

3 PARCELS · SOLD INDIVIDUALLY OR TOGETHER

ROSLAND ROAD INDUSTRIAL PARCELS

17140–17160 Rosland Road, La Pine, Oregon 97739

11.86

TOTAL ACRES

\$2.91M

TOTAL LIST PRICE

\$245K

PER ACRE

1

INDUSTRIAL ZONING

3

BUILDABLE LOTS

THE OPPORTUNITY

NEWLY SUBDIVIDED, SHOVEL-READY SITES

Three newly subdivided, light-industrial parcels are available together or individually just off Highway 97 near Wikiup Junction, about three-tenths of a mile east of the highway. Each site is level and ready to build, with open views toward the Paulina Mountains.

Water and electrical service reach every parcel, and septic perc testing is already on file — two of the bigger hurdles in industrial development are already cleared. With La Pine's population and commercial base continuing to grow, the site suits business expansion, build-to-suit development, or long-term investment.

Buyers should verify permitted uses with the City of La Pine prior to closing.

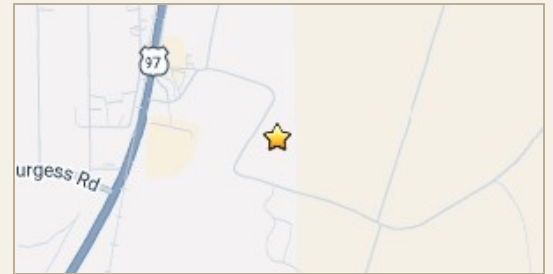
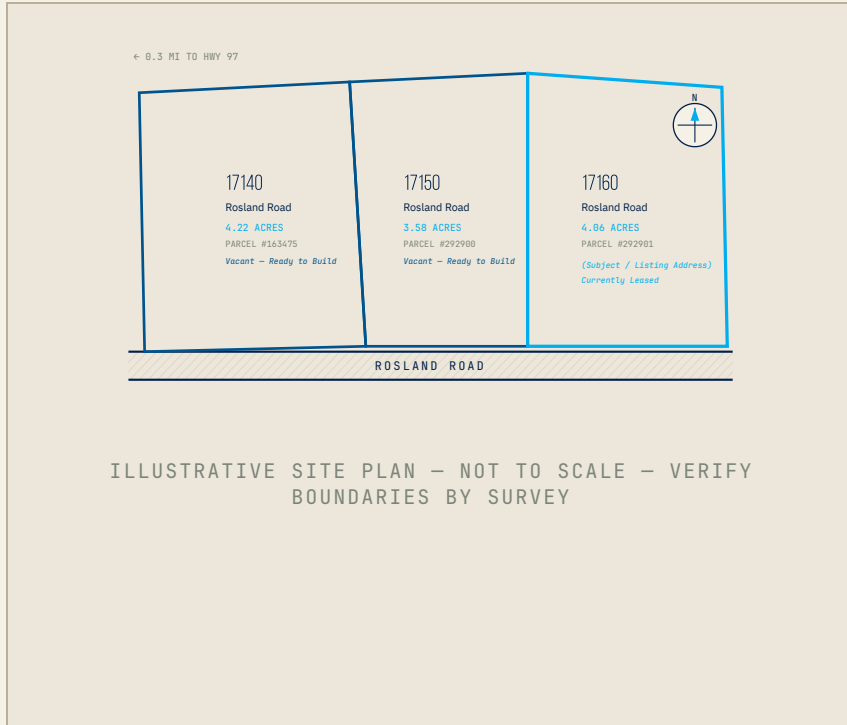
ROSLAND ROAD — LA PINE, OR

PROPERTY SNAPSHOT

County	Deschutes
Zoning	Industrial (I)
Lot Features	Level
Road Surface	Dirt / Gravel
View	Mountains
Water Source	Public
Sewer	Septic (perc on file)
Utilities	Elec. & Cable Avail.
Annual Taxes (Total)	\$546.97
Terms	Cash / Conventional

SITE PLAN & PARCEL DETAIL

11.86 ACRES • 3 TAX LOTS



TOP: Aerial view of the combined 11.86-acre offering, outlined in yellow.
BOTTOM: Regional map — site sits east of Hwy 97 near Wikiup Junction, about 8 miles north of downtown La Pine.

ADDRESS	PARCEL NUMBER	ACREAGE	CURRENT USE	FRONTAGE
17140 Rosland Road, La Pine, OR 97739	163475	4.22 AC	Vacant — Ready to Build	Rosland Road
17150 Rosland Road, La Pine, OR 97739	292900	3.58 AC	Vacant — Ready to Build	Rosland Road
17160 Rosland Road, La Pine, OR 97739 (Listing Address)	292901	4.06 AC	Currently Leased — ask listing agent	Rosland Road
Combined Offering — All Three Parcels		11.86 AC	—	—

NOTE: 17140 & 17150 Rosland Road are vacant and ready to build. 17160 Rosland Road is currently leased — contact the listing agent for lease details.

UTILITIES & SITE

- Public water source available to each parcel
- Electrical service available to each parcel
- Cable service available
- Septic required; perc testing already on file
- Level topography — ready-to-build sites
- Access easement recorded; road frontage on Rosland Road

LOCATION & TERMS

- ~0.3 miles east of Highway 97 at Wikiup Junction
- Views of the Paulina Mountains
- Zoned Industrial (I), City of La Pine — buyer to verify permitted uses
- Recorded plat restrictions apply; no CC&Rs or HOA
- Available for cash or conventional financing
- Purchase one, two, or all three parcels

Information deemed reliable but not guaranteed. Buyer to independently verify acreage, boundaries, zoning, utility availability, and permitted

LISTING BROKER
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