

FOR SALE

3.5 AC | \$2,439,360

Gateway Lot in Juniper Ridge Rare Industrial Land in NE Bend

20835 Cooley Rd, Bend, OR 97701



FULLY SERVICED AND ZONED FOR A WIDE RANGE OF USES



LES SCHWAB TIRES HEADQUARTERS



PACIFIC POWER SERVICE CENTER & TRAINING FACILITY

Bruce Churchill, Principal Broker

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FOR SALE

\$2,439,360

Gateway Lot in Juniper Ridge

PROPERTY DESCRIPTION

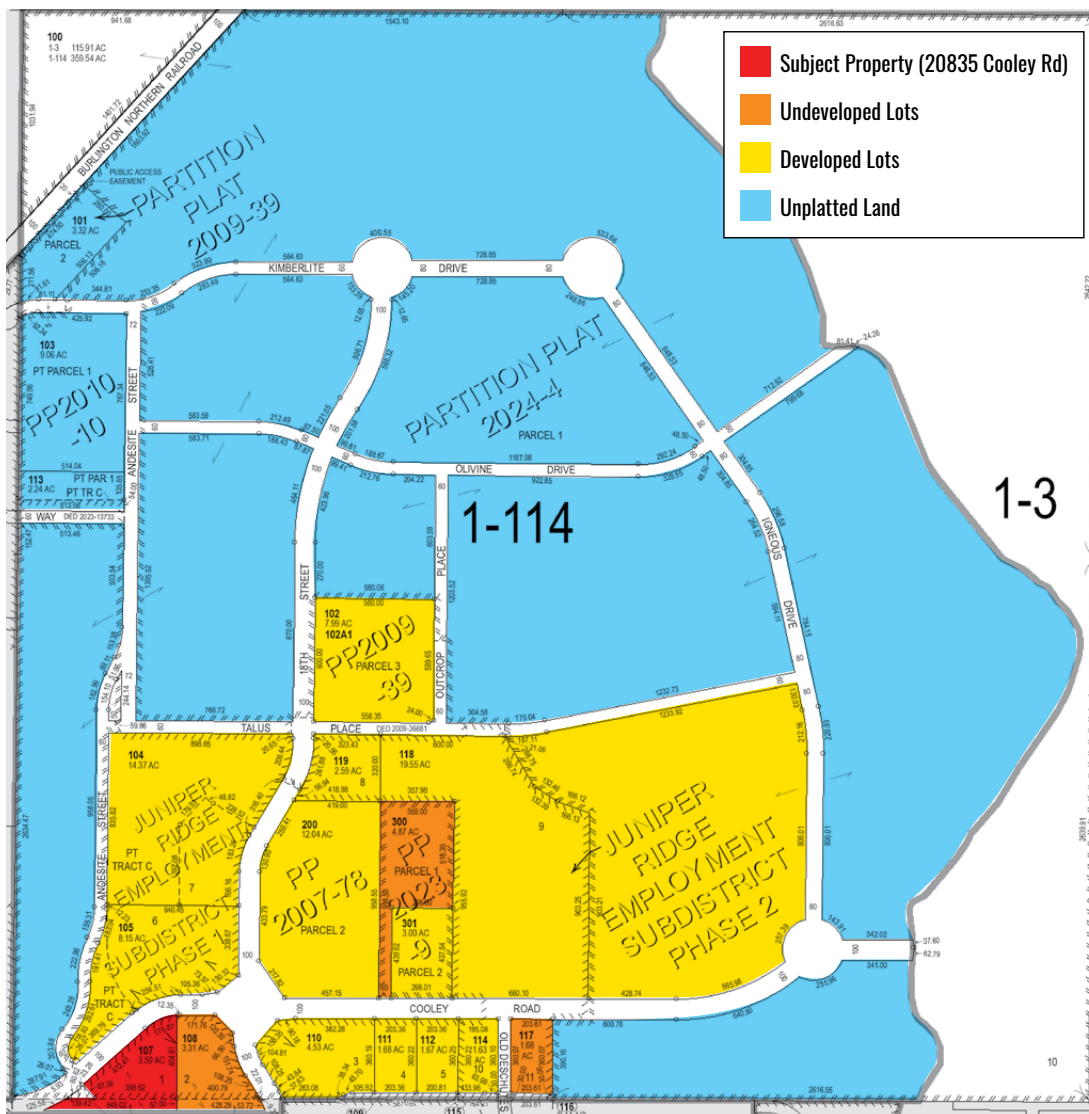
This ±3.5-acre development lot is one of only four remaining platted lots in Juniper Ridge, a 500-acre master-planned industrial and business park in northeast Bend. Located at the gateway to the district and directly off the new Cooley Road interchange, the site offers exceptional visibility and accessibility to Hwy 97 and the Bend Parkway. The property is fully improved with city water and sewer, power, natural gas, and telecom to the site.

Unlike Bend's standard IL zone, the Juniper Ridge Overlay offers more permissive zoning, allowing a broad mix of commercial and light industrial uses, ideal for both investor and owner-user development.

