

# FOR SALE

SE Coombs Place off Badger Rd | Bend, OR



Lot lines are approximate and for illustrative purposes only.



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## Offering Summary

PARCEL	LOT 01	LOT 02
OFFERING PRICE	\$5,412,796	\$2,509,080
PRICE/SF	\$38.00/SF	\$40.00/SF
LAND AC	3.27 AC	1.44 AC
LAND SF	142,441 SF	62,726 SF
ZONING	CG (General Commercial)	

## Development Land with Unmatched HWY 97 Visibility

- Commercial General (CG) zoned property in the heart of SE Bend's retail trade center.
- Adjacent to Walmart Supercenter and St. Charles Health- Bend South Family Care and Urgent Care clinics.
- Highly visible from Northbound and Southbound Bend Parkway (US HWY 97.)
- Approximately 570 linear feet of highway frontage. ADT: 48,735.
- Rare, development ready parcel with flat topography and utilities in the right-of-way.
- Excellent demographics with 34,000+ rooftops within a 10-minute drive term. Nearby UGB expansion and master plans include +/-5,200 more rooftops in the next 3-5 years.

 Jenn Limoges, CCIM | Partner  
Licensed Oregon Principal Broker  
+1 541 639 2566  
[jlimoges@naicascade.com](mailto:jlimoges@naicascade.com)

 Walt Ramage | Partner  
Licensed Oregon Principal Broker  
+1 541 771 8260  
[wramage@naicascade.com](mailto:wramage@naicascade.com)

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## Key Facts

4.71 AC bounded by Hwy 97 to the west, SE Coombs Pl to the east, Goodwill Industries to the north, and a vacant parcel owned by OR Bend Badger Self Storage LLC, to be developed into self-storage to the south.



## Zoning

<https://bend.municipal.codes/BDC/2.2>

General Commercial District (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.

The most development friendly zoning, allowing the widest variety of uses including residential when part of a mixed-use project.

Outright uses include but are not limited to (please reference above link):

- Hospitality
- Housing (mixed-use)
- Restaurants with drive-through
- Auto-related sales and service



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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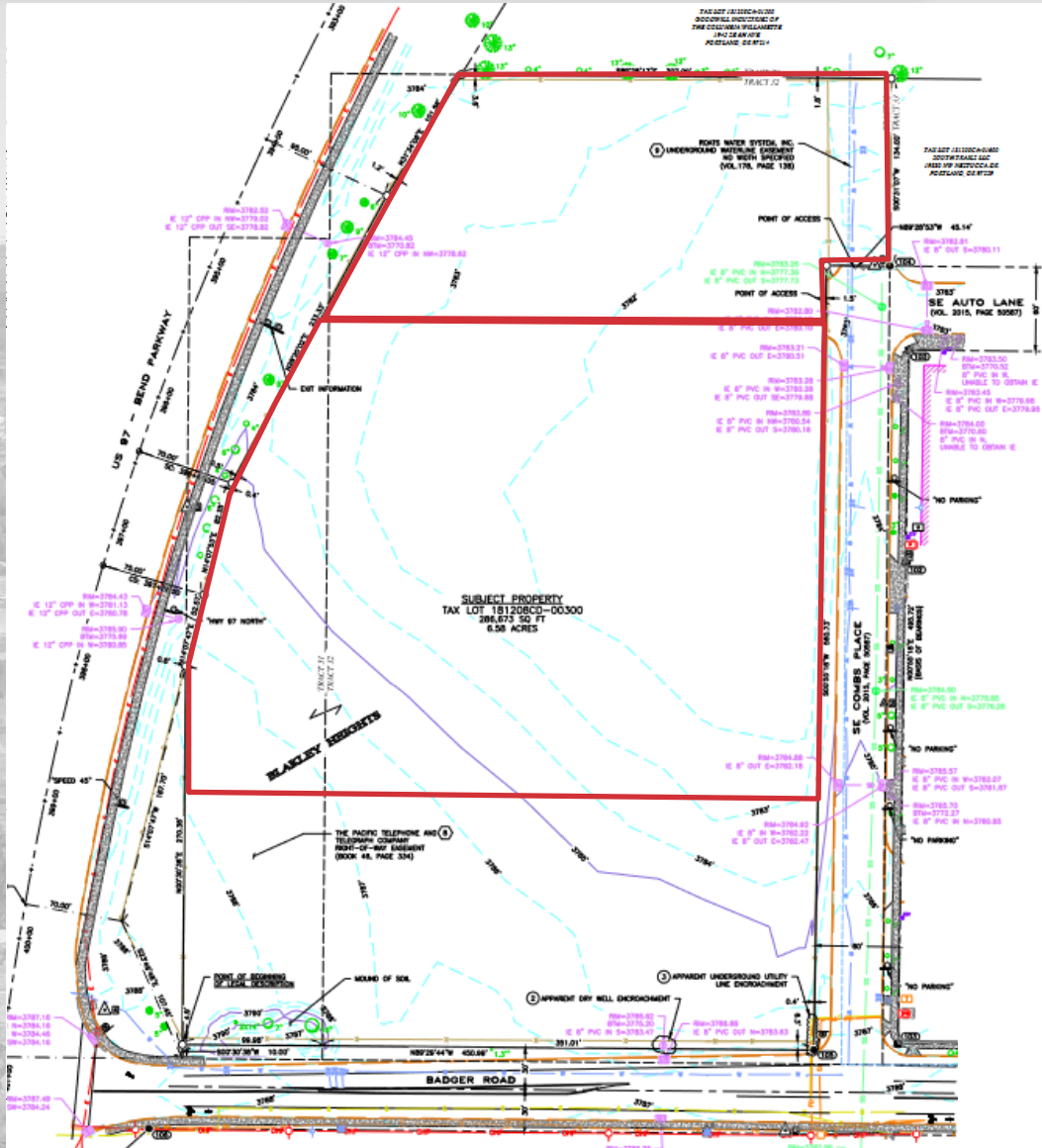
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## LEGEND:

