and the Madras Community. Volunteers staff and manage the gallery. Art Adventure Gallery features distinctive gift and decorating ideas. Whether you are looking for a unique gift or a remembrance of a trip to the area, you will find great ideas for every occasion and budget.

Studio on 5th

The home of the High Desert Carvers, Studio on 5th offers one of a kind, handcrafted art carvings and photography. Custom artwork can also be ordered.

Madras



Live where you play!

About Madras

Jefferson County has a great deal to offer businesses and their employees. With majestic views of the Cascade Mountains, the county is home to the confluence of the Deschutes, Crooked and Metolius Rivers and several miles of scenic lakes. At the center of the county, sits Madras – a city with affordable homes, well-established manufacturers and the best industrial land prices in the region.

The five communities of Jefferson County include Madras, Metolius, Culver, Warm Springs and Crooked River Ranch. Together, we share a common desire for a vibrant future. Our “can do” style of doing business, tax incentives and wage and cost of living advantages are a benefit to companies locating and expanding in this spectacular area of Central Oregon.

If you are interested in livability, affordability, community spirit, and rich mix of cultures, we welcome you here!

Madras Area Manager



Janet Brown
janet@edcoinfo.com
 (541) 390-6275

Why Madras?

- **Access to Regional Workforce** – Easy commute from any point in Central Oregon
- **Converging State Highway System** – US Hwy 97 (Canada to Mexico) and US Hwy 26 (Portland and the Oregon Coast to Nebraska)
- **Rail Transportation** - BNSF and UP railways share the mainline and provide Madras, Metolius and Culver direct rail shipping to the US market, Canada and Mexico
- **Airports** - Madras Airport is a rapidly growing category 4 general aviation airport, and a few miles south is [Redmond Regional Airport](#) with direct connections to six western hubs.
- **UAV** – Warm Springs Reservation is one of the six new UAV/UAS test sites in the US
- **Incentive Programs for Growing and Relocating Businesses** – Local loan programs, tax abatements, fast track permitting and fee reductions, workforce training
- **Favorable Business Costs** – Very affordable industrial land costs, competitive power, wage and tax rates
- **Livability** – Boating, camping, fishing, golf, hiking, hunting, rock climbing, rock hounding, skiing, swimming, tennis, rafting, car/boat racing, performing arts center
- **Recent Investments in Education** – Central Oregon Community College Campus, Jefferson County Open Campus with COCC, OSU and local school districts, newly constructed sports complex and performing arts center in Madras and K-8 Warm Springs Academy

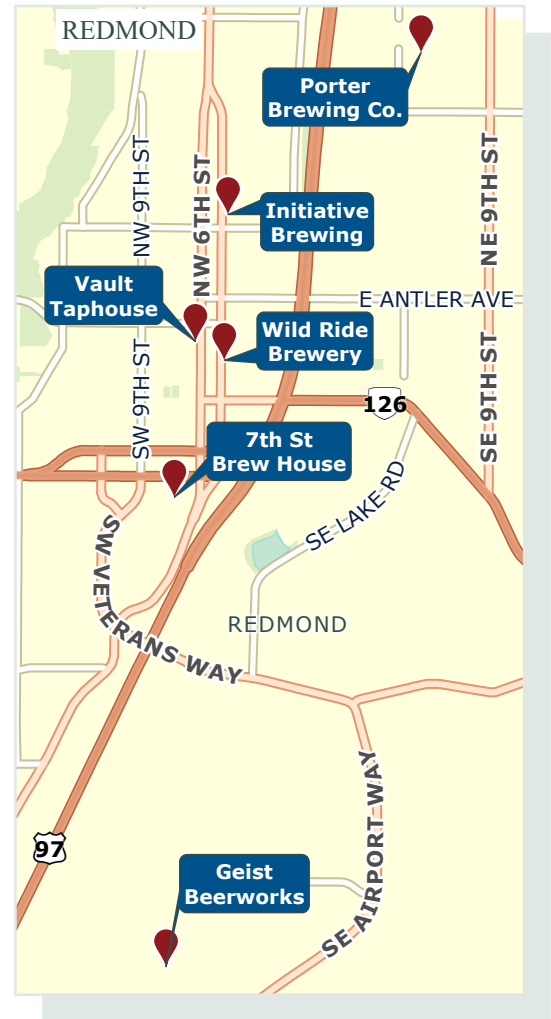
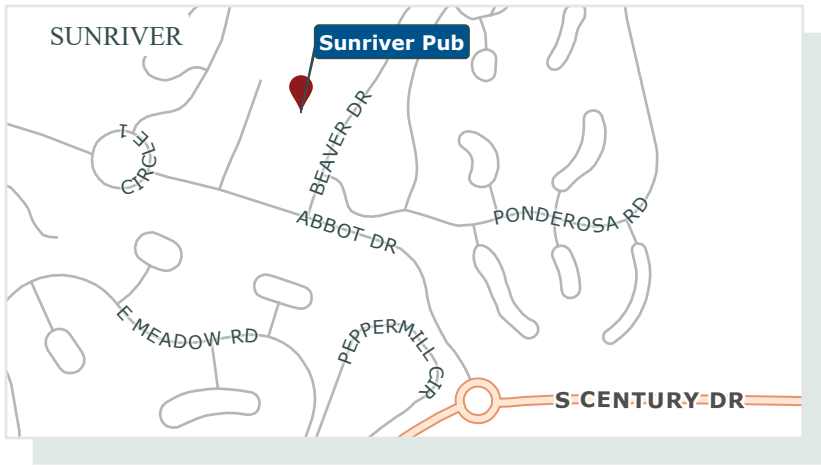
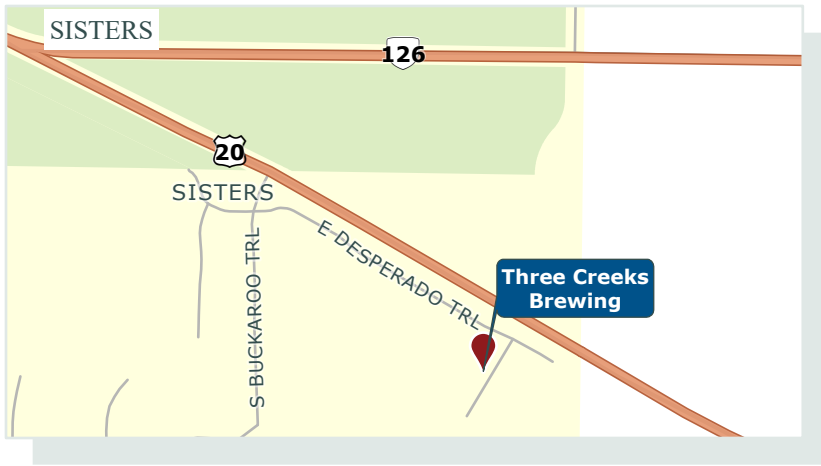
BEND AREA BREW PUBS



