

FOR SALE

2.38 AC | \$1,410,000

Highway 97 Development Opportunity

2285 S Hwy 97, Redmond, OR 97756



NEARBY SHOPPING PLAZA

PROPERTY DETAILS

Sale Price:	\$1,410,000
Lot Size:	2.38 AC
Price/SF:	\$13.60
Zoning:	Strip Service Commercial (C1)

HIGHLIGHTS

- One of the last development opportunities with S Hwy 97 frontage
- C-1 zoning allows for retail, restaurant/fast food, office and residential uses
- Traffic counts exceeding 14,000 (AADT) along SW Canal Blvd and 34,900 (AADT) on Hwy 97
- Utilities stubbed to the property
- minimal topographical challenges

Grant Schultz, SIOR, CCIM | Jay Lyons, SIOR, CCIM

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541.383.2444 | www.CompassCommercial.com

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REAL
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SERVICES

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DEMOGRAPHICS - 3-MILE RADIUS

POPULATION STATS


34,993

2026 Total
Population


37,614

2031 Total
Population


1.46%

2026-2031
Population: Annual
Growth Rate



38.4

2026 Median
Age

HOUSING STATS


\$557,468

Median Home
Value


13,649

Total
Households (HH)


92,515

Median HH
Income


14,298

Total Housing
Units

BUSINESS STATS



4.6%

Unemployment



41,563

Per Capita
Income



1,600

Total
Businesses



13,394

Total
Employees

EDUCATION STATS



6%

No High School
Diploma



30%

High School
Graduate



32%

Some College



33%

Bachelor's/Grad
/Prof Degree



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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