

FOR SALE

1.01 AC | ~~\$750,000~~

A Rare Opportunity for Senior Living or Mixed-Use Development

404 NW 25th Street, Redmond, OR 97756

**PRICE REDUCED TO
\$650,000**



AI-generated conceptual rendering of senior living concept. Design and details are subject to change.

UNLOCK THE POTENTIAL IN REDMOND, OREGON!

Imagine the possibilities! This 1.01-acre site is a blank canvas for an innovative senior living community or a dynamic mixed-use development. With its prime location and flexible Mixed Use Neighborhood (MUN) zoning, this property offers the ideal foundation for a vibrant, connected, and thriving neighborhood.



Terry O'Neil, Broker | Ron Ross, Broker

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COMMERCIAL

**REAL
ESTATE
SERVICES**

~~\$750,000~~

PROPERTY DETAILS

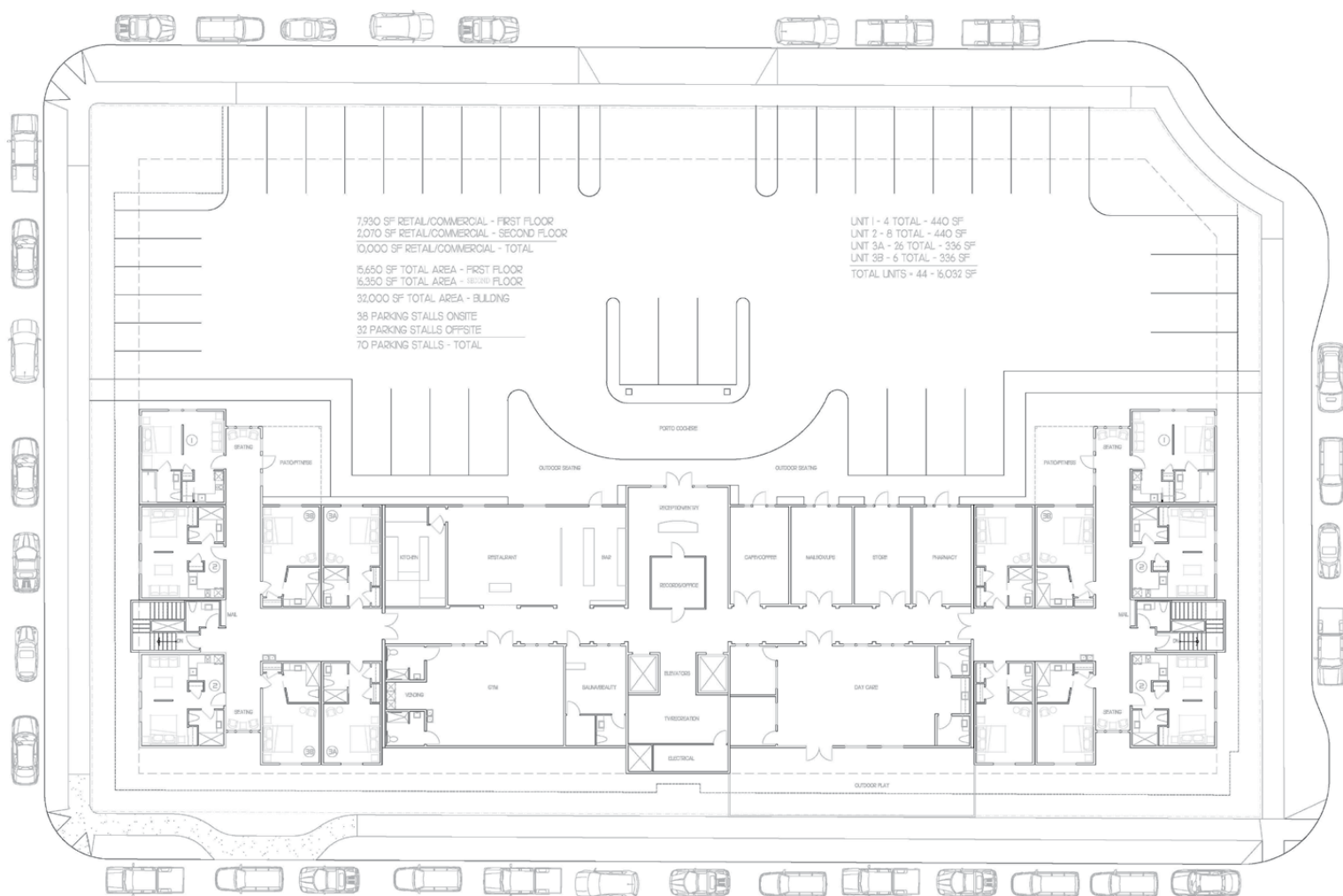
Sale Price:	\$750,000 \$650,000
Lot Size:	1.01 Acres / 43,631 SF
Topography:	Flat
Zoning:	Mixed Use Neighborhood (MUN)