Western Title & Escrow Co. has provided this information as a courtesy and assumes no liability for errors, omissions, or the positional accuracy of the data, and does not warrant the fitness of this product for any particular purpose.

Prepared: 10/27/2020 ; Data credits: SalesGenie, Deschutes County, State of Oregon

Bend Area Brew Pubs



CITY	NAME	ADDRESS	PHONE	WEBSITE
Sunriver	Sunriver Brewing - Sunriver Pub	57100 Beaver Dr # 4	(541) 593-3007	http://Sunriverbrewingcompany.Com
Sisters	Three Creeks Brewing	721 Desperado Ct	(541) 549-1963	http://Threecreeksbrewing.Com
Redmond	Cascade Lakes Brewing Company - 7th Street Brewhouse	855 SW 7th St	(541) 923-1795	https://cascadelakes.com
Redmond	Geist Beerworks	736 SW Umatilla Ave	(541) 728-8663	http://geistbeerworks.com
Redmond	Initiative Brewing	424 NW 5th St	(541) 527-4380	https://initiativebrew.com
Redmond	Kobold Brewing - Vault Taphouse	245 SW 6th St	(541) 504-9373	http://koboldbrewing.com/
Redmond	Porter Brewing Co.	611 NE Jackpine Ct # 2	(541) 504-7959	https://www.porterbrewingco.com
Redmond	Wild Ride Brewery	332 SW 5th St	(541) 516-8544	http://Wildridebrew.Com
Bend	10 Barrel Brewing - East	62970 18th St	(541) 241-7733	http://10barrel.Com
Bend	10 Barrel Brewing - West	1135 NW Galveston Ave # B	(541) 678-5228	http://10barrel.Com
Bend	Avid Cider	550 SW Industrial Way Suite 190	(541) 706-9240	https://www.avidcider.com/
Bend	Bend Brewing	1019 NW Brooks St	(541) 383-1599	http://Bendbrewingco.Com
Bend	Bevel Craft Brewing	911 SE Armour Rd	(541) 972-3835	https://www.bevelbeer.com
Bend	Boneyard Beer Pub	1955 NE Divisions St	(541) 241-7184	http://boneyardbeer.com/
Bend	Bridge 99 Brewery	63063 Layton Ave # 102	(541) 280-1690	http://Bridge99brewery.Com
Bend	Cascade Lakes Brewing Company - Cascade Lakes Lodge	1441 SW Chandler Ave # 100	(541) 388-4998	https://cascadelakes.com
Bend	Craft Kitchen & Brewery	62988 Layton Ave # 103	(541) 668-1766	https://craftoregon.com
Bend	Crux Fermentation Project	50 SW Division St	(541) 385-3333	http://Cruxfermentation.Com
Bend	Deschutes Brewery - Bend Public House	1044 NW Bond St	(541) 382-9242	http://Deschutesbrewery.Com
Bend	Deschutes Brewery - Bend Tasting Room	901 SW Simpson Ave	(541) 385-8606	http://Deschutesbrewery.Com
Bend	Goodlife Brewing Company	70 SW Century Dr	(541) 728-0749	http://Goodlifebrewing.Com
Bend	Immersion Brewing	550 SW Industrial Way # 185	(541) 633-7821	http://Imbrewing.Com
Bend	McMenamins - Old St Francis School	700 NW Bond St	(541) 382-5174	http://Mcmenamins.Com
Bend	Monkless Belgian Ales - The Brasserie	803 SW Industrial Way	(541) 797-6760	https://www.monkless.com
Bend	Oblivion Brewing	63027 Plateau Dr # 4	(541) 241-2733	https://oblivionbrewing.net
Bend	Silver Moon Brewing	24 NW Greenwood Ave	(541) 388-8331	http://Silvermoonbrewing.Com
Bend	Spider City Brewing - Brewery Tap Room	1177 SE 9th St		https://spidercitybrewing.com
Bend	Spider City Brewing - Downtown Tasting Room	55 NW Minnesota Ave		https://spidercitybrewing.com
Bend	Sunriver Brewing - Galveston Pub	1005 NW Galveston Ave # 150	(541) 408-9377	http://Sunriverbrewingcompany.Com
Bend	The Ale Apothecary - Tasting Room	30 SW Century Drive Suite 140	(541) 797-6265	https://thealeapothecary.com
Bend	Worthy Brewing	495 NE Bellevue Dr	(541) 639-4776	http://Worthybrewing.Com



ECONOMIC DEVELOPMENT FOR CENTRAL OREGON

An aerial photograph of a river festival in Bend, Oregon. The foreground shows a large, dense crowd of people gathered on a grassy area. In the middle ground, a wide river is filled with numerous people in kayaks and canoes. The background shows a residential and commercial area with various buildings, including a large multi-story apartment complex, surrounded by lush green trees. The sky is clear and blue.

