

**FOR SALE**

**7.04 AC | \$2,700,000**

# Beautiful Mixed-Use Development Property in South Redmond

4561 SW 39th St., Redmond, OR 97756



**FAST GROWING RESIDENTIAL NEIGHBORHOOD WITH EASY ACCESS TO BEND**



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**COMMERCIAL** **REAL ESTATE SERVICES**

**FOR SALE**

**\$2,700,000**

## Beautiful Mixed-Use Development in South Redmond

### PROPERTY DETAILS

- Sale Price:** \$2,700,000
- Lot Size:** 7.04 Acres
- Price/SF:** \$9.03/SF
- Zoning:** Mixed-Use Neighborhood (MUN)\*

*\*Annexation is required to pursue the above city zoning*

### HIGHLIGHTS

- At the south end of Redmond with easy access to Hwy 97 and Bend
- Close to the new Westmount mixed-use development which features Sunriver Brewing, Backporch Coffee, and Bonta Gelato
- Surrounded by new residential development
- Across from the new Ridgeview High School
- Spectacular mountain views
- Flat topography
- City water and sewer in adjacent streets
- 1,950 SF house and outbuildings for current rental income

### DEMOGRAPHICS - 5-MILE RADIUS

#### POPULATION



42,292

2024 Total Population



45,747

2029 Total Population



1.58%

2023-2028 Population:  
Annual Growth Rate

#### HOUSEHOLDS



16,573

Total Households



2.54

Average Household  
Size



2.35%

2010-2020 Annual  
Growth Rate

#### INCOME



\$76,452

Median Household  
Income



\$39,817

Per Capita Income



\$249,578

Median Net Worth

#### HOUSING STATS



\$582,293

Median Home Value



47.7%

Percent of Income for  
Mortgage



\$1,222

Median Contract Rent

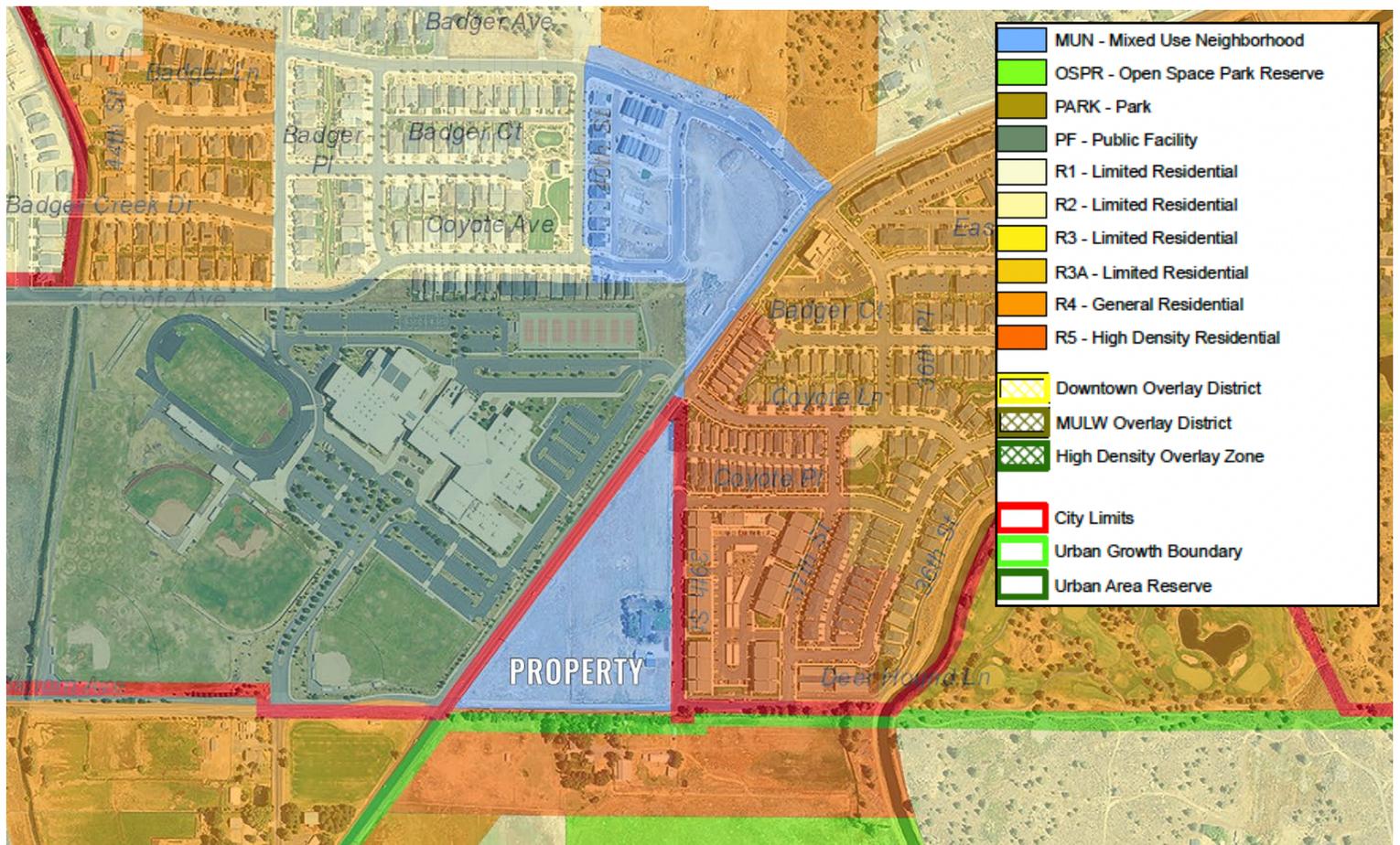
## REDMOND COMPREHENSIVE PLAN ZONING (UPON ANNEXATION): MIXED-USE NEIGHBORHOOD

As identified in the 2040 Greater Redmond Area Comprehensive Plan and Zone Map, this property is designated for MUN zoning once annexed into the city limits. The MUN (Mixed Use Neighborhood) zone supports a blend of commercial and residential development, encouraging walkable, neighborhood-scale environments. This can include multifamily housing, small-scale retail, restaurants, offices, and other compatible uses.

## EXECUTIVE SUMMARY

Located within Redmond’s Urban Growth Boundary and designated for Mixed Use Neighborhood (MUN) zoning upon annexation, this 7.04-acre site presents a compelling opportunity for developers seeking flexible, high-impact land. The MUN designation supports a mix of commercial and multifamily residential uses, ideal for creating a walkable, neighborhood-scale community. With the surrounding residential and commercial development momentum and easy access to Bend and Mt Bachelor the property is well positioned to take advantage of a burgeoning market of residents and visitors.

## REDMOND 2040 COMPREHENSIVE PLAN



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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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