Outright permitted uses include:

- Recreational facilities (e.g., gyms, athletic club, pickleball)
- Offices
- Personal and professional services under 10,000 SF, such as coffee shops, delis, dry cleaners, barber shops, salons, copy centers, banks, financial institutions, etc.
- Childcare centers

Situated in Bend's Enterprise Zone, the property is eligible for potential tax abatements—enhancing return potential for developers and investors. With major employers and public infrastructure investments fueling growth in Juniper Ridge, this lot presents an extraordinary opportunity to build in one of Central Oregon's most rapidly evolving employment hubs.



PROPERTY DETAILS

Sale Price: \$2,439,360
Lot Size: 3.5 Acres
Price/SF: \$16.00
Zoning: Light Industrial (IL)
Public Facility (PF)

PROPERTY HIGHLIGHTS

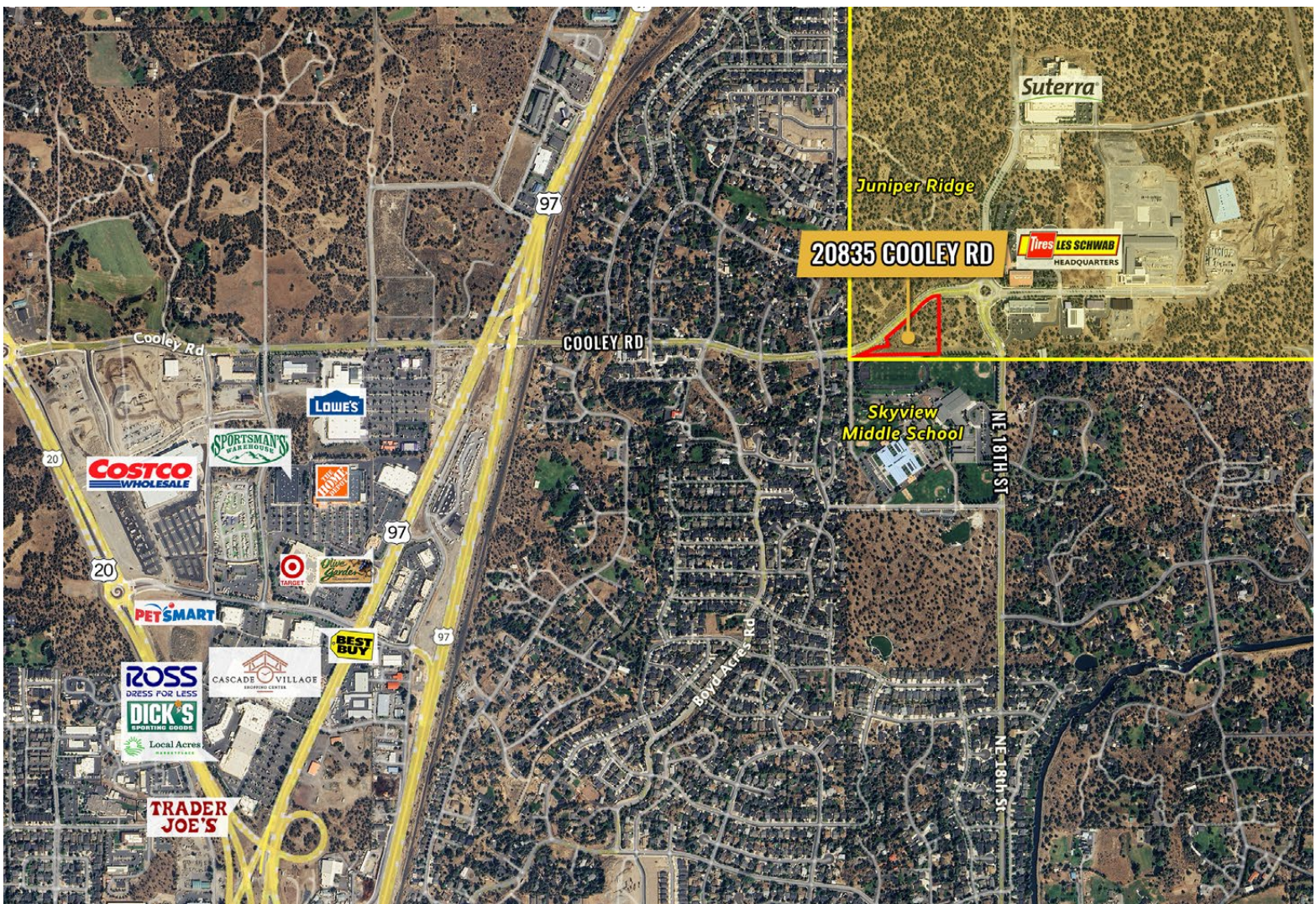
- **±3.5-acre lot** at the gateway to Juniper Ridge
- **Fully improved** with water, sewer, power, gas, and telecom to site
- **Permissive zoning** with a wide range of commercial, service, and recreational uses allowed outright
- **Located in the Enterprise Zone** – eligible for property tax abatements
- **Strategic visibility and access** via the new Cooley Road interchange
- **Surrounded by hundreds of millions in new development**, including the \$130M Bend Public Works campus and the \$200M Serán Bioscience expansion, and multiple architect-designed new buildings
- Ideal for **owner-user, investor, or developer** seeking a premium location in a strategic and fast growing location

JUNIPER RIDGE MAP



FOR SALE

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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.



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