

FOR SALE

1.98-15.01 AC AVAILABLE

Juniper Ridge Light Industrial Lots

Lots 1-4, Bend, OR 97701



OWNER/USER DEVELOPMENT OPPORTUNITY



LES SCHWAB TIRES HEADQUARTERS



PACIFIC POWER SERVICE CENTER & TRAINING FACILITY

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FOR SALE

\$1,315,298 - \$9,650,547

Juniper Ridge Light Industrial Lots

PROPERTY DESCRIPTION

Lots 1–4 in Juniper Ridge's Large Tract 8 together offer approximately 15.01 acres of light industrial land with direct access to Cooley Road and strategic access to the new Cooley Road interchange and Highway 97. The lots provide flexibility for a range of development strategies, whether developed individually or as part of a larger master-planned campus. The subdivision is expected to be fully partitioned by December 2025.

Zoned Light Industrial (IL), the properties are well suited for a variety of industrial and commercial uses. In-place CC&Rs and design guidelines ensure consistent development quality throughout the business park.

The surrounding area hosts major employers and active development, including Les Schwab Headquarters, Serán Bioscience's new commercial manufacturing campus, and Pacific Power's recently completed \$40 million facility. Juniper Ridge continues to experience rapid growth, with an estimated 1,500 new jobs anticipated in the next year.

Located within the Bend Enterprise Zone, the properties are eligible for potential property tax abatements, enhancing long-term value and return potential. With infrastructure in place, a strategic location within Juniper Ridge, and strong demand drivers nearby, these four lots represent a rare opportunity in one of Central Oregon's most active employment corridors.

JUNIPER RIDGE MAP



PROPERTY HIGHLIGHTS

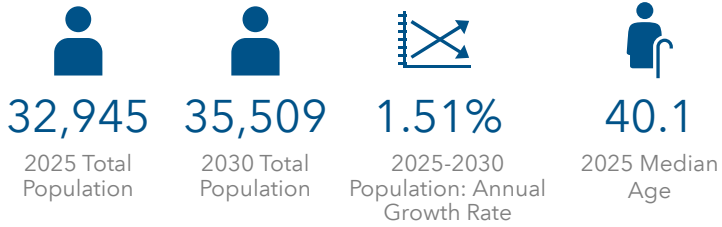
- **Large industrial lots ideally suited for owner/user**
- **Approximately 1,500 jobs** being added to Juniper Ridge in the next 12 months
- **In-place CC&R's and Design Guidelines** to protect the quality of development
- **Fully improved** with water, sewer, power, gas, and telecom to site
- **Located in the Enterprise Zone** – eligible for property tax abatements
- **Strategic visibility and access** via the new Cooley Road interchange
- **Surrounded by hundreds of millions in new development**, including the \$130M Bend Public Works campus and the \$200M Serán Bioscience expansion, and multiple architect-designed new buildings
- Ideal for **owner-user** seeking a premium location in a strategic and fast growing location
- Zoned Light Industrial (IL)

FOR SALE

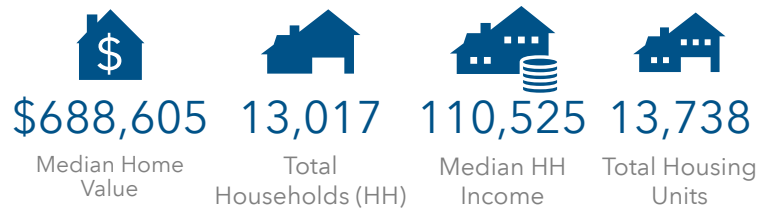
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DEMOGRAPHICS - THREE-MILE RADIUS

POPULATION STATS



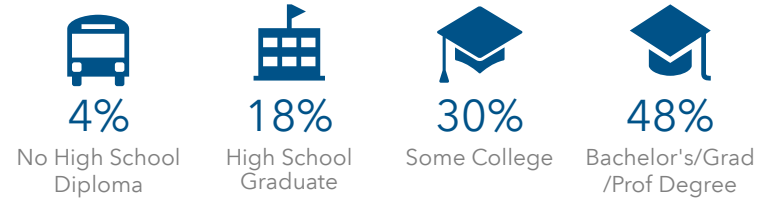
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



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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