

FOR SALE

61894 & 61904 Pettigrew Rd., Bend, OR, 97702
Residential Development Opportunity



3.5 AC (2 parcels) | \$2,300,000 | Prime Central Bend Location

This level, build-ready site offers exceptional flexibility for a range of residential development opportunities, including single-family homes or townhomes. With utilities available and mature trees throughout, the property provides a desirable blend of functionality and character, creating a strong foundation for an attractive residential setting. Positioned within a high-growth pocket of Bend near 27th Street, the location delivers convenient access to key amenities such as St. Charles Medical Center, nearby shopping and grocery options, parks, and outdoor recreation. The surrounding area continues to see both residential and commercial expansion, reinforcing long-term value. The property also benefits from strong connectivity to major roadways and surrounding neighborhoods, making it an ideal location for future residents. This is a standout opportunity for developers looking to capitalize on a well-located, development-ready site in one of Bend's most active growth corridors.

Dinah Green, Principal Broker
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OFFERING SUMMARY:

- Price: \$2,300,000
- Total Land Area: 3.5 Acres (Two Parcels)
- Parcel Breakdown:
 - 61904 Pettigrew Rd – 1.6 Acres (Well-maintained home)
 - 61894 Pettigrew Rd – 1.9 Acres (Older home)
- Price per SF: ~\$15.10/SF
- Zoning: Standard Density Residential (RS)

PROPERTY HIGHLIGHTS:

- 3.5 Acres Total – Two Contiguous Parcels Offered Together
- Flat, Usable Site with Existing Utilities
- Ideal for Single-Family Homes, Townhomes, or Infill Development
- Central Bend Location Near St. Charles Medical Center, Retail & Parks
- Located in a High-Growth Corridor off 27th Street



**Lot lines are Approximate

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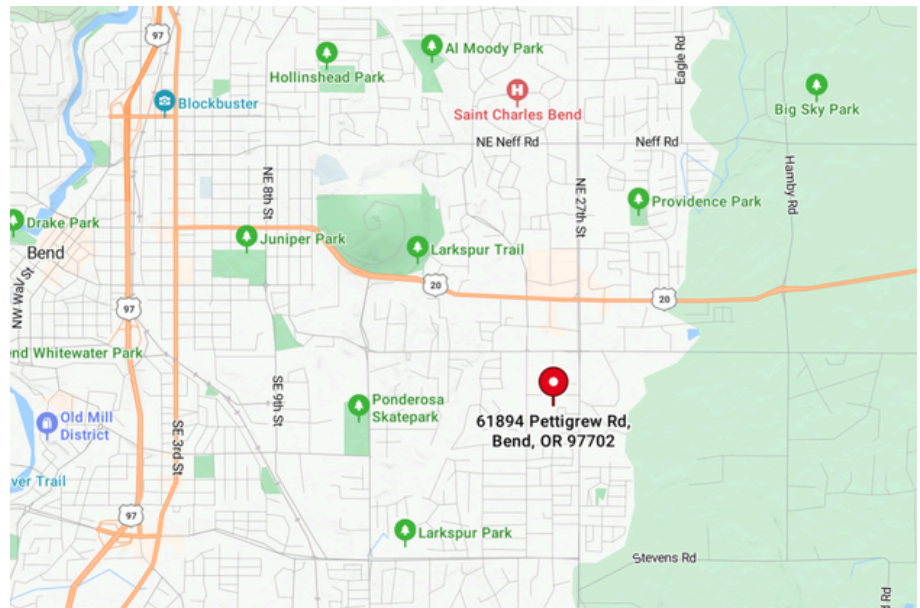


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