

FOR SALE
INDUSTRIAL LAND



FOR SALE
INDUSTRIAL LAND

FAIRGROUNDS BUSINESS PARK PHASE I

Deerhound Ave | Redmond, Oregon 97756

IMPROVED SALES PRICE: \$8.00/SF

**LISTING PRICE
JUST REDUCED
\$160,030!**



Well located M-1 Industrial lot adjacent to the Deschutes County Fairgrounds and Expo Center. Only 2.1 miles from the Redmond Airport. This is an excellent opportunity for an owner/user to construct their own facility with excellent access to US Highway 97 via the southend Airport Way interchange.

Majority of utilities have been established and in-street. Utilities and improvements include power, telco, hydrants, and sidewalks. Adjacent in-street utilities from Deerhound include gas, water, and sewer.

Take advantage of these improvements for your development and be a part of a flourishing business neighborhood. Call Lising Brokers for more information.

TAX LOT #103
1.84 Acres | Zoned: M-1
(Light Industrial) 1.84 Acres
(80,150+/-SF)
Enterprise Zone

NOW OFFERED: \$641,200
\$8.00/SF

BRIAN FRATZKE
CCIM, PRINCIPAL
541-480-2526 [C]
BRIAN@FRATCOMMERCIAL.COM

TOM TAPIA
CCIM, PRINCIPAL
541-390-2900 [C]
TOM@FRATCOMMERCIAL.COM

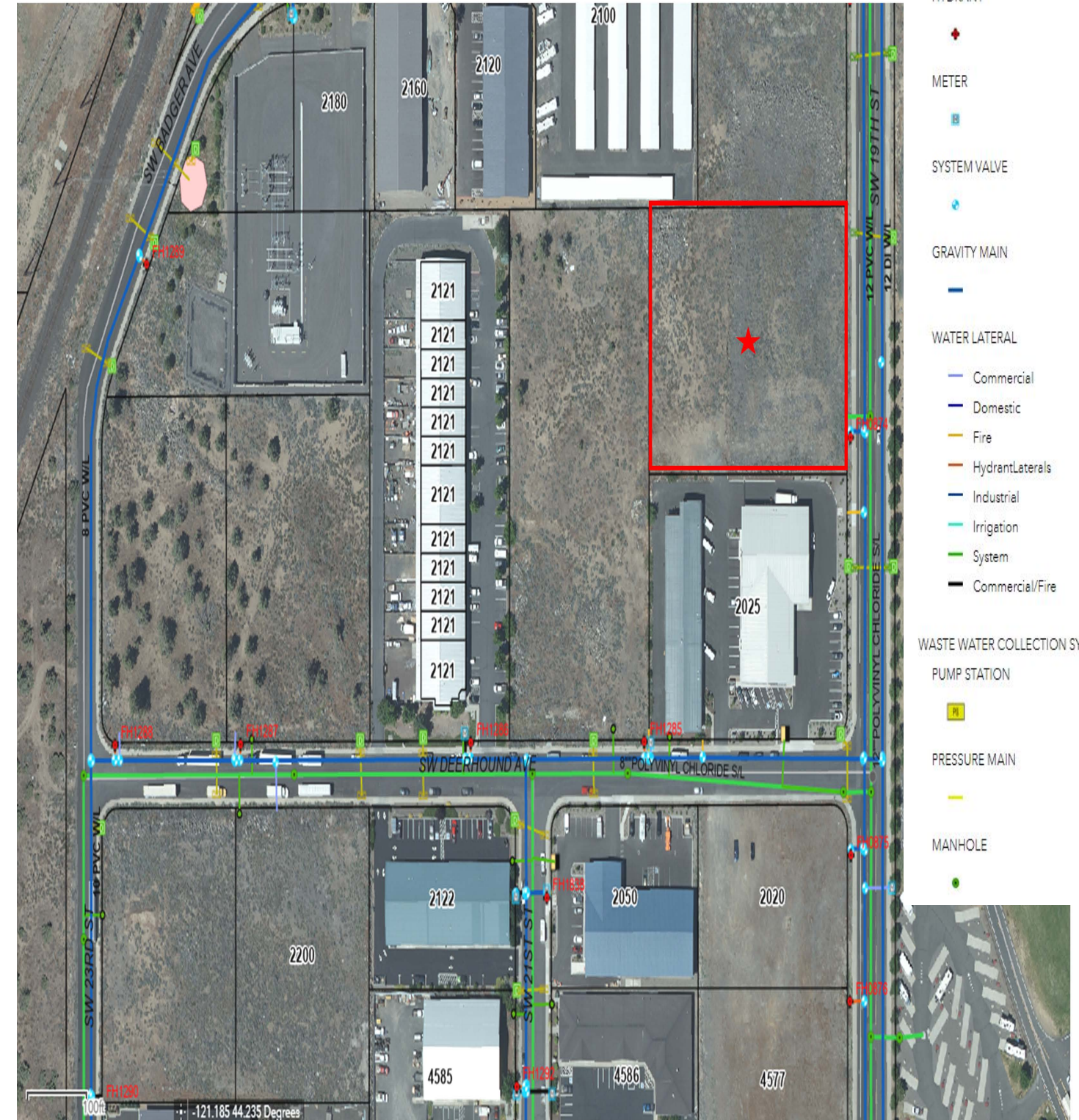
FRATZKE
COMMERCIAL REAL ESTATE
With You Every Square Foot of the Way.

Brian Fratzke, CCIM, Principal
brian@fratcommercial.com | O 541-306-4948 C 541-480-2526

Tom Tapia, CCIM, Principal
tom@fratcommercial.com | O 541-306-4948 C 541-390-2900

FRATZKE
COMMERCIAL REAL ESTATE
963 SW Simpson Ave Suite 220 | Bend, OR 97702
541-306-4948 | www.fratzkecommercial.com

DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



Legend

- Redmond Infrastructure**
- WATER DISTRIBUTION SYSTEM**
- HYDRANT
 - METER
 - SYSTEM VALVE
 - GRAVITY MAIN
 - WATER LATERAL
 - Commercial
 - Domestic
 - Fire
 - Hydrant/Laterals
 - Industrial
 - Irrigation
 - System
 - Commercial/Fire
- WASTE WATER COLLECTION SYSTEM**
- PUMP STATION
 - PRESSURE MAIN
 - MANHOLE