2021 CENTRAL OREGON ECONOMIC PROFILE

705 SW BONNETT WAY
SUITE 1000
BEND, OR 97702
541.388.3236

EDCOINFO.COM
#EDCOINFO
@EDCOINFO

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Welcome to Central Oregon

Where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation four years in a row – an unprecedented feat no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

CENTRAL OREGON OVERVIEW



Regional Population:
(2020 estimates from [Portland State University](#))

244,560



Regional Labor Force:
(Seasonally adjusted total for Q4 2019 from Oregon Employment Department)

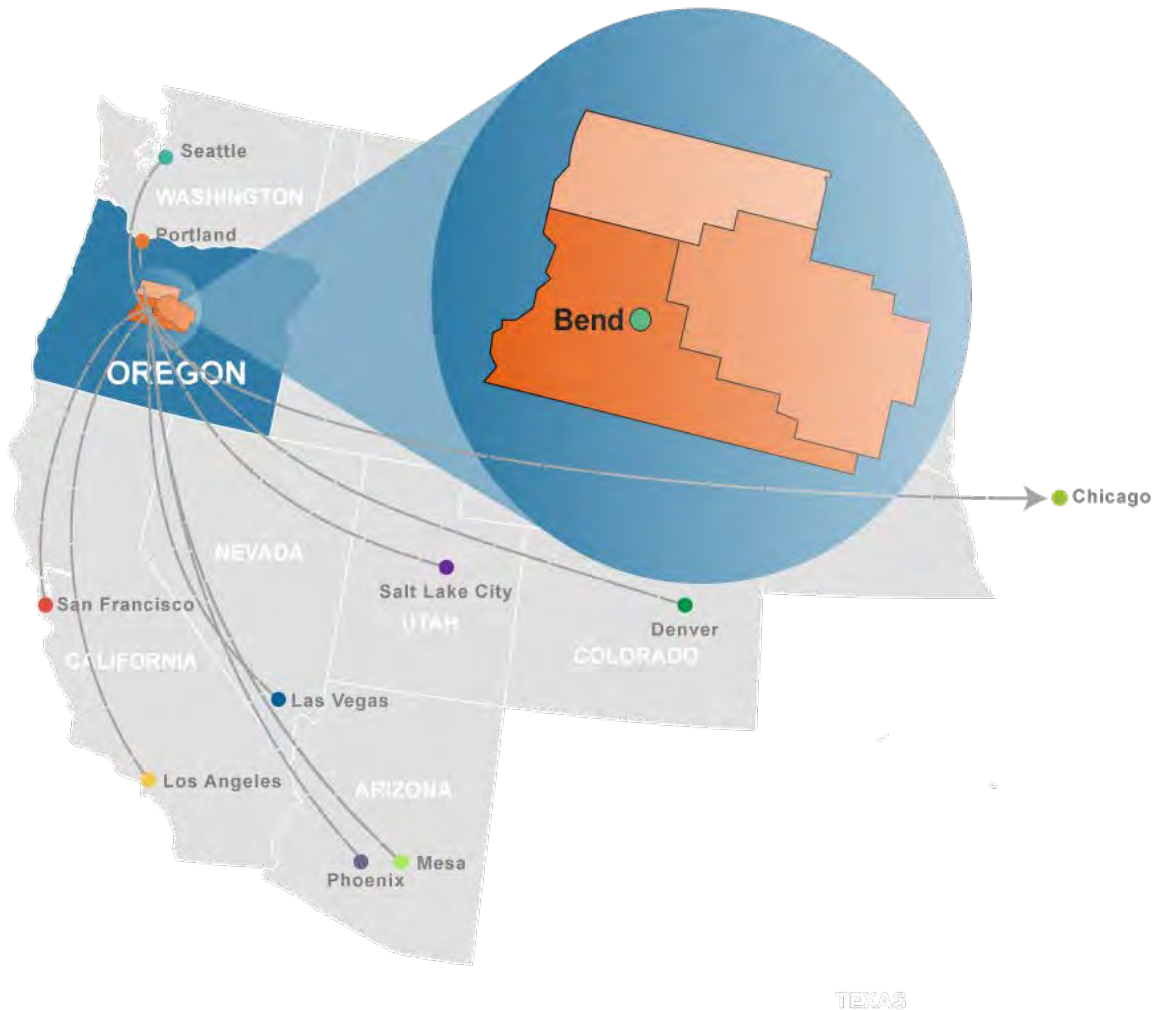
116,665



Bend-Redmond MSA GDP Per Capita:
(2017 estimate from the [Bureau of Economic Analysis](#))

\$46,903

*Bureau of Economic Analysis data is only available for the Bend-Redmond MSA



Access to and from our region has never been easier with six national carriers flying 60+ segments daily to 10 international airports. The best part? Travel through the Redmond airport is a breeze.

POPULATION



Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region’s growth with thousands of new residents moving to the area from all over the country every year. At the same time, the region’s ability to attract young families has resulted in strong birth rates.

POPULATION CHANGES FOR CENTRAL OREGON		
Area	Percent Change 2010 - 2020	Net Migration % 2010 - 2019
Oregon	10.1%	76.9%
Counties		
Deschutes County	19.9%	90.6%
Jefferson County	9.8%	64%
Crook County	10.3%	115%

“Net migration is one of Oregon’s competitive advantages as we have historically been able to attract new residents to the state, expanding the labor force.”

Damon Runberg
Regional Economist,
State of Oregon Employment
Department

Source: [Population Research Center](#), PSU 2020. (April 1, 2010 to July 1, 2020)

NEW RESIDENTS, NEW IDEAS & NEW ENERGY

#6
FASTEST
POPULATION
GROWTH IN
THE U.S.

- U.S. CENSUS, 2018

With over 4.5 million visitors flocking to Central Oregon each year, it proves a great introduction to our region's culture, lifestyle and a great first impression for businesses. Central Oregon and the Bend-Redmond MSA continually top the nation in population growth. In fact Bend has been among the 15 fastest growing cities in the U.S. four of the last five years. While our population grows, so does our workforce. We're cultivating a community that has consciously decided to live here and work towards making our region an even better place to live.

