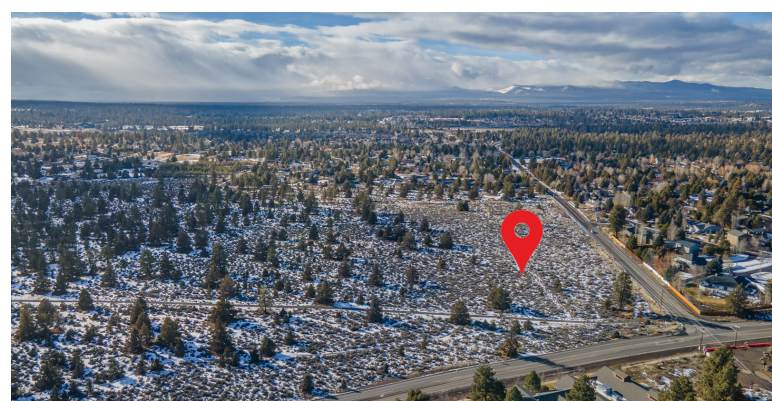
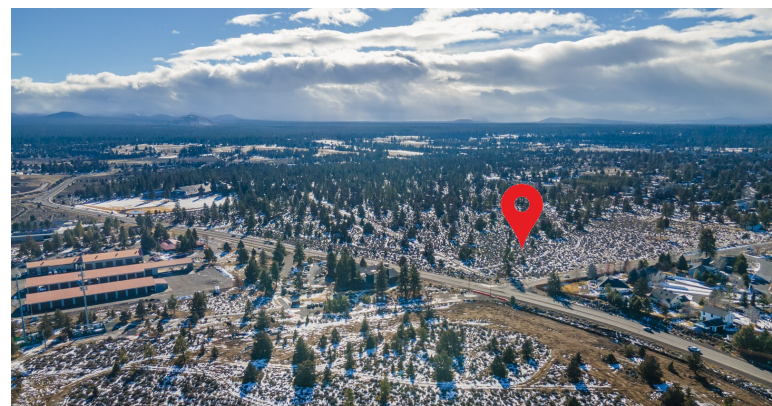


FOR SALE

Ferguson & 27th | Bend, OR 97702



Offering Summary

Lot Size	+/-4 Acres
Price	\$2,100,000
Zoning	CG (Commercial General)
Traffic Count	Approx 20,000 ADT

Listing broker has interest in the ownership entity.

Commercial Development Land for Anchor/Grocery Store

Located at the gateway to SE Bend on the corner of Ferguson and 27th for maximum visibility and traffic. Ideal for an anchor tenant/grocery store use and retail pad. Zoned General Commercial, the most flexible commercial zoning.


Land lease or owner carried transaction possible. Property is fully annexed. Lot lines are approximate and subject to plat approval.

The SE Elbow of the UGB has been identified as a **Key Opportunity Area** for Urban Renewal and Housing Incentives.

More than 100 acres within the SE Elbow are under contract development including high-density residential development, and single family neighborhoods.

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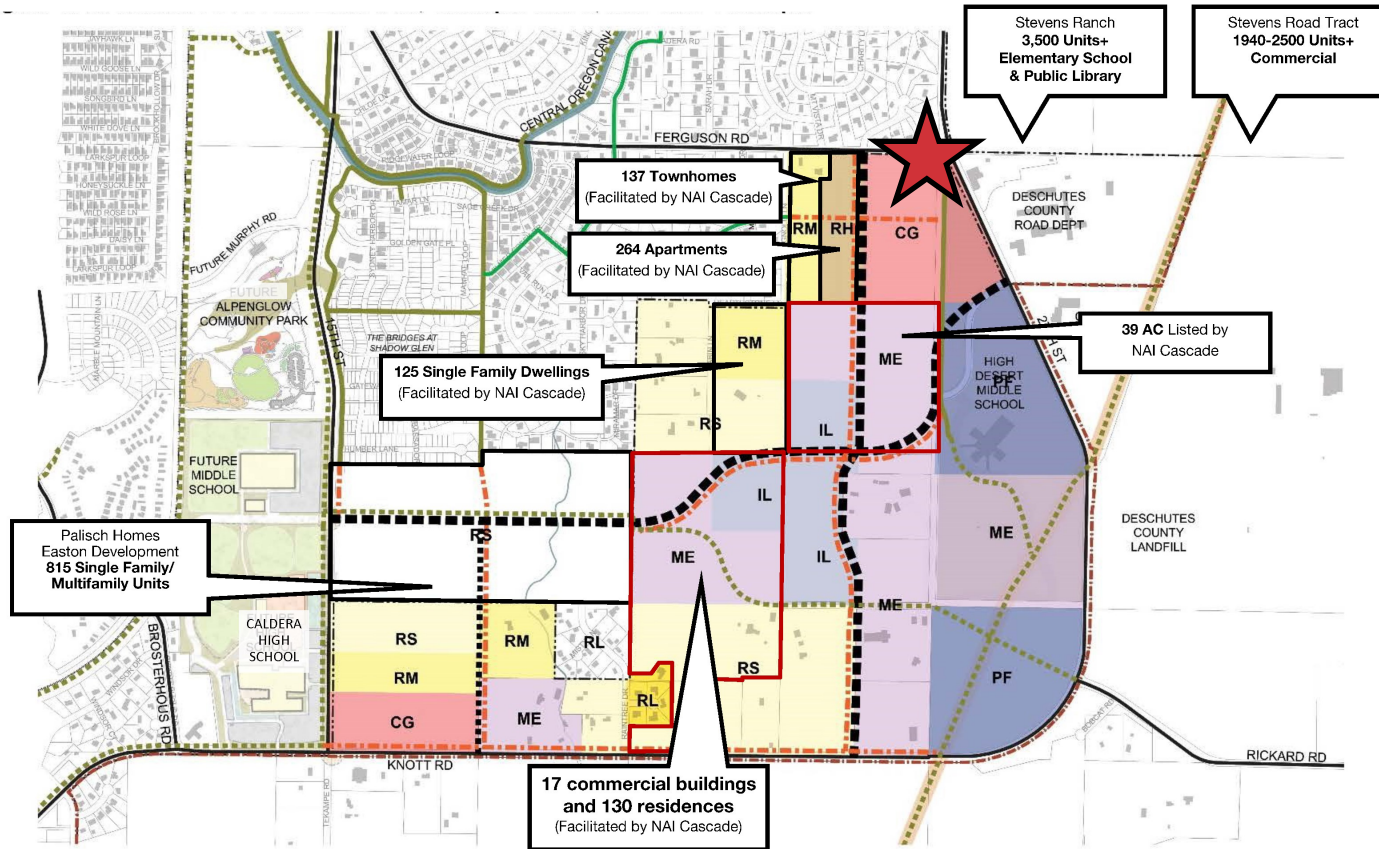
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 Scalehouse Lp
Suite 1B
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Land Use



LAND USE,
TRANSPORTATION,
AND TRAIL CONCEPTS

- Existing Facility
- BPRD Multi-Use Path*
- Multi-Use Path
- 2- or 3-Lane Collector
- 2-Lane Local or Collector
- Low Stress Network Route

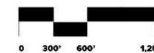
COMPREHENSIVE PLAN DESIGNATIONS

- CG - Commercial General
- IL - Industrial Light
- ME - Mixed Employment
- RH - Residential Urban High Density
- RM - Residential Urban Medium Density
- RS - Residential Urban Standard Density
- RL - Residential Urban Low Density

SUBJECT TO CHANGE
7/10/2020

Note: Multi-use paths
can be incorporated into
roadway design

*Trails identified in the BPRD Comprehensive Plan are referred to as multi-use paths in the City's development code



Location Highlights

- Situated South of Ferguson and SE 27th St, Hearthstone Ln to the West and Diamond Ln to the East which also serves as an access point to 27th St and High Desert Middle School.
- Abutting North Peak Development's proposed 137 townhomes and 264 apartments.
- Adjacent to High Desert Middle School
- Nearby Hayden Homes Magnolia Meadows with 125 proposed single family dwellings.
- Nearby Easton Development which includes 815 residential units.
- Nearby Stevens Ranch Master Plan with 1,710 proposed residential units, elementary school and public library
- Nearby Stevens Road Tract with 2,500 proposed rooftops.
- Nearby Bend's newest school: Caldera High School which will house approximately 1,600 students at capacity.

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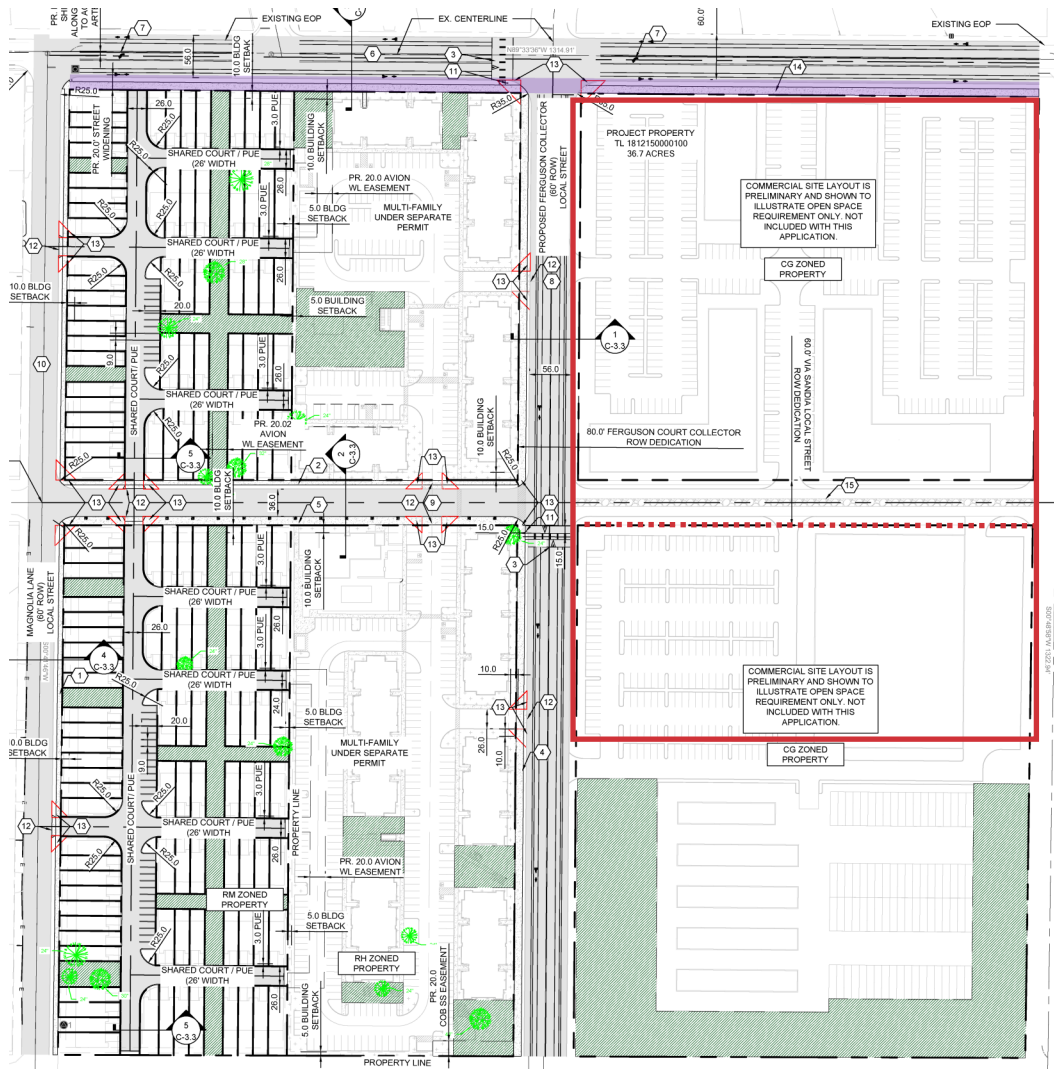
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Preliminary Site Plan



Zoning

General Commercial (CG):

The General Commercial District provides a broad mix of commercial uses that have large site requirements, are oriented to the higher classification roadways and provide services to the entire City and surrounding area.

Permitted Uses:

- New residential use as part of a mixed-use development
- Retail sales and service
- Restaurants (with or without drive-through)
- Offices and clinics
- Convention center/meeting rooms
- Lodging
- Daycare
- Wholesale sales
- Entertainment and recreation (enclosed or outdoor)
- Institutions of higher education
- Warehouses
- Transportation, freight and distribution.

Utilities

- Cascade Natural Gas
- Central Electric
- Avion Water
- City Sewer on Ferguson, SE Area Plan Pump Station



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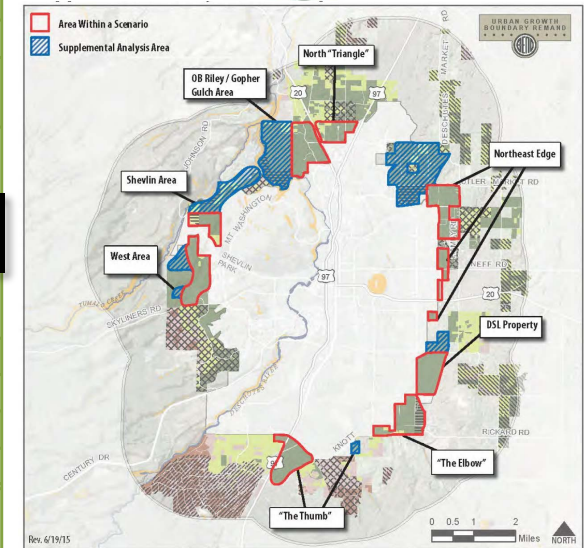
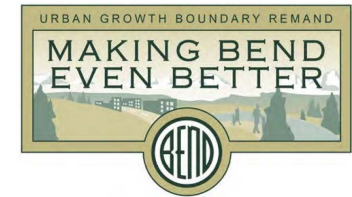
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UGB Expansion Key Metrics

Expansion Area	Total Acres	Residential Land (ac) ⁶¹	Employment Land (ac) ⁶²	Public Facilities Land (ac) ⁶³	Existing Right of Way (ac)	Housing Units ⁶⁴	Housing Mix ⁶⁵			Est. Jobs
							SFD	SFA	MF	
North "Triangle"	188	86	88	0	14	505	44%	13%	42%	835
Northeast	471	222	22	196	31	1,099	50%	10%	40%	214
East Hwy 20	2	2	0	0	0	70	0%	14%	86%	0
DSL Property	368	223	139	0	6	1,001	49%	11%	41%	880
"The Elbow"	479	122	246	75	36	819	36%	17%	47%	2,274
"The Thumb"	245	44	177	0	24	266	49%	15%	37%	1,573
Southwest	57	34	5	14	4	240	24%	16%	60%	80
West	347	321	21	0	5	983	69%	10%	21%	261
Shevlin	68	60	8	0	0	174	69%	10%	21%	74
OB Riley	154	28	109	0	17	125	70%	10%	20%	990
Expansion Total	2,380	1,142	815	285	138	5,282	50%	12%	38%	7,181



- "The Elbow" represents the largest total UGB expansion area with 479 acres of which 246 Acres is to be used for employment land. Over 2,274 jobs are expected to be supported in this area. With Bend's burgeoning High Tech development sector, it is expected that clean industrial/flex space incorporating light manufacturing and office uses will become more prevalent.
- Of the 122 Acres of Residential Development Land, the City is proposing a mix of 36% single-family detached housing, 17% single-family attached housing and 47% multi-family.

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SOUTHEAST AREA PLAN MARKET ANALYSIS SNAPSHOT



Bend is growing and changing



67,000
New residents
forecasted to move
to Bend between
2020 and 2040¹



58%
Increase in the
number of jobs
in Bend since
2000²

*"Bend is on the map!
People want to live in
Bend, but it is increasingly
becoming less affordable."
- Project stakeholder*



2,300
New households
have formed in
Bend since
2010³

The Southeast Expansion Area provides opportunities for...

...new businesses



52%
Land designated
for commercial,
industrial, and
mixed employment
uses



1-2
The majority of Bend
businesses are small
businesses, with just
1-2 employees on
average⁴

Small businesses present opportunities for economic growth in Bend. Mixed employment zones and commercial and industrial areas will provide opportunities for the flexible space demands of these small, but important, businesses.

...new homes



25%
Land designated
exclusively for
residential uses, with
capacity for about
820 housing units*

**Mixed employment designation also allows residential uses*

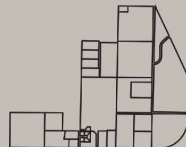
...housing choices



16%
Increase in the
median sale price
of homes since
the beginning of
2017⁵

SOUTHEAST EXPANSION AREA

"The Elbow"



479 **ACRES**
31 **PARCELS**
27 **PROPERTY OWNERS**

"The Southeast Expansion Area is not a destination now, but it could one day serve as a community hub."

...new parks and schools



New schools and parks in and adjacent to the Southeast Expansion Area will create momentum for new development and will serve as community activity centers.

Market Implications for the Area Plan



Industrial development such as small warehouses, manufacturing, and 'flex' development (a flexible blend of office and industrial uses) is seeing increased demand in Bend, and the Elbow could be an option for accommodating that demand



Office uses such as neighborhood services (accountants, dental offices, etc.) will rely upon surrounding residential uses and have limited market potential in the near-term until housing and transportation infrastructure has been built



Retail development is heavily reliant upon future residential development and infrastructure; once housing and transportation infrastructure has been built, there is market potential for neighborhood-scale and destination retail in the mid- to long-term

Affordable housing will require targeted implementation strategies and actions. To realize affordable housing development in the Southeast Expansion Area, the City will need to use many of its available tools and incentives.



Single-family housing development is the most likely to be successful due to high demand and relatively low development costs; most new residential construction in Bend remains single-family housing



Multi-family and "missing middle" housing (such as garden-style apartments, townhomes, and duplexes) may be limited in the near-term, but market potential will continue to grow as the Southeast Expansion Area becomes more of a recognizable neighborhood

- 1 Source: Portland State University Population Research Center
- 2 Source: U.S. Census Bureau, 2000 Decennial Census
- 3 Source: U.S. Census Bureau, 2010 Decennial Census
- 4 Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages Data
- 5 Source: Central Oregon Association of REALTORS, 2017 Report



CITY OF BEND
SOUTHEAST AREA PLAN

DRIVERS OF SUCCESS

Realizing the development of any land uses in the Southeast Expansion Area will require substantial infrastructure investment, and decisions regarding where and when that infrastructure investment is made.



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NAI Cascade

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Ferguson & 27th | Bend, OR 97702

BUSINESS & SPENDING SUMMARY

61105 Ferguson Rd, Bend, Oregon, 97702

Drive time of 15 minutes

BUSINESS



6,464

Total Businesses



57,914

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$2,574

Apparel & Services



\$205

Computers & Hardware



\$4,594

Eating Out



\$6,539

Groceries



\$7,538

Health Care

ANNUAL LIFESTYLE SPENDING



\$3,068

Travel



\$97

Theatre/Operas/ Concerts



\$78

Sports Events



\$8

Online Games



\$111

Movies/Museums/ Parks



\$458,815

Median Home Value



\$12,479

Average Spent on Mortgage & Basics



\$1,361

Median Contract Rent

HOUSING STATS



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DEMOGRAPHIC SUMMARY

61105 Ferguson Rd, Bend, Oregon, 97702

Drive time of 15 minutes

KEY FACTS

106,105

Population



2.4

Average Household Size

39.5

Median Age

\$83,731

Median Household

INCOME



\$672,100

Median Home Sales Price



\$45,462

Per Capita Income



\$166,339

Median Net Worth

EMPLOYMENT



70%

White Collar



17%

Blue Collar



Services

13%

2.7%

Unemployment Rate

Bend, Oregon

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend, is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

Lifestyle

Bend has a deserved reputation for attracting lifestyle migrants- urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small town atmosphere and 'feels' smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits. Bend's beer brewing industry and restaurant scene is also a draw for tourists and locals.

Development

Economically, Bend started as a logging town, but began a transition to a more varied sustainable economy in the 1980's when it became apparent that the lumber mills were no longer vital. Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com/communities



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Scope of Service + Experience

Commercial Transaction of the Year Recipient 2023

Jeff's entrepreneurial background led him to commercial real estate where he applies his firsthand investment experience to help his clients establish and build healthy, life-long portfolios. Jeff provides his clients with the same critical market knowledge, investment assessment and strategic support that he personally values as an investor.

Jeff expertly guides his clients through the acquisition, ownership/management and finally the disposition of the real estate investment process. He works closely with investors of all levels of experience to grow their understanding of economic drivers that crucially affect the real estate market.

His passion for the commercial investment world includes sales and extends to leasing. His in-depth understanding of property management and its affect on income stream and property value add to the comprehensive wealth of knowledge Jeff brings to the table. His dedication to helping clients achieve their long and short term financial goals inspires Jeff to help diversify their retirement portfolio through purchasing real estate in their self directed IRA's.

"I love helping people earn money. One of the few things you can do to create cash flow during retirement is invest in real estate. I work ethically and aggressively on behalf of my clients to ensure their long-term

BUILD ON THE POWER OF OUR NETWORK



7,000

REAL ESTATE PROFESSIONALS



400

OFFICES



55

COUNTRIES



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

exceeding clients' expectations to grow relationships.

FUNDAMENTAL
5 VALUES

Community

Honesty

Innovation

Curiosity

Thoughtfulness



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