PROPOSED SENIOR LIVING SITE PLAN

This visionary concept offers a premier senior living environment that enhances quality of life with exceptional amenities and thoughtful design:

- 44 Modern Residential Units
- Dedicated Assisted Living & Independent Living Spaces
- Vibrant Retail & Commercial Spaces (10,000 SF Total)
- Onsite Amenities: Upscale Dining, Fitness & Recreation Areas
- 70 Parking Stalls (Onsite & Offsite) for Ultimate Convenience

POTENTIAL SENIOR LIVING SITE PLAN



WHY THIS PROPERTY?

- **Shovel-Ready & Flat Terrain:** Save time and money—jumpstart your development now!
- **Fully Stubbed Utilities:** A seamless start to construction with all essential services in place.
- **Unbeatable Location:** Just minutes from major roads, retail hubs, dining hotspots, and outdoor recreation.
- **Endless Development Flexibility:** Perfect for senior housing, commercial spaces, or a blend of both.
- **Expert Planning Support:** The property owner is a skilled architect who can assist with design and development strategies.

ZONING & DEVELOPMENT POTENTIAL

Positioned in one of Redmond's fastest-growing areas, the MUN zoning requires a mix of residential and commercial uses to create a balanced, pedestrian-friendly, live-work-play environment. Bring your vision to life with a range of possibilities, including:

- Premier Senior Living Facility & Independent Residences with Integrated Services
- Retail, Restaurants, and Boutique Café Spaces to Activate the Community
- Professional Offices & Essential Personal Services for Convenient Access
- Multifamily Housing Combined with Commercial Spaces to Support Local Growth
- Community-Centered Amenities like Daycare, Schools, or Recreation Centers

POTENTIAL MIXED USE SITE PLAN

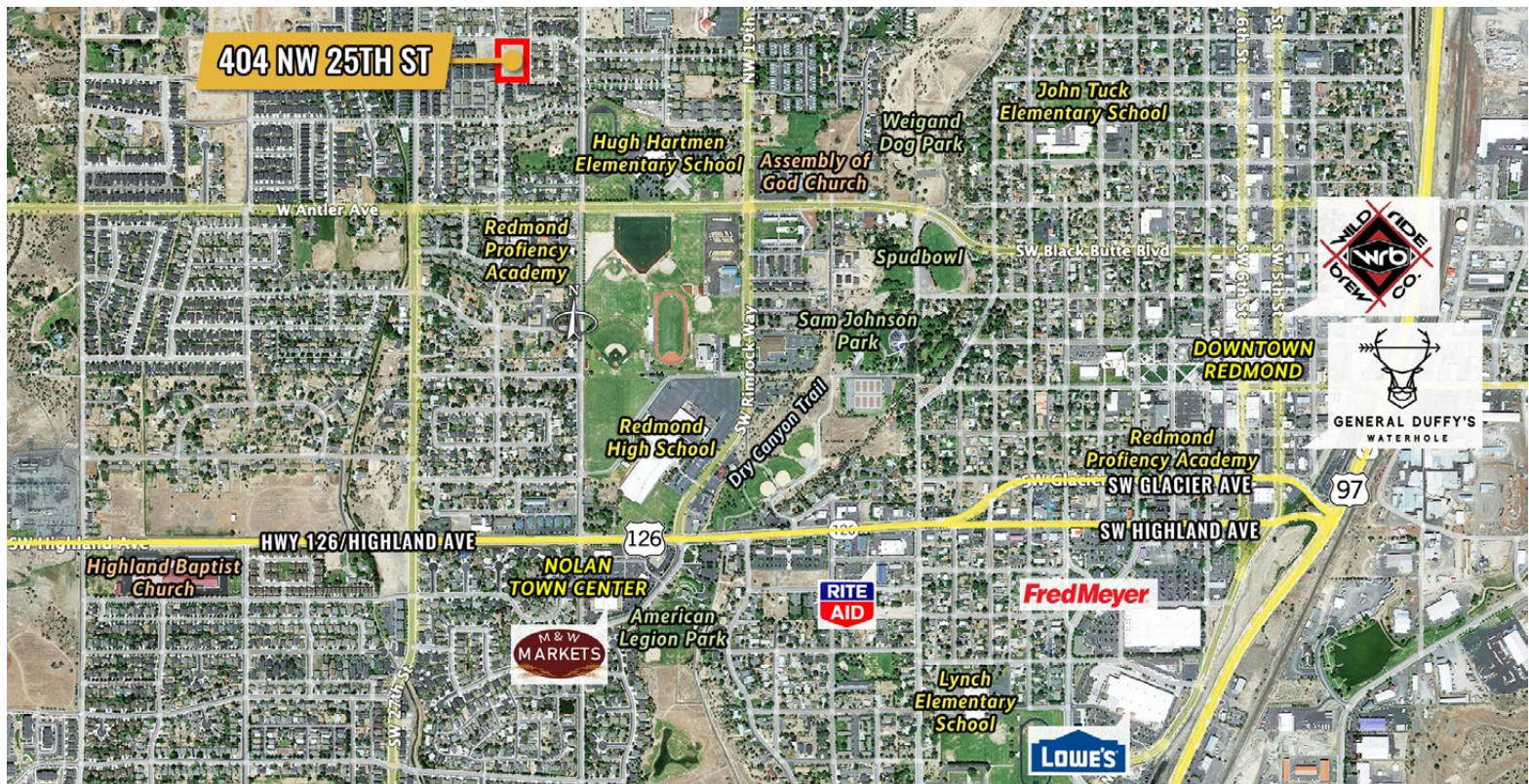
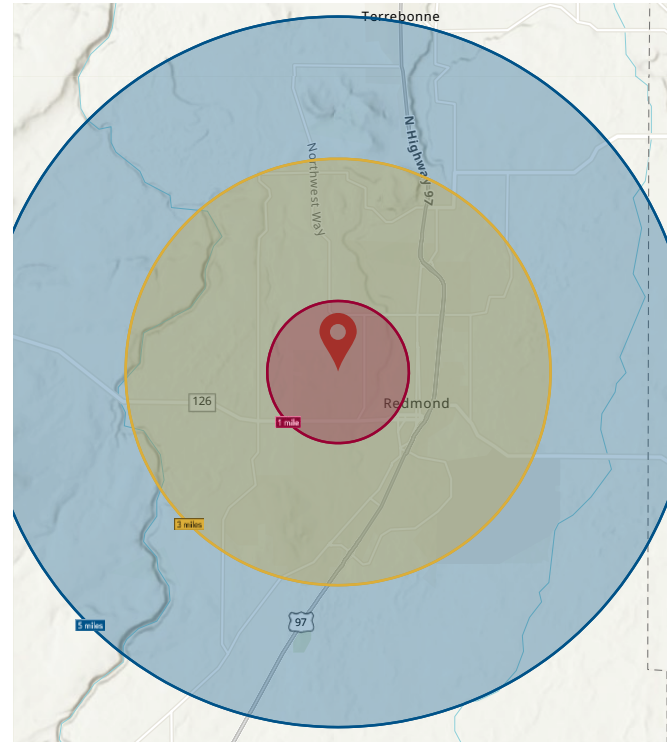


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	2024 POPULATION	12,129	39,193
	2024 DAYTIME POPULATION	9,039	37,724
	2029 POPULATION	13,067	42,445
	2010-2020 GROWTH RATE	2.90%	2.24%
	2023-2028 GROWTH RATE	1.50%	1.61%
	2024 MEDIAN AGE	36.8	40.4
HOUSING	2024 TOTAL HOUSEHOLDS	4,569	14,925
	2024 AVG. HOUSEHOLD INCOME	\$87,930	\$93,421
	2024 MED. HOME VALUE	\$567,282	\$546,890
	2024 TOTAL HOUSING UNITS	4,719	15,622
	2024 OWNER OCCUPIED UNITS	2,992	9,635
	2024 RENTER OCCUPIED UNITS	1,577	5,705
LABOR	2024 VACANT HOUSING UNITS	150	697
	2024 TOTAL BUSINESSES	220	1,635
	2024 TOTAL EMPLOYEES	2,221	15,170
	2024 UNEMPLOYMENT RATE	4.2%	4.5%



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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