POPULATION TOTALS FOR CENTRAL OREGON

Area	2000	2010	2015	2019	2020	% Growth 2010-2020
Oregon	3,421,399	3,837,300	4,013,845	4,236,400	4,268,055	10.1%
Crook County	19,184	21,020	21,085	23,440	23,440	10.3%
Deschutes County	115,367	157,905	170,740	193,000	197,015	19.9%
Bend	52,029	76,740	81,310	91,385	92,840	17.3%
La Pine	<i>Not incorporated</i>	1,660	1,670	1,900	2,005	17.2%
Redmond	13,481	26,225	27,050	30,600	32,215	18.6%
Sisters	959	2,040	2,280	2,985	3,220	36.6%
Unincorporated	48,898	51,240	53,151	66,130	66,735	23.2%
Jefferson County	19,009	21,750	22,445	23,840	24,105	9.8%
Tri-County Total	153,560	200,675	214,270	240,280	244,560	17.9%





Source: Population Research Center, PSU. 2000 & 2010 Census numbers are for April 1 of that year; 2015-2020 data are for July 1 of that year.

MOVE

We guide employers outside the region through the relocation process as a resource for regional data, incentives, talent, site selection, and A-Z problem solving.

Business Cost Comparison

Oregon offers more incentive programs to traded sector businesses (companies that sell products or services outside the area) than Washington and California combined. Even without taking those incentives into consideration, Oregon is still a more cost-effective choice for doing business. Contact EDCO for a detailed look at the business costs in Central Oregon.

		OR	CA	WA
Avg. Electricity Rate (¢/kWh)		6.06¢	13.65¢	4.68¢
Avg. Natural Gas Rate (\$/kcf)		\$4.82	\$6.80	\$8.09
State & Local Sales Tax Rate		None	8.5%	9.2%
State Business Tax Climate Index		#8	#48	#19

Sources: [Tax Foundation 2020](#), [US Energy Information Association \(Natural Gas\) May 2020](#), [US Energy Information Association \(Electricity\) May 2020](#)



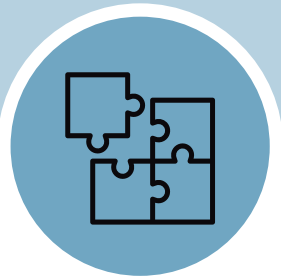
"When we relocated our engineering firm to Deschutes County, EDCO was incredibly helpful. They assisted us with finding our new office space and provided invaluable support as we navigated the paperwork to pursue various tax incentive programs. Since our move, they have been extremely supportive with finding new employees and connecting with various business services in the area. Central Oregon has proven to be an excellent place to base our business and we are grateful to EDCO for their continued support." - Terri L. Johnson, President and CEO, TJP Engineering Inc.

Case Study: TJP Engineering



TJP Engineering works with zoos, aquariums and marine parks across the globe, designing and engineering large-scale, custom aquatic systems. In early 2019 TJP decided that a move to southern Deschutes County would be beneficial for both their company and their employees. Early on TJP reached out to EDCO, who introduced them to tax incentive programs, assisted with identifying possible office space and provided local contacts for various business services – from banking to human resource support. Company culture and employee well-being are high priorities for TJP and the move has given their employees a better lifestyle including convenient travel through Redmond’s airport, access to more affordable housing with wider options for homeownership and a plethora of year-round recreation opportunities.

RELOCATE & EXPAND



Get connected to our growing industry clusters that include: Brewing, Bioscience, Outdoor Products, Technology, Automotive, Aerospace, and Advanced Manufacturing.



Our tools to help your company include: linking with the local supply chain, finding talent, incentives, business finance, and more.



We help you navigate the regional and local real estate market, infrastructure and permitting processes.



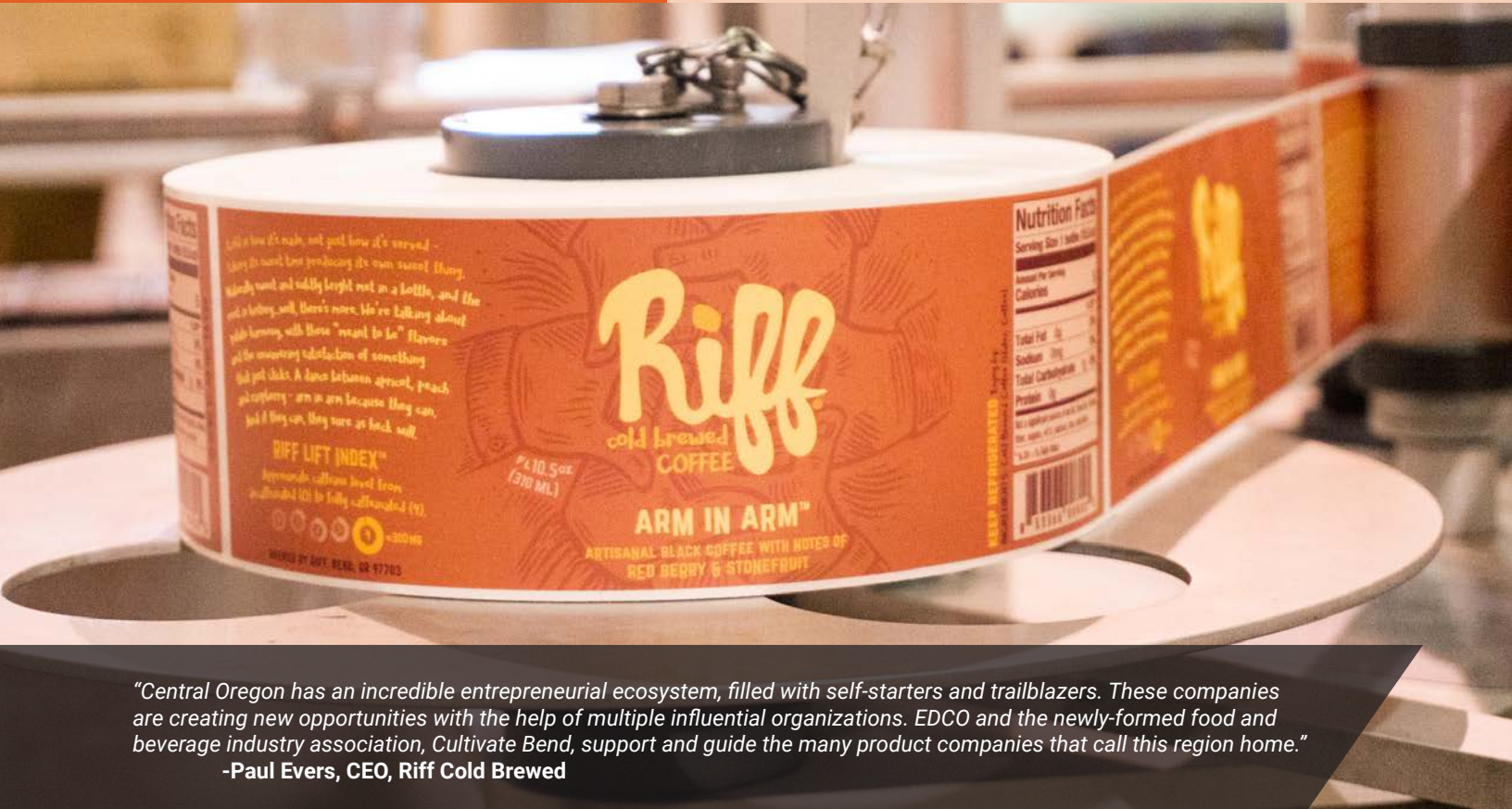
WHY CENTRAL OREGON?

