

# FOR SALE

**±1 AC | \$696,960\***

## Industrial Land in Southeast Bend

135 SE 5th St., Bend, OR 97702



### PROPERTY DETAILS

**Lot Size:**

Approximately ±1 AC  
(final acreage to be determined as part  
of the partition process)

**Sale Price:**

\$696,960\*  
(sale price shall be determined by  
applying \$16/SF to the lot square  
footage)

**Zoning:**

General Industrial (IG)

### HIGHLIGHTS

- Great opportunity for an owner/user or developer
- Centrally located with easy access to the Parkway (Hwy 97) and 3rd Street
- General Industrial zoning allows for a variety of industrial uses
- Potential for rail access (buyer to verify with railroad)
- Seller must start and complete the partition process prior to closing

Grant Schultz, SIOR, CCIM | Jay Lyons, SIOR, CCIM

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

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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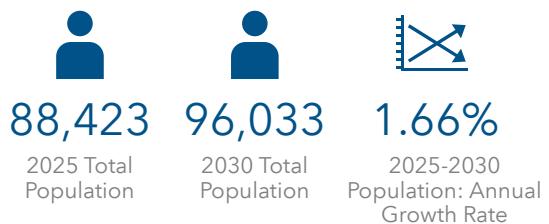
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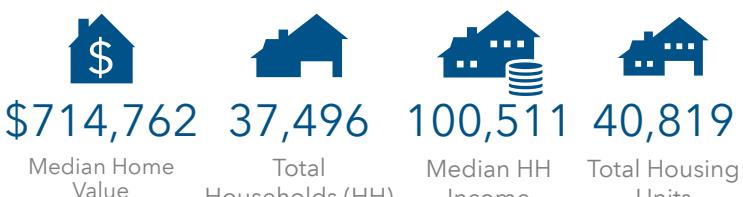
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### DEMOGRAPHICS - 3- MILE RADIUS

#### POPULATION STATS



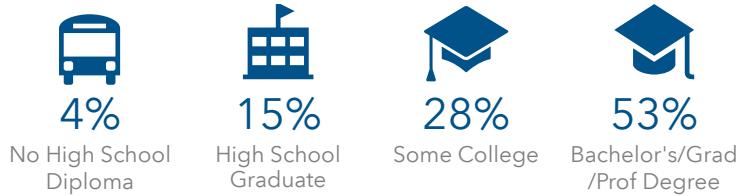
#### 2025 HOUSING STATS



#### 2025 BUSINESS STATS



#### 2025 EDUCATION STATS



Brokers are 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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