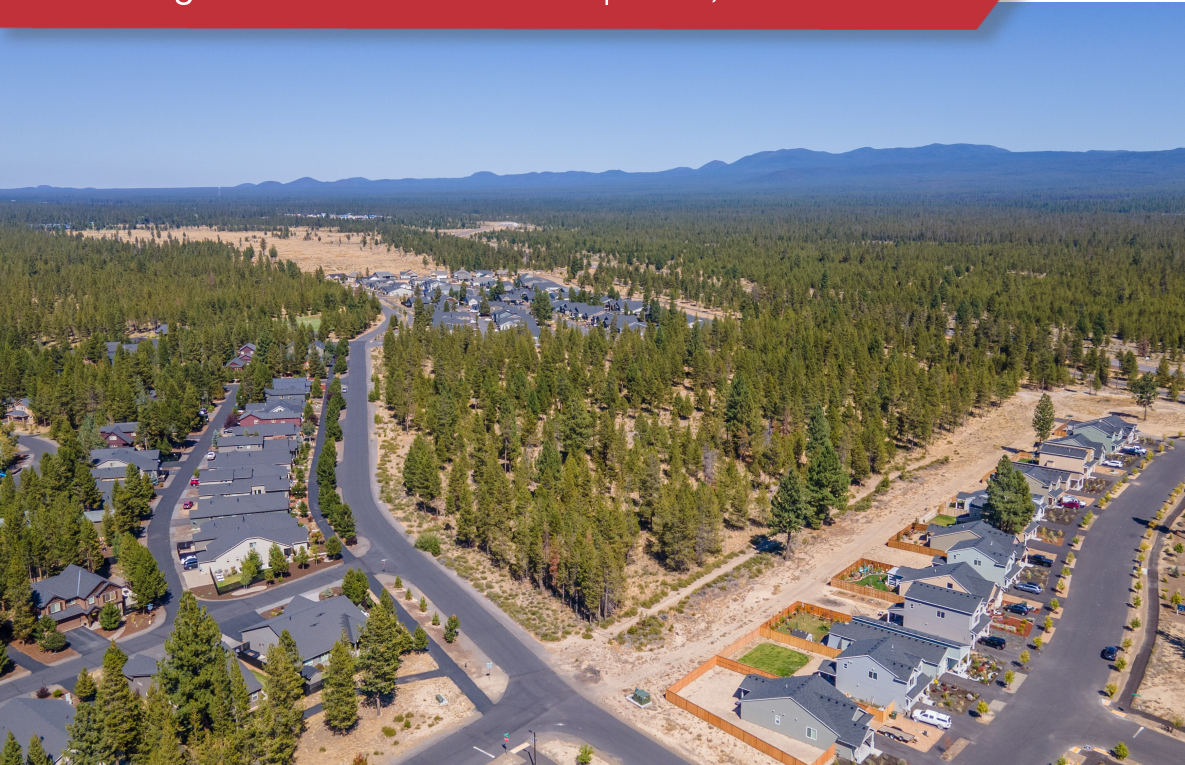


FOR SALE

Huntington Rd & Bluewood Ave | Bend, OR

Lot lines are approximate and for illustrative purposes only.



Offering Summary

ADDRESS	51950 Huntington Rd	51850 Bluewood Ave
OFFERING PRICE	\$1,467,750	\$1,324,500
PRICE/AC	\$75,000	\$75,000
LAND AC	19.57 AC	17.66 AC
ZONING	La Pine Residential Master Plan Open Space & Park	

Residential Development Land For Sale

- Residential development land zoned for single or multi-family.
- Located in an area of recent and upcoming development including multi-family, single-family, and commercial.
- Nearby schools and St. Charles Family Care and Urgent Care.
- Easy access to Hwy 97 for Northbound commuting.
- Located within the City of La Pine.