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state & local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure. EDCO's resources and connections can help your business make the right decisions when choosing a new home.

START

We mentor and advise scalable young companies from concept to exit on issues such as access to capital, critical expertise and business strategy.



"Central Oregon has an incredible entrepreneurial ecosystem, filled with self-starters and trailblazers. These companies are creating new opportunities with the help of multiple influential organizations. EDCO and the newly-formed food and beverage industry association, Cultivate Bend, support and guide the many product companies that call this region home."

-Paul Evers, CEO, Riff Cold Brewed

Case Study: Riff Cold Brewed



Riff Cold Brewed was born from a mission to produce the world's most delicious cold brewed coffee. Serial entrepreneur Paul Evers (also behind Bend staple Crux Fermentation Project), along with a crew of other Central Oregonians, started Riff in late 2017. They opened a bottling and production facility in Redmond, along with the first-of-its-kind Cold Brew Taproom in Bend.

Riff is a great example of how economic development programs are poised to help companies grow. From the beginning, they worked with Redmond Economic Development (REDI) to utilize different tax incentive programs, while connecting with other community resources to help the company position itself to grow more efficiently. In October 2019, Riff presented and won funding at the Bend Venture Conference (BVC), the largest angel conference in the West.

With innovation at its core, Riff has taken the craft brewing expertise to create the next great variation in energy drinks. The funding they received from BVC allowed them to further develop their latest product, Alter Ego, a natural plant-based energy drink brewed from coffee's little-known fruity pulp, cascara, a traditionally wasted byproduct of coffee.

ENTREPRENEURIAL SUPPORT



A driving force for our economic performance is a collaborative and inclusive entrepreneurial community. This is supported via the number of new business registrations, which has outpaced far larger cities. In 2018, Bend entrepreneurs registered one new business for every 26 residents, the most registrations per capita of any medium or large city in the state.

The region is large enough to provide resources and access to capital that help new entrepreneurs get started, while still being small enough that those resources are interconnected to support businesses as they grow. Unique to Central Oregon, given its size, are the numerous community resources and assets that are available. Assets managed by EDCO include monthly Central Oregon PubTalks, the Stable of Experts (mentors) and the largest Angel Conference in the West, the Bend Venture Conference.

METROPOLITAN AREAS WHERE FIRST FINANCINGS ARE RISING				
Area	National Rank	% Change (Annualized) 2013-2017	National Rank	% Change (Annualized) 2009-2014
Des Moines-West Des Moines, IA	1	7.7%	No Rank	0.0%
Lexington-Fayette, KY	1	7.7%	23	7.5%
Boulder, CO	3	5.4%	No Rank	0.0%
Bend-Redmond, OR	4	5.3%	3	31.6%
Columbus, OH	5	4.7%	18	12.3%

Source: Startupsusa.org, April 2018. (April 1, 2010 to July 1, 2017)

While the general trend shows that the total amount of startup funding is down across the country, this is not the case in Central Oregon, according to the Center for American Entrepreneurship. Deschutes County placed #4 among all U.S. metros for growth in first financings of startups from 2013-14 to 2016-17 and #3 in the preceding period.

GROW

We partner with local traded-sector companies to help them grow and expand, offering them the very same incentives and assistance as relocation projects.



"From our initial startup days through our expansion today, it is refreshing to work with organizations like EDCO, the Redmond Chamber and the City of Redmond. These groups have worked side by side with our team to get us where we are today and have been an asset to our growing business. They are prime examples of organizations focused on supporting sustainable business growth and helping develop a stronger community for years to come!"

-Matt Tobolski, President and Founder, BASX Solutions

Case Study: BASX Solutions



BASX Solutions is an industry leader in the design and manufacturing of high-efficiency data center cooling solutions, cleanroom systems, custom HVAC solutions, and more. Headquartered in Redmond since 2014, BASX has customers across the U.S. and around the globe. They recently broke ground on a new 75,000 square foot building expansion, allowing the company to consolidate its operations while substantially increasing their manufacturing capacity.

The expansion will give BASX approximately 200,000 square feet of manufacturing space while bringing additional jobs to what is already one of the city's largest employers, nearly doubling their employee count once their facilities are operational and fully staffed.

Part of what drew BASX to Central Oregon in 2012 was the fact that Redmond stood out as a city that values and supports business and manufacturing operations. It became clear quickly that the City, Redmond Economic Development, Inc., the Redmond Chamber, and other organizations work together collectively to support job growth. The ability for these entities to work together seamlessly lured BASX to the region and has spurred their expansion, allowing them to continue focusing on delivering their products to critical industries.

#2
FASTEST JOB GROWTH IN THE U.S.
- BLS, 2017

MANUFACTURING EMPLOYMENT GROWTH (2010-2019)	
U.S.	15.1%
Oregon	28.4%
Deschutes County	67.7%
Redmond	97.7%

Source: State of Oregon Employment Department, 2020

Private sector employment growth in the region was **26% higher** than Oregon’s average over the last 10 years, and is projected to **grow by 18%** through 2024.