—	FLOW LINE CURB	●	FOUND MONUMENT PER FOUND MONUMENTS TABLE
—	STANDARD CURB	⊙	FOUND 5/8" IRON ROD, SEE FOUND MONUMENTS TABLE
—	EDGE OF PAVEMENT	○	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES"
—	FD	✉	MAILBOX
—	W	⊙	SIGN, AS NOTED
—	SD	⊙	STOP SIGN
—	G	⊙	BOLLARD
—	E	⊙	POWER POLE
—	OHP	⊙	POWER VAULT
—	SS	⊙	POWER RISER
—	T	⊙	SANITARY SEWER CLEANOUT
—	FENCE - CHAINLINK	⊙	SANITARY SEWER MANHOLE
—	FENCE - BARBED WIRE	⊙	STORM CATCH BASIN
—	RIGHT OF WAY	⊙	STORM MANHOLE
—	CENTERLINE ROADWAY RIGHT OF WAY	⊙	WATER FIRE DEPT. CONNECT
—	BOUNDARY LINE	⊙	FIRE HYDRANT
—	SURVEY TIE LINE	⊙	WATER VALVE
—	EASEMENT, AS NOTED	⊙	IRRIGATION CONTROL VALVE
—	LOT/PARCEL LINE	⊙	TELEPHONE RISER
—	BLAKELY HEIGHTS LOT LINE	⊙	TELEPHONE MANHOLE
—	CONCRETE HATCH	⊙	TELEPHONE VAULT
—	TITLE EXCEPTION (7)	⊙	UNKNOWN UTILITY VAULT
—	TREE - DECIDUOUS		
—	TREE - CONIFER		

## SURVEYOR'S CERTIFICATE

TO: COLUMBIA PACIFIC ADVISORS; WESTERN TITLE & ESCROW OF OREGON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 6(a,b), 7(a,b-1), 8, 9, 10, 11(b), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/21/2021.

DATE OF PLAT, OR MAP: 7/26/2023

SURVEYOR'S SIGNATURE  
ANDREW HUSTON, OR PLS 61407LS  
ANDREW.HUSTON@SFLANDS.COM

## Development

- Tier 2 ROW improvement plans and ALTA survey dated 2/13/2023 available.
- Recently constructed sidewalk and sewer stubbed to site.
- Utility services (water, sewer, natural gas, and data) located in adjacent ROW.

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## DEMOGRAPHIC SUMMARY

Bend Pkwy

Drive time of 10 minutes

### KEY FACTS

82,263

Population



34,119

Households

39.3

Median Age

\$62,682

Median Disposable Income

### BUSINESS

5,622



48,661



### INCOME



\$81,937

Median Household Income



\$48,912

Per Capita Income



\$172,017

Median Net Worth

### EDUCATION

4%

No High School Diploma



17%  
High School Graduate



33%  
Some College



46%  
Bachelor's/Grad/Prof Degree

### ANNUAL HOUSEHOLD SPENDING



\$2,430

Apparel & Services



\$7,461  
Groceries



\$289  
Computers & Hardware



\$8,098  
Health Care



\$4,127  
Eating Out

### EMPLOYMENT



70%

White Collar



16%

Blue Collar



14%

Services

4.0%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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## Jenn Limoges, CCIM | Partner, Principal Broker

**Broker specializing in investment sales and leasing.**

*Board Member and President of the Commercial Investment Division of Central Oregon 2014-2017*

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

*"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions*



## Walt Ramage | Partner, Broker

**Broker specializing in investment sales, and development (horizontal and vertical.)**

*Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023*

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I've been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners." –Walt Ramage



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