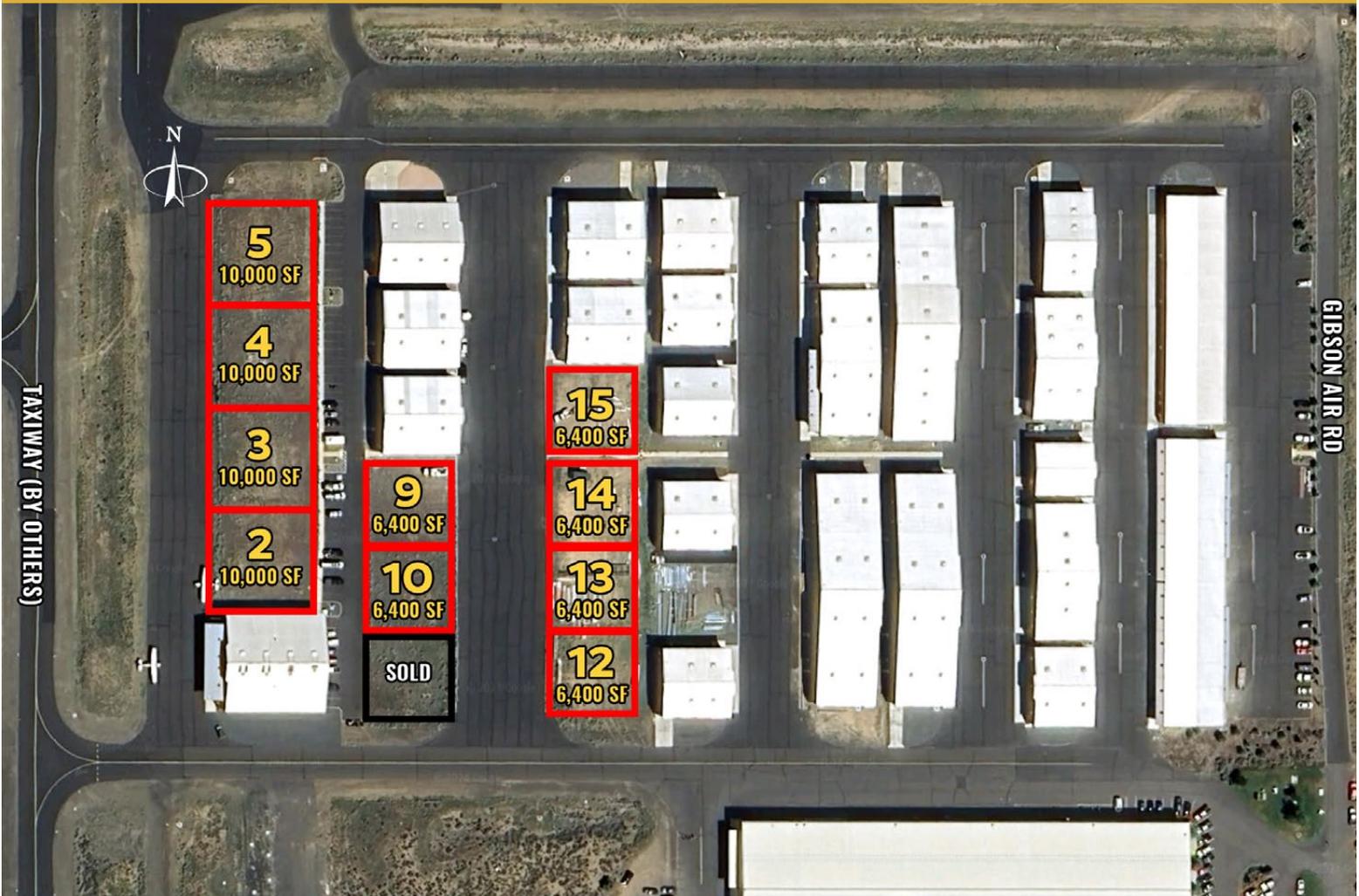


**FOR SALE**

**\$275,000-\$425,000**

# Development-Ready Hangar Sites at Bend Municipal Airport (KBDN)

63205 Gibson Air Road, Bend, OR 97701



**BUILD NOW! BENEFIT FROM BEND'S NEW CONTROL TOWER COMING SPRING 2026**



**Robert Raimondi, CCIM**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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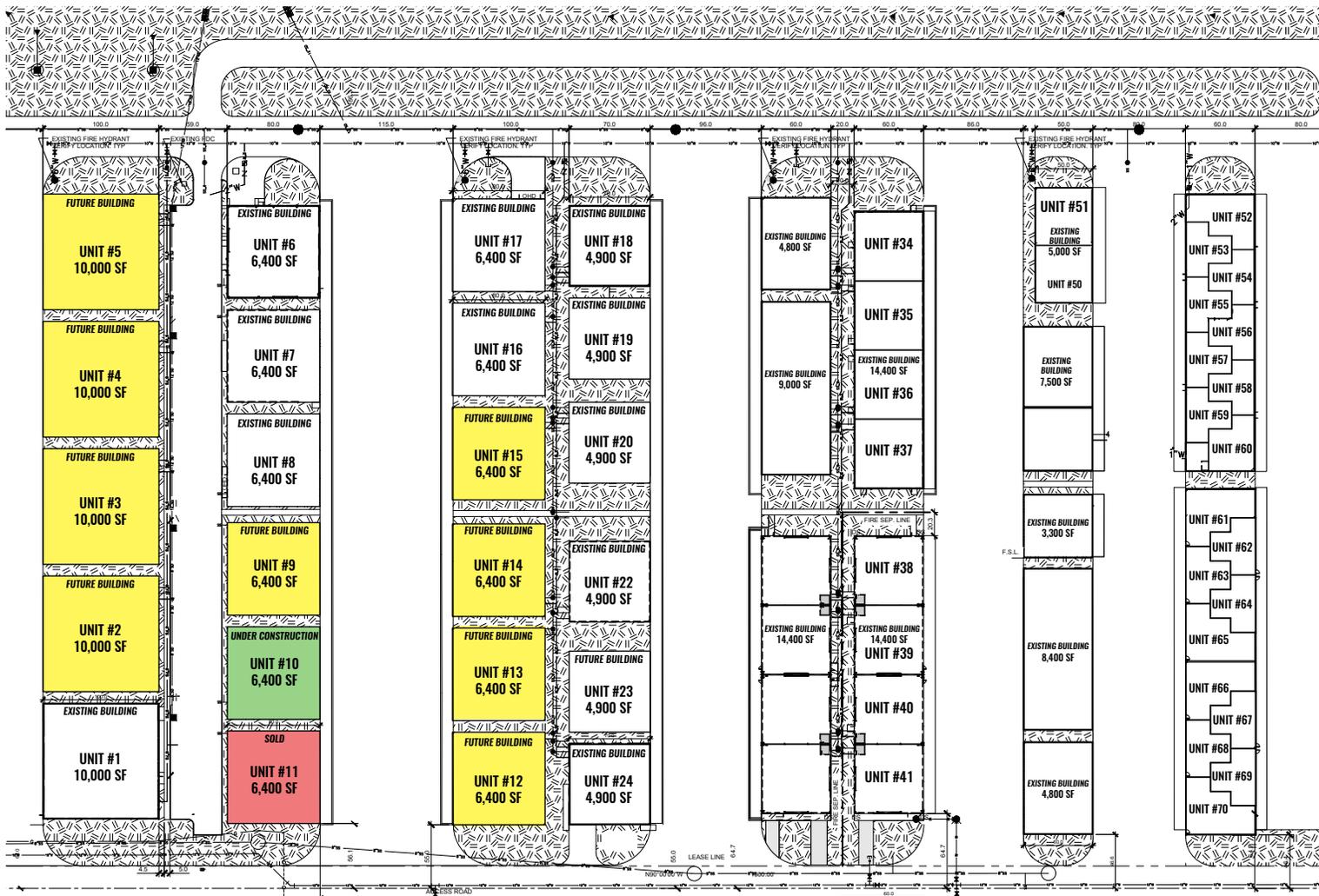
**REAL ESTATE**  
SERVICES

**FOR SALE**

**\$275,000-\$425,000**

# Brand New Hangar at Bend Municipal Airport

LOT	SF	PRICE	PPSF	HIGHLIGHTS
2	10,000	\$395,000	\$39.50	<ul style="list-style-type: none"> <li>Hangar development rights within an established general aviation hub</li> <li>Flexible build options with utilities in place</li> <li>Strategic location for aircraft owners and aviation-related businesses</li> <li>Zoned AOD, ASD, EFUAL &amp; AS with direct taxiway access</li> <li>Adjacent to Epic Aircraft and multiple aviation service providers</li> <li>Land lease cost is in addition to price listed</li> </ul>
3	10,000	\$395,000	\$39.50	
4	10,000	\$395,000	\$39.50	
5	10,000	\$425,000	\$42.50	
9	6,400	\$295,000	\$46.10	
10	6,400	Under Construction, Call For Details		
<del>11</del>	<del>6,400</del>	<del>SOLD</del>		
12	6,400	\$325,000	\$50.79	
13	6,400	\$275,000	\$42.97	
14	6,400	\$275,000	\$42.97	
15	6,400	\$275,000	\$42.97	



## BEND MUNICIPAL AIRPORT (KBDN)

Bend Municipal Airport, located approximately 5–6 miles northeast of downtown Bend, sits at an elevation of 3,459 ft (1,054 m) and spans 415–420 acres. As a designated Category 2 – High Activity Business and General Aviation airport, it ranks as the third-busiest airport in Oregon by annual takeoffs and landings.

### KEY STATS

- **Aircraft Operations:** ~141,000/year (~380/day); 99% general aviation; <1% air taxi/military
- **Runway:** Single asphalt runway 16/34, 5,201–5,270 ft length, with full-length parallel taxiways
- **Facilities:** 78 city-owned hangar spaces (~139,000 sq ft), plus leased parking (58,000 sq ft); aviation business park with ~18 companies employing 1,000+ people



## NEW AIR TRAFFIC CONTROL TOWER

Bend is currently the only one of Oregon’s top-five busiest airports operating without a control tower—until now! After breaking ground in August 2024, a brand-new 115-ft, eight-story air traffic control tower is under construction east of Runway 16/34.

### PROJECT BUDGET: ~\$15 MILLION TOTAL

- \$1.6 M for design, \$9.1 M for construction (City of Bend)
- Additional federal grants: \$3.75 M FAA Airport Improvement Program + \$1.29 M FAA Contract Tower grant

### TIMELINE:

- Limited Notice to Proceed issued July 1, 2024
- Steel frame erected through late 2024
- Operational readiness targeted for 2026 (completion expected Spring 2026, after minor delays from original Oct 2025 date)

Once operational, this tower—the tallest structure in Bend—will significantly enhance safety, enable efficient sequencing of flights, support future growth, and elevate Bend Municipal’s profile alongside other control-towered airports like PDX, HIO, and RDM.

**FOR SALE**

63205 Gibson Air Road, Bend, OR 97701



Broker is 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.



**Robert Raimondi, CCIM**

Broker

Cell 541.771.2020

[rraimondi@compasscommercial.com](mailto:rraimondi@compasscommercial.com)

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