- Business Oregon’s Regional Competitive Industry Analysis, 2016

Workforce Development



Improving the Readiness and Employability of Central Oregon’s Future Workforce

Now in its fourth year, Youth CareerConnect (YCC) continues to connect employers and students with real work experience throughout Central Oregon. By supporting internships and experiential learning opportunities in the community, YCC has made it simpler for schools and employers to connect while fostering a work-ready labor force for years to come.



YCC is equipped to support virtual internships with local companies now that remote learning and remote work are the new norm. High School, college and alternative education students can access virtual training and support, including resume building, interview preparation, guidance for professional work ethics, and more. Since its inception, YCC has built a rolodex of over 200 business partners and placed more than 260 students in meaningful internships. Personalization for both the business and the student is at the core of what YCC does, and why it continues to thrive. To get involved with Youth CareerConnect, visit: youthcareerconnect.org.

DESCHUTES COUNTY
#1
COUNTY RECEIVING MOST INVESTMENT IN OREGON
 -SMARTASSET, 2020

“Bend enjoys a truly collaborative environment. Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed.”

Scott Allan
 GM, Hydro Flask

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

INCOMING INVESTMENT BY COUNTY IN OREGON						
Rank	County	Business Growth	GDP Growth (millions)	New Building Permits (per 1,000 homes)	Federal Funding (per capita)	Incoming Investment Index
1	Deschutes	13.3%	\$1,556	23.1	\$211	66.48
2	Multnomah	7.4%	\$6,153	20.3	\$539	61.54
3	Washington	6.5%	\$3,459	12.5	\$340	50.61
4	Crook	7.3%	\$116	11.9	\$225	48.26
5	Clackamas	6.1%	\$2,664	10.2	\$612	47.33
7	Jefferson	7.0%	\$86	11.1	\$192	47.17
	Oregon Totals	3.3%	\$779	7.1	\$265	

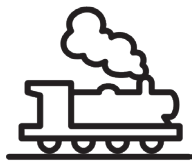
Source: [SmartAsset, 2020](#)

TRANSPORTATION



AIR

Redmond Municipal Airport (RDM; www.flyrdm.com) provides commercial air service with 30 daily round-trip flights to Denver, Las Vegas, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Francisco, and Seattle via five carriers (Alaska, Allegiant, American, Delta, and United).



RAIL

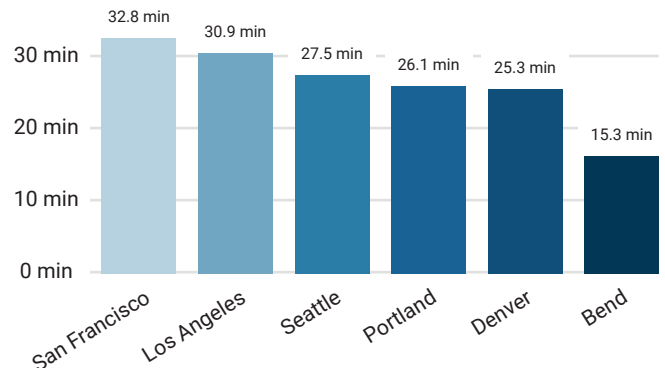
Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR) and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada and Mexico.



FREIGHT

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

Average Commute Times



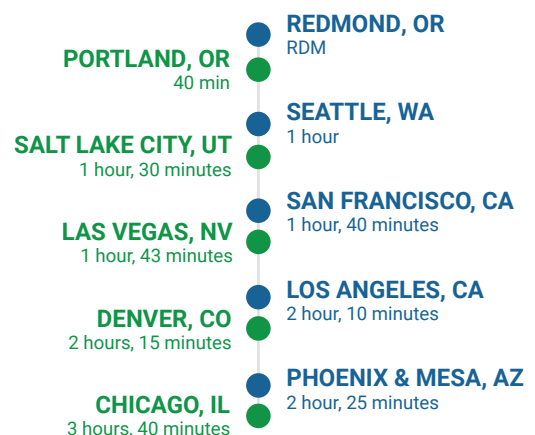
The Central Oregon average commute time is **21 minutes** each way, saving the average worker **over one work week per year!**

Source: Census.gov 2019

Travel Time & Distance by Car



Travel Time By Air





UTILITIES

Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy and reliability.



EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, our higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.



HEALTHCARE

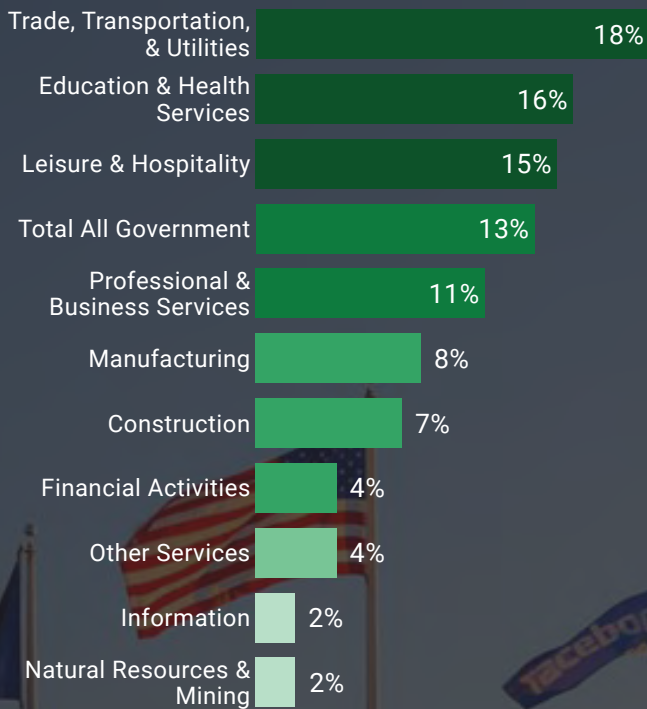
Top quality healthcare is one of Central Oregon's crown jewels. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

TOP EMPLOYERS

CENTRAL OREGON RANKED #1 IN THE NATION FOR GDP GROWTH AT 8.1%

- Bureau of Economic Analysis, 2016

2020 Central Oregon Industry Composition



Source: State of Oregon Employment Department, 2019

According to the Oregon Employment Department, 78% of Oregon establishments have nine or fewer employees and the average private establishment employs 11 people.

