

# FOR SALE

±1 AC | \$696,960\*

## Industrial Land in Southeast Bend

135 SE 5th St., Bend, OR 97702



### PROPERTY DETAILS

<b>Lot Size:</b>	Approximately ±1 AC (final acreage to be determined as part of the partition process)
<b>Sale Price:</b>	\$696,960* (sale price shall be determined by applying \$16/SF to the lot square footage)
<b>Zoning:</b>	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

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### DEMOGRAPHICS - 3- MILE RADIUS

#### POPULATION STATS



88,423

2025 Total  
Population



96,033

2030 Total  
Population



1.66%

2025-2030  
Population: Annual  
Growth Rate



40.3

2025 Median  
Age

#### 2025 HOUSING STATS



\$714,762

Median Home  
Value



37,496

Total  
Households (HH)



100,511

Median HH  
Income



40,819

Total Housing  
Units

#### 2025 BUSINESS STATS



6,109

Total  
Businesses



54,194

Total  
Employees



3.1%

Unemployment



56,985

Per Capita  
Income

#### 2025 EDUCATION STATS



4%

No High School  
Diploma



15%

High School  
Graduate



28%

Some College



53%

Bachelor's/Grad  
/Prof Degree



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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