

FOR SALE

0.92 AC | \$1,700,000

West Bend Development Land with Flexible Mixed-Use Zoning

1030 SW Yates Dr., Bend, OR 97702



JP Faherty

431 NW Franklin Ave., Ste. 100 | Bend, OR 97703
971.806.2800 | www.theagencyre.com

COMPASS
COMMERCIAL

**REAL
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SERVICES**

Adam Bledsoe, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.CompassCommercial.com

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HIGHLIGHTS

- Fronts Century Drive, main route to Mt. Bachelor and the Cascade Lakes
- Mixed Urban zoning allowing for high-density development and mixed-use projects
- Located in Bend's Westside Medical Hub
- Great opportunity for an owner/user or developer
- Price per SF is \$42.42
- Traffic counts exceeding 16,000 AADT
- Water and sewer are stubbed to the property, with multiple fire hydrants located adjacent to the site. Additional utilities are located in street



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.



JP Faherty
Broker
Cell 971.806.2800
jp.faherty@theagencyre.com



Adam Bledsoe
Principal Broker
Cell 541.915.5669
abledsoe@compasscommercial.com