Still, a number of large employers operate successfully here, tapping into Central Oregon's ever-expanding workforce, the overall low cost of doing business and business-friendly local governments. This year, the top 50 private companies collectively employ more than 22,000 Central Oregonians, or roughly 22.5% of the region's current total employment.

Rank		2019 Central Oregon Largest 50 Private Employers	Employees	
2019	2018		2019	2018
1	1	St. Charles Health System regional	4,447	4,183
2	3	Bright Wood Corporation	1,138	986
3	4	Les Schwab regional	1,080	926
4	2	Sunriver Resort	1,000	1,100
5	6	Mt. Bachelor	975	840
6	5	Safeway regional	853	878
7	7	Fred Meyer regional	667	628
8	NL	Rosendin Electric	609	--
9	10	Summit Medical Group	587	538
10	8	McDonald's regional	536	615
11	9	IBEX	480	540
12	11	PCC Schlosser	465	450
13	12	Consumer Cellular	400	440
14	15	Lonza, formerly Bend Research	385	361
15	16	Black Butte Ranch	375	360
T-16	18	Costco	350	339
T-16	37	Facebook	350	201
18	19	Mosaic Medical	341	303
19	13	Opportunity Foundation	335	381
20	14	JELD-WEN Windows and Doors	315	375
T-21	20	Eagle Crest, Aimbridge Hospitality	300	300
T-21	NL	Pronghorn Resort	300	150
23	17	Deschutes Brewery	296	340
T-24	22	BendBroadband/TDS Telecom	280	280
T-24	23	Brasada Ranch	280	275
26	25	G5	278	258
27	27	The Center (Ortho/Neuro)	274	252
28	T-28	Contact Industries	270	250
29	26	Bi-Mart regional	251	254
30	32	Epic Air	250	230
31	33	PacificSource	243	223
32	36	Keith Manufacturing Co.	235	210
T-33	32	Riverhouse on the Deschutes	220	220
T-33	T-38	Tetherow	220	200
35	31	10 Barrel Brewing Co.	216	236
36	43	Medline ReNewal	210	182
37	41	First Interstate Bank	203	191
38	T-38	Athletic Club of Bend	200	200
39	30	Navis	199	237
40	40	Touchmark at Mt. Bachelor Village	196	196
41	T-49	Target	190	150
42	42	Neighbor Impact regional	186	190
43	45	Indian Head Casino	180	180
44	46	J Bar J Youth Services	174	174
45	48	High Lakes Health Care regional	170	157
46	47	Sunriver Owners Association	165	162
47	51	Rebound Physical Therapy regional	157	144
48	T-49	Sunriver Brewing Company regional	155	150
49	44	Ray's Food Place regional	150	181
50	NL	Western Heavy Haul & SMAF	142	121

NL = Not Listed
T = Tied

FOUNDATIONS OF CENTRAL OREGON'S ECONOMY

BREW (Craft Brewing, Distilling and Fermentation)

- Central Oregon is home to breweries, both big and small, with Deschutes Brewery topping the list, brewing over 339,000 barrels in 2017
- 33 breweries, 4 cideries and 10 distilleries in the region
- Bend has more breweries per capita than Portland, Oregon!
- With nearly 77,000 visitors a week and 4.5 million visitors a year, it's safe to say this is a region that really knows (and loves) its craft beer

- Brewers Association, 2017, Oregon Brewers Guild, 2017, Forbes, 2016

**10 BARREL
BREWING CO**

**DESCHUTES
BREWERY**



crux fermentation project

**#1
BEST CRAFT
BEER TOWNS
IN AMERICA**

-MATADOR NETWORK, 2016

**#2
LARGEST HOP
GROWING
STATE**

-OREGON BREWERS
GUILD, 2017

**#3
BREWERIES
PER CAPITA
IN THE U.S.**

-C&R RESEARCH, 2019

BIO (Pharmaceutical, Research and Manufacturing, Medical Devices, and Bioscience Software)

Producing everything from titanium implants to cutting edge research in new drug treatments, our bioscience industry has been experiencing double-digit year-over-year employment growth for the past several years. Quietly, Central Oregon's bioscience industry has grown to more than 30 companies employing 3,000 people. The region's lifestyle has proven capable of attracting world-class technical and science talent that purposely moves here and stays.



PHILIPS

Lonza

**ThermoFisher
SCIENTIFIC**

FOUNDATIONS OF CENTRAL OREGON'S ECONOMY

REC (Outdoor Gear & Apparel)

- The region is home to a diverse array of outdoor product companies, with some of the best-known names in the industry calling Central Oregon home
- 100+ outdoor industry product companies
- Home to the Oregon Outdoor Alliance (OOA) and Oregon's Office of Outdoor recreation, both of which are dedicated to connecting & cultivating Oregon's outdoor industry
- The country's first dedicated startup accelerator for the outdoor industry, Bend Outdoor Worx, is located in Bend
- The country's only four-year degree for outdoor product development at OSU-Cascades
- Home to Bend Outdoor Worx BreakOut, the only early-stage funding event in the U.S. focused solely on outdoor product companies



**BEST
MULTI-SPORT
TOWN IN THE U.S.**

- OUTSIDE MAGAZINE, 2017



TECH (Software, Electronics, IT & Data Centers, and Renewable/Alternative Energy)

- Including software companies, electronics manufacturers, alternative/energy services, and data centers, the region has over 130 tech companies employing nearly 2,000 people
- Five dozen software companies call the region home (with most headquartered here)
- "Bend hosts a growing tech sector, which should see the gains from the development of local talent through Oregon State University-Cascades."
- The Milken Institute 2017 Best Small Cities
- "Bend ranked #16 among U.S. metro areas for high-tech startup density."
- The Kauffman Foundation



#2

**NUMBER OF HIGH-
TECH INDUSTRIES**

-MILKEN INSTITUTE, 2017



FOUNDATIONS OF CENTRAL OREGON'S ECONOMY

Aviation/Aerospace (Aircraft and related components)

The production of light aircraft in Central Oregon spans back more than 30 years and over that time, 25 aircraft have moved through the process of design on paper to flight – several in scaled production. Along with these aircraft, many suppliers of specialized equipment have followed. Our region's "special sauce" in the industry? Composite (carbon fiber) fabrication and innovation that make our OEM's and supply chain companies unique on a national and even global scale. But it's not all just manufacturing. We have some of the most successful flight training programs in the country with both fixed-wing and helicopter flight schools serving the global industry.



