

FOR SALE