Walt Ramage, Partner
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



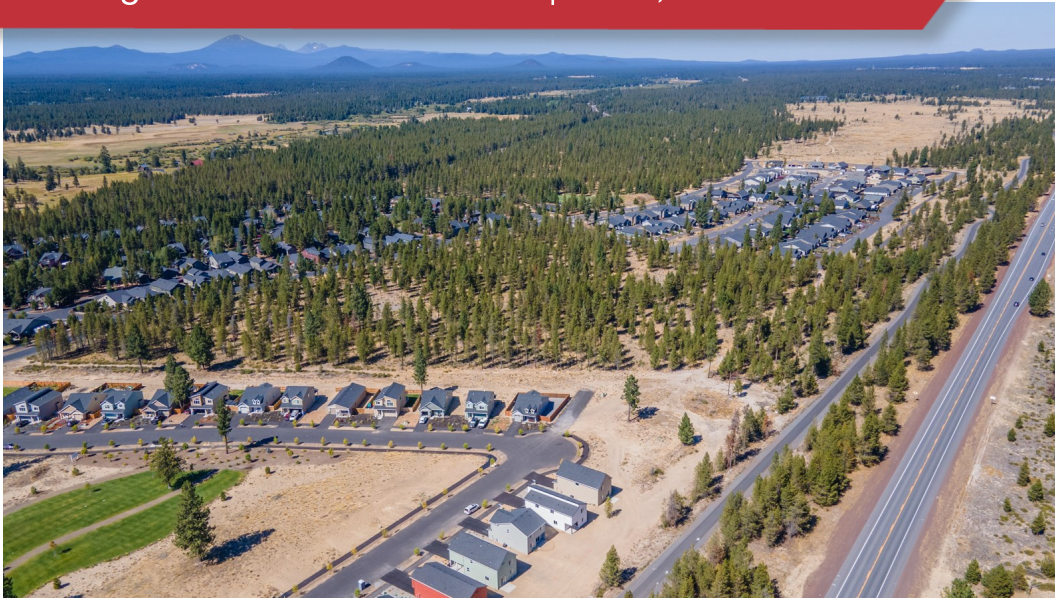
Katy Haines
Licensed Oregon Principal Broker
+1 541 300 0395
khaines@naicascade.com

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Neighboring Properties

Adjacent to both the parcels is the Pahlisch Homes [Crescent Creek](#) neighborhood. Crescent Creek is entering its final phases and the majority of the residences are sold. Just to the south of the properties is the Lennar [Reserve in the Pines](#) neighborhood in the early phases of construction and approximately 60% sold. Also adjacent to the Huntington Rd. parcel is a +/- five acre property pending a 34-unit Habitat for Humanity La Pine Sunriver community.

Zoning

[La Pine Zoning Code](#)

The RMP zone covers a large land area within the center of the [City of] La Pine. Deschutes County has approved a master plan for the area and has included areas for neighborhood, commercial, public facilities, schools, open spaces, and recreation areas. The concept is to allow a development pattern that incorporates a balanced mix of single-family residential development with a variety of multi-family residential options.

Neighborhood 2, 3 & 4

Residential Center	12 units/acre	6 units/acre	2,400-7,000
Residential General	6 units/acre	2 units/acre	7,000-15,000

Note: Density is calculated using gross acres, excluding collector street right-of-way

Huntington Rd. parcel is limited to "Residential General District" with 2-6 units per gross acre. Bluewood Ave. parcel is "Residential Center District", with 6-12 units per gross acre.