Building Products (Windows, Doors, Moldings & Specialty Products)

For much of the region's economic history, wood products manufacturing was the dominant industry employing Central Oregonians and forming the foundation for other business activity. While we've diversified dramatically over the past three decades, the manufacturing of products used in residential and commercial construction still plays a very important role for the region's economy. Competing on a global scale, businesses in this industry have innovated and automated their way to becoming leaders in their respective sub-industries. The region, like Oregon in general, is salted with many specialty wood products companies including cabinet manufacturing, custom furniture and even our own cluster of musical instrument businesses.



FOUNDATIONS OF CENTRAL OREGON'S ECONOMY

Automotive

Make no mistake, we're not the next Detroit of auto manufacturing. We are, however, home to a number of innovative companies in the automotive sector. Les Schwab Tire Centers, with its headquarters in Bend and several million square feet of distribution in Prineville, is just one example. Founded in Central Oregon in 1950, Les Schwab has grown to one of the largest independent tire retailers in the U.S. Meanwhile, German-based Daimler is growing its presence in the U.S. with a state-of-the-art truck proving grounds in Madras. A host of small but successful specialty automotive companies call the region home, making everything from race car fuel tanks and push rods to performance components for trucks, motorcycles and propulsion systems.



Advanced Manufacturing

Somewhat of a catch-all for a number of established and emerging companies in a widely diverse set of sectors, the region has dozens of manufacturers that are leaders among their peers. Specialties include metal fabrication, precision machining, Swiss machining, industrial coatings, 3-D metal printing, materials conveying systems and technology, and clean room design and manufacturing.



LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

**BEST
PLACES
TO LIVE ON
\$55,000**
-SMARTASSET, 2017

**#1
SMALL CITIES
FOR BUSINESS
AND CAREERS**
-FORBES, 2016

**#1
BEST PERFORMING
SMALL CITY THREE
YEARS IN A ROW!**
-MILKEN INSTITUTE, 2016,
2017 & 2018

**BEST
MULTI-SPORT
TOWN**
-OUTDOOR MAGAZINE, 2017

**#14
WORLD'S BEST
SKI TOWNS**
-NATIONAL GEOGRAPHIC, 2017

**#8
BEST
PLACES TO LIVE
IN THE U.S.**
-NEW YORK POST, 2016

30 Golf Courses



Miles and miles of trails



Thriving Arts & Culture Scene



33 Breweries & counting



300 Days of Sunshine



ABOUT EDCO

Founded in 1981, EDCO is a non-profit corporation supported by private and public members and stakeholders. Our mission is to create a balanced and diversified economy with a strong base of middle-class jobs in Central Oregon.

To do this, we focus on helping companies do the following:

MOVE. We guide employers outside the region through the relocation process as a resource for regional data, incentives, talent, site selection, and more.

START. We mentor and advise scalable young companies from concept to exit on issues such as access to capital, critical expertise and business strategy.

GROW. We partner with local traded-sector companies to help them grow and expand.

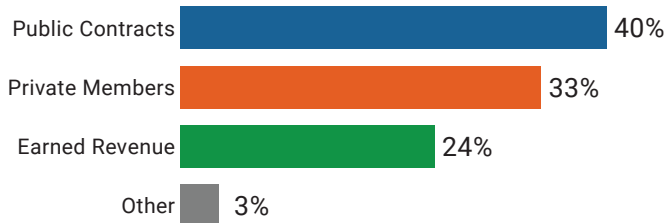
EDCO Platinum Members

AmeriTitle
 BendTel
 Cascade Natural Gas
 Central Electric
 Cooperative, Inc.
 Central Oregon
 Community College
 City of Bend
 City of La Pine
 City of Madras /
 Jefferson County
 City of Prineville / Crook
 County
 City of Redmond
 City of Sisters
 Combined
 Communications
 Deschutes County
 First Interstate Bank
 Mid Oregon Credit Union
 OSU-Cascades
 Pacific Power
 River Bend Capital
 Schwabe, Williamson &
 Wyatt
 SGA CPA's & Consultants
 St. Charles Health
 Systems
 U.S. Bank

EDCO'S RESULTS

Fiscal Year	Companies	Jobs (New & Retained)	New Capital Investment
2019 - 2020	39	401	\$55.7 million
2018 - 2019	23	240	\$58.4 million
2017 - 2018	28	240	\$192.6 million
2016 - 2017	44	776	\$600.5 million
2015 - 2016	36	266	\$24.2 million
2014 - 2015	35	594	\$102.6 million
Totals	205	2,517	\$1.01 billion

EDCO'S Funding Sources



Additional information available at EDCOINFO.COM

- Upcoming networking events, luncheons, conferences, and more
- EDCO Info Hub: current comprehensive data for Central Oregon
- Stable of Experts: a network of seasoned professionals with a passion for start-ups and small businesses
- Success stories from regional businesses
- Business news on EDCO's blog

EDCO Contact Information

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Prineville/Crook County

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 541.233.2015

Sisters

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Sunriver/La Pine

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 541.536.1432

The background of the entire page is a scenic landscape featuring a dense forest of evergreen trees in the foreground and middle ground, leading up to a range of rugged mountains with patches of snow under a clear blue sky. The EDCO logo is centered in the middle of the image, with the tagline 'MOVE START GROW' to its right.

EDCO MOVE
START
GROW

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EDCOINFO.COM

[#EDCOINFO](https://twitter.com/EDCOINFO)

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