

FOR SALE: Commercial Land

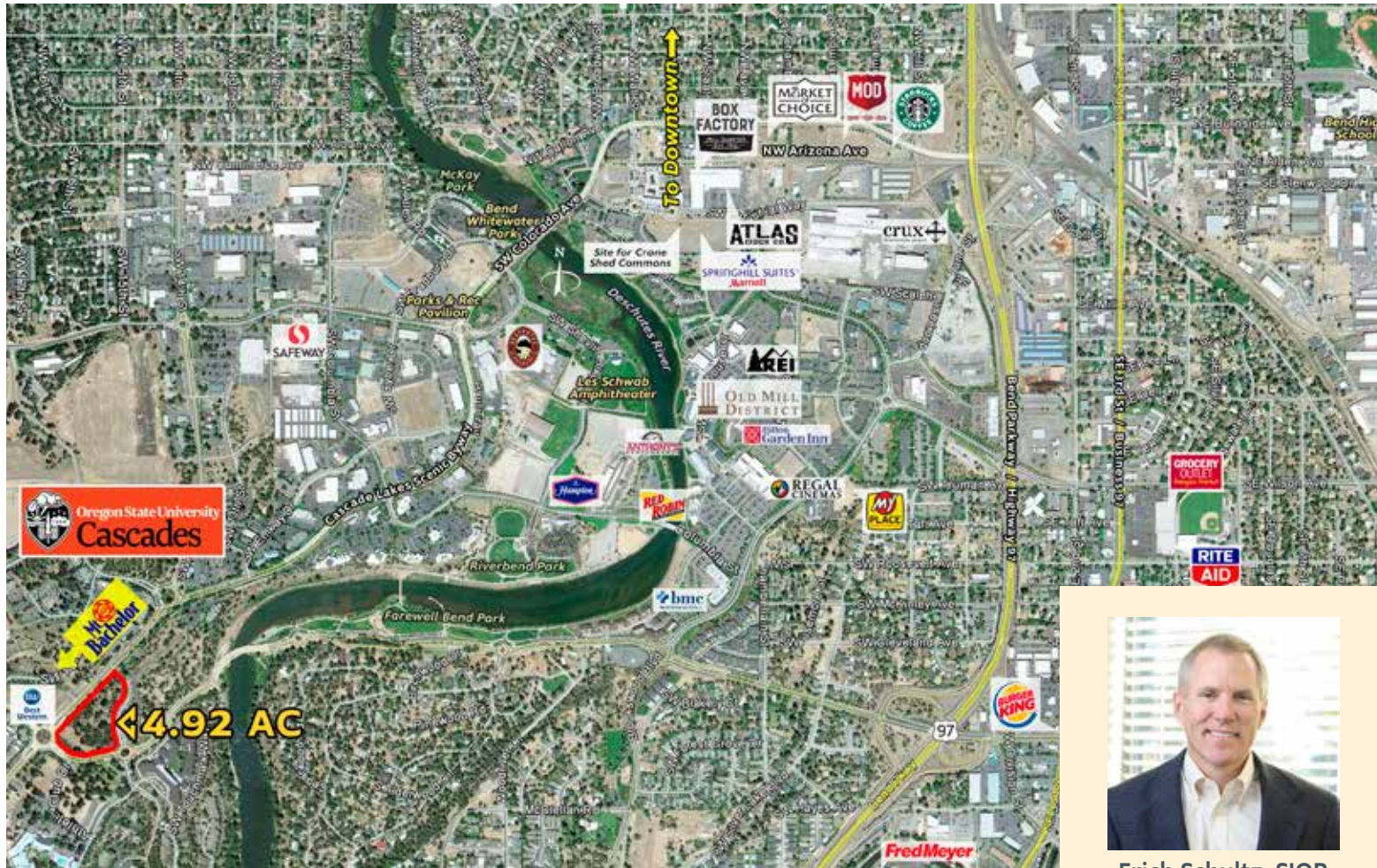
1081 SW Mt. Bachelor Dr., Bend, OR

# Development Opportunity On Century Drive

4.92 Acres | \$7,450,000

## FOR SALE

1081 SW Mt. Bachelor Dr.  
Bend, Oregon



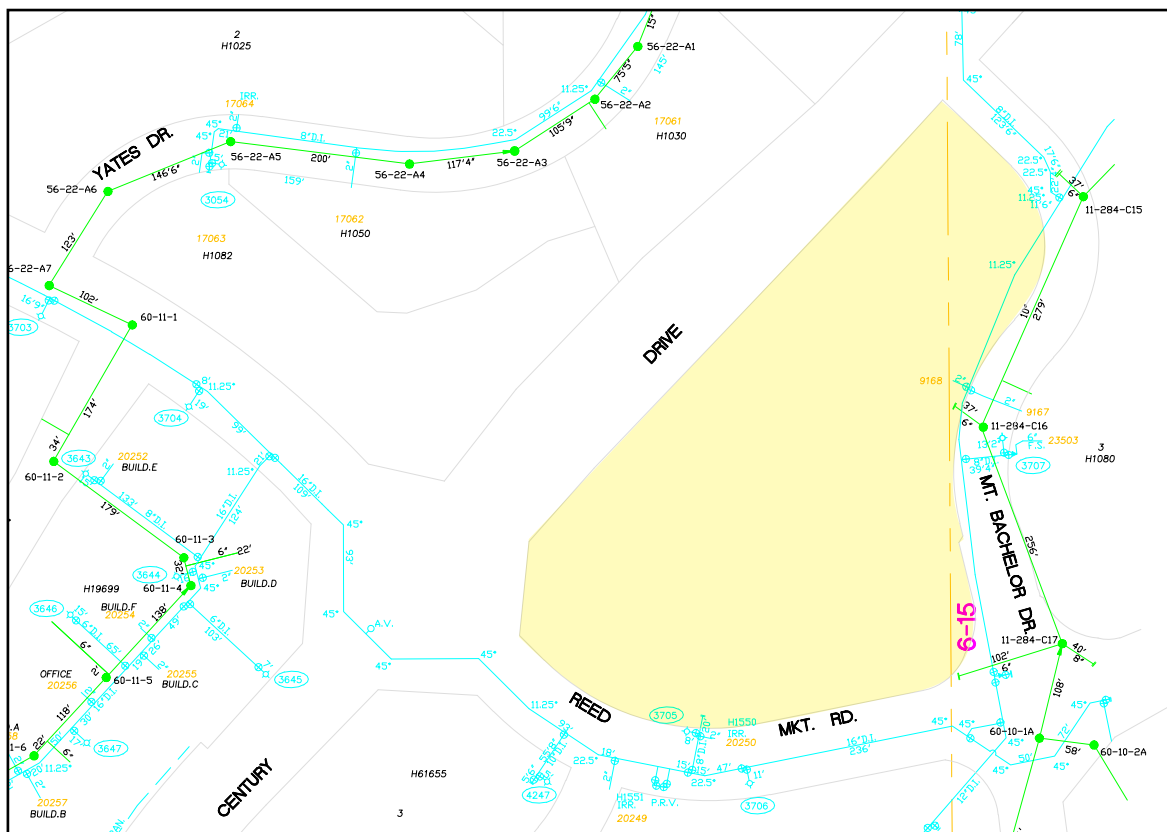
Erich Schultz, SIOR  
eschultz@compasscommercial.com



Jay Lyons, SIOR, CCIM  
jlyons@compasscommercial.com



Grant Schultz, Broker  
gschultz@compasscommercial.com



Near the Deschutes River and the OSU-Cascades Campus



Touchmarket at Mount Bachelor Village



OSU-Cascades Tykeson Hall

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

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

541.383.2444 | www.compasscommercial.com

**COMPASS** Commercial  
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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.



**Commercial Land**

**Sale Price: \$7,450,000**

**Property Details**

- Lot Size:** 4.92 Acres
- Zoning:** Currently zoned Commercial Limited (CL) and designated as Mixed Use Urban (MU) on the comprehensive plan
- Potential Uses:** Multi-family, residential, office, retail, restaurant, hotel, medical, entertainment and mixed use
- Height Limit:** 55 feet for CL zone  
65 feet for MU zone
- Utilities:** All utilities are available

**Highlights**

- Cascade Mountain views
- Near Downtown, Old Mill District, OSU-Cascades, Deschutes River Trail and the Parks & Rec Pavilion
- Highly visible along Century Drive and Reed Market Road
- Easy access to Mt. Bachelor, Cascade Lakes Highway and Highway 97
- Adjacent to the Athletic Club of Bend

**Bend, Oregon Profile**

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

**LIFESTYLE**

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small town atmosphere and ‘feels’ smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits, ranging from photography to sculpture, from water color to metal working. Bend’s beer brewing industry and restaurant scene is also a draw for tourists and locals.