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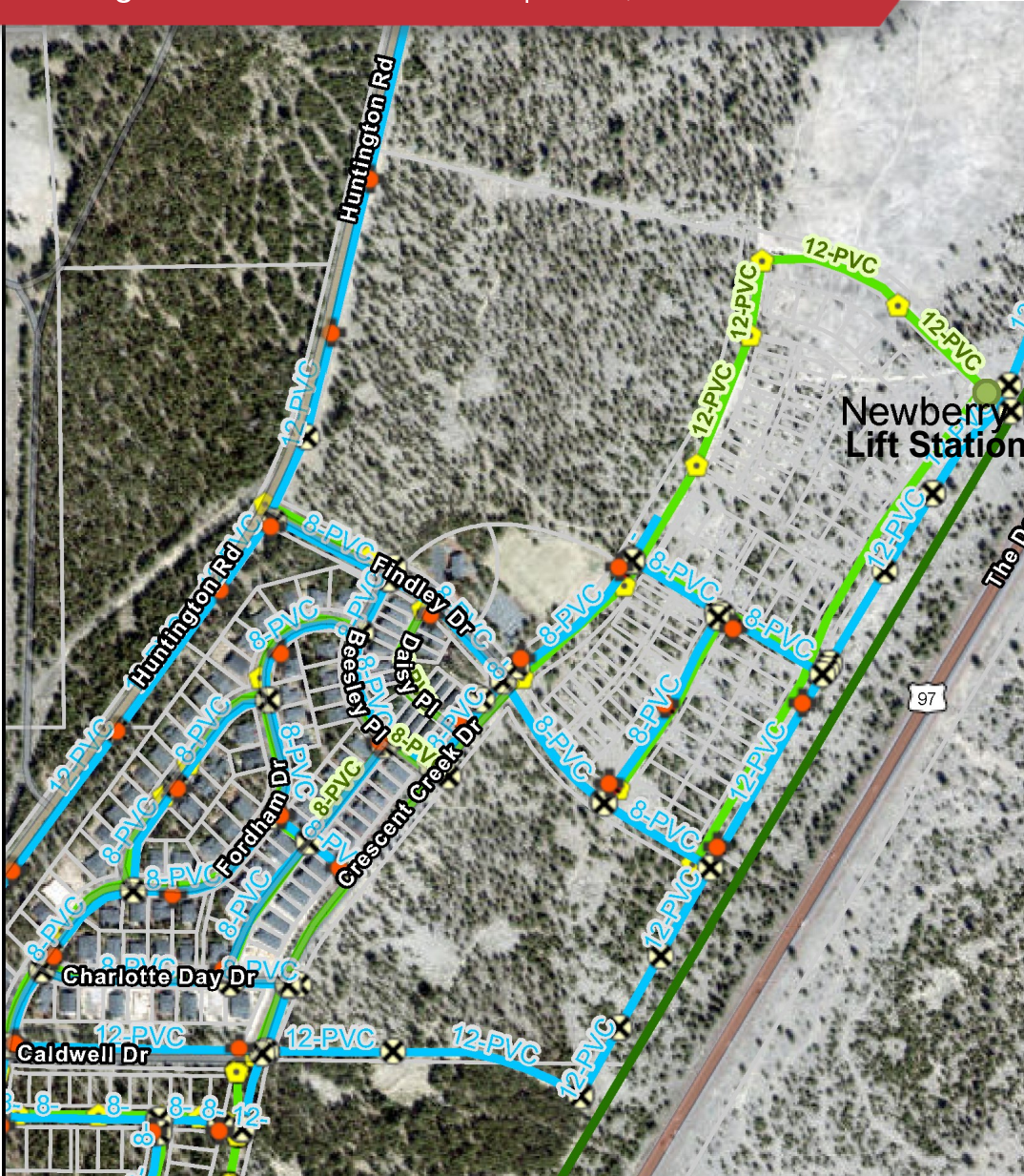
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La Pine, Oregon

La Pine is growing community of 19,633 people within a 15 mile radius of downtown La Pine*, 3,126 people in the City of La Pine proper** with affordable living and all that Central Oregon has to offer in outdoor recreation. The community is close to lakes, reservoirs, rivers, and landmarks (including the Newberry Volcanic Monument and Crater Lake) for plenty of outdoor recreational activities such as hiking, fishing, boating, and other sports.

Annual events keep the population active year round in the community. La Pine is home to the La Pine Rodeo, La Pine Frontier Days, La Pine Frontier Days Annual Crab Feed, High Lake Car Club Annual Show 'n Shine, Newberry Event Music and Arts Festival, Coop & Garden, La Pine Christmas Bazaar, Rhubarb Festival, Park & Recreation Trunk or Treat, Christmas Light Parade and more. Coupled with the resort community of Sunriver, a mere 17 miles away, the two are magnets of southern Deschutes County.

Businesses draw from the 160,000 residents in the surrounding county and the city offers incentives for locating your commercial venture within La Pine.

Business Incentives

La Pine offers permitting, affordable land that is buildable and state-qualified Rural Enterprise Zone, that provides for up to 15-year property tax relief for qualifying businesses.

The City of La Pine in cooperation with Sunriver La Pine Economic Development (SLED) provided incentives for qualifying commercial development.

La Pine parallels U.S. Hwy 97 running from Northern California to the Canadian border. From 2015 to 2020, the Oregon Department of Transportation (ODOT), is investing millions in roadway and landscaping improvements while the city is expanding urban renewal projects to uplift area amenities.

Running approximately parallel to La Pine are energy transmission lines from the Bonneville Power Administration (BPA) and Cascade Natural Gas. Burlington Northern Railroad runs nearby.

2023 projects included expansion of city services including a community health center and childcare and vulnerable family center as well as private development of several multifamily and single-family residences and mixed-use commercial center.

The City of La Pine is also expanding city services to include city water and sewer into the residentially-zoned, northern-end of town.

Recent Transactions

La Pine has been seeing a recent boom in residential development due to high land supply and increased demand for more affordable central Oregon housing outside of Bend. La Pine offers an abundance of amenities and location attractions similar to nearby Sunriver and Bend without the Sunriver and Bend prices. Average home sold price in La Pine is \$502,000***.

La Pine boasts 360 acres of residentially zoned land available for development south of Burgess Rd. The shift to remote work post-COVID and the desire for central Oregon activities at more affordable pricing than Bend is the main driver of this growth. Helping support this growth is the recent \$36 million in loans and grants from the Department of Agriculture for septic and water system improvements.

Sources:

*2024 [esri ArcGIS](#)
**[PSU Population Research Center](#)
*** [Realtor.com](#)



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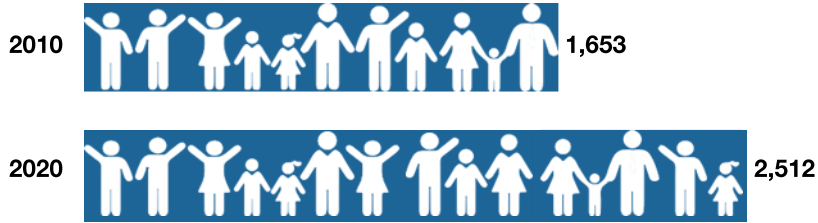
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A Community Profile: Demographic Summary

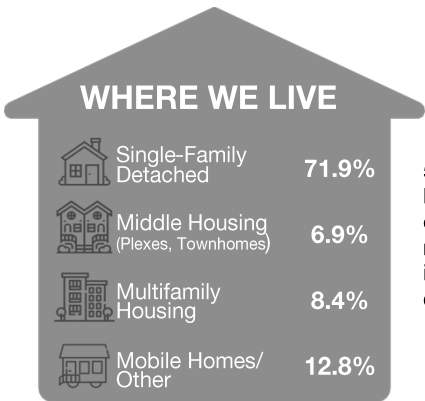
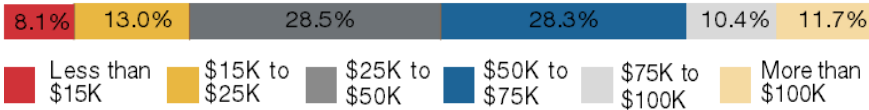
WHO WE ARE



Population Growth in La Pine: La Pine is steadily growing! 2,400 residents will be added to La Pine over the next 25 years. The Hispanic/Latino population makes up about 16 percent of the total population. Many reside outside of La Pine's City Limits, with about 4,250 people living within a two-mile buffer surrounding the city.

WHAT WE EARN

The medium household income in La Pine is \$50,625. This is low compared to the neighboring Bend area (\$88,516), as well as Deschutes County (\$82,052.)



57 Percent of La Pine residents own their home and 43 percent rent. Nearly 56 percent of renter households in La Pine are severely rent burdened with over 30% of their income going towards monthly housing costs.

WHERE WE WORK



WHERE WE PLAY

The La Pine Park and Recreation District (LPRD) was established in 1990. The Service District manages parks both in and outside city limits.

There are approximately 55 acres of LPRD run parks inside of La Pine City limits and about 63 acres of managed parkland outside of city limits.



COMMUTING FLOWS

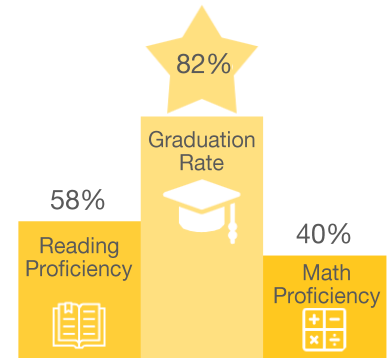


La Pine hosts a 330 acre industrial and business park that is just East of Highway 97. Target industries for this park include advanced manufacturing, high-technology, specialty food and beverage, or data and call center operations.

The average commute time for those who live in La Pine and work elsewhere is **28 minutes**.

OUR SCHOOLS

The Bend-La Pine School District ranks 16 out of 158 Oregon School Districts for test proficiency. Math test scores are higher than State average (32%) as well as reading test scores (47%).



Source: lapine2045.com

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Walt Ramage | Partner, Principal Broker

Broker specializing in investment, development (horizontal & vertical), and ranch brokerage.
COAR Commercial Transaction of the Year Award 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 clients 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



Katy Haines | Managing Principal Broker, Director of Operations

Broker specializing in transaction management and compliance.

Katy comes to NAI Cascade with 20+ years of executive level administrative, marketing and sales experience within the Real Estate industry. Her diverse skill set and experience in commercial and residential real estate brings a comprehensive approach to NAI's operations .

Katy's in-depth market experience working with a range of national and boutique real estate companies has given her added perspective on the strengths and differentiating factors NAI Cascade brings to the table. Katy expertly facilitates highly focused marketing initiatives that capitalize on NAI's strengths and bring added value to our diverse clientele.



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