

FOR SALE

1.01 AC | \$750,000

Mixed-Use Shovel-Ready Land

404 NW 25th Street, Redmond, OR 97756



PROPERTY DETAILS

Sale Price: \$750,000
Lot Size: 1.01 Acres / 43,631 SF
Topography: Flat
Zoning: Mixed Use Neighborhood (MUN)

HIGHLIGHTS

- Mixed Use Neighborhood (MUN) site in a dense residential area allowing for commercial/residential development
- Currently approved for a 12-unit live-work-loft residential/commercial development
- Potential uses include single family and multifamily housing, retail, restaurant and cafes, professional offices, personal services, grocery stores, community centers, assisted living, schools, and day care
- Flat and shovel ready
- All utilities stubbed to the site

Terry O'Neil, Broker | Ron Ross, Broker

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541.408.1202 | www.CompassCommercial.com

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OPPORTUNITY DESCRIPTION

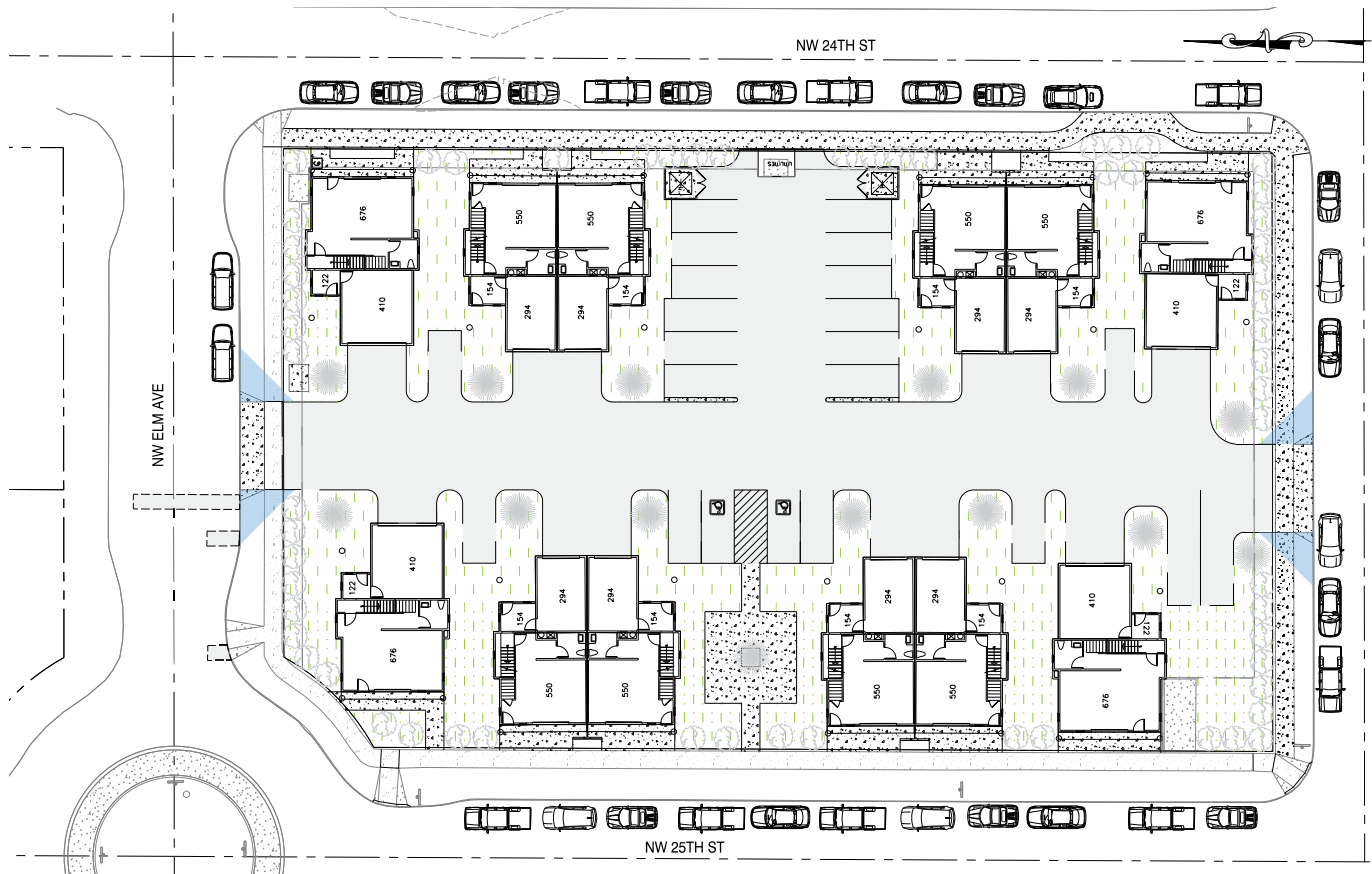
Seize this exceptional opportunity to develop a versatile property at 404 NW 25th Street in the thriving community of Redmond, OR. This vacant building site is a prime canvas for your vision, whether it's residential, commercial, or a blend of both, thanks to its advantageous MUN zoning.

The MUN zoning designation in Redmond is designed to promote the development of pedestrian-friendly neighborhoods that combine residential, commercial, and community spaces. This zone encourages a blend of uses that create vibrant, sustainable, and convenient living environments.

KEY FEATURES

- **Flat Terrain:** Ready for immediate construction, saving you time and money on site preparation.
- **Utilities Stubbed:** All essential utilities are stubbed to the site, ensuring a smooth and efficient build process.
- **Strategic Location:** Situated in a rapidly growing area with easy access to major roads, shopping, dining, and recreational amenities.
- **Development Potential:** Ideal for mixed-use development, combining residential units with commercial spaces, perfectly aligning with Redmond's growth and community needs.

12-UNIT SITE PLAN (CONCEPTUAL)



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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