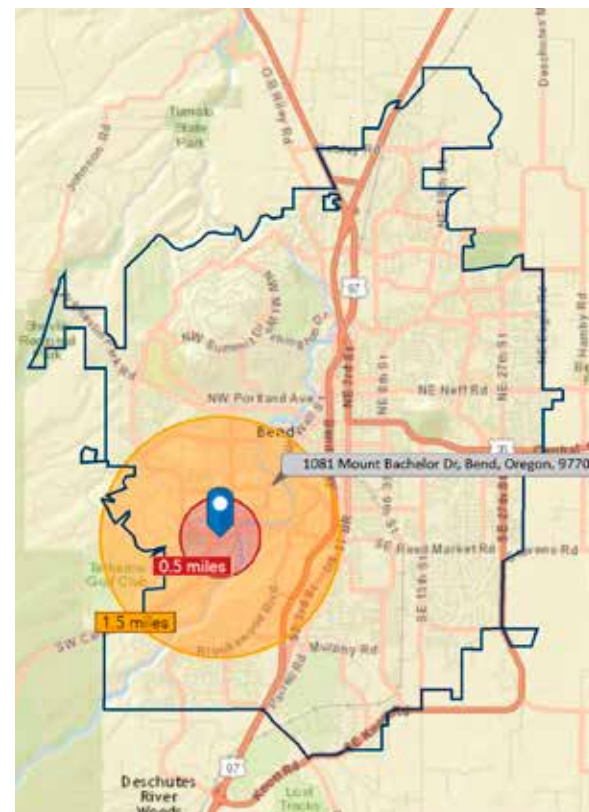
**DEVELOPMENT**

Economically, Bend started as a logging town, but began a transition to a more varied, sustainable economy in the 1980’s when it became apparent that the lumber mills would no longer be vital. Economic Development for Central Oregon (EDCO) was born in the dark days of the 1980’s, when many downtown businesses were boarded up.



**Demographics**

	0.5 Mi. Radius	1.5 Mi. Radius	City of Bend	
<b>POPULATION</b>	<b>2010 POPULATION:</b>	810	15,097	76,639
	<b>2016 POPULATION:</b>	890	16,836	85,566
	<b>2021 POPULATION:</b>	971	18,429	93,914
	<b>GROWTH 2000-2010:</b>	7.31%	5.67%	3.76%
	<b>GROWTH 2010-2016:</b>	1.52%	1.76%	1.78%
<b>HOUSING</b>	<b>GROWTH 2016-2021:</b>	1.76%	1.82%	1.88%
	<b>2016 MEDIAN AGE:</b>	44.3	37.8	38.1
	<b>2016 HOUSEHOLDS (HH):</b>	398	7,028	35,312
	<b>2016 OWNER OCCUPIED:</b>	261	3,792	19,442
	<b>2016 RENTER OCCUPIED:</b>	137	3,236	15,871
<b>INCOME</b>	<b>2016 VACANT HOUSING:</b>	172	1,437	4,844
	<b>MEDIAN HOME VALUE:</b>	\$357,831	\$397,086	\$317,301
	<b>2016 MED HH INCOME:</b>	\$471,186	\$387,450	\$53,149
	<b>2016 AVG HH INCOME:</b>	\$551,527	\$442,592	\$73,836
	<b>2016 EST PER CAPITA INCOME:</b>	\$42,029	\$33,962	\$30,623



Unlike resort communities such as Aspen or Jackson Hole, Bend’s lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend’s companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Companies like Breedlove Guitars, PV Powered, G5 Search Marketing, Deschutes Brewery and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend’s economy.

SOURCE: <http://www.edcoinfo.com/communities/bend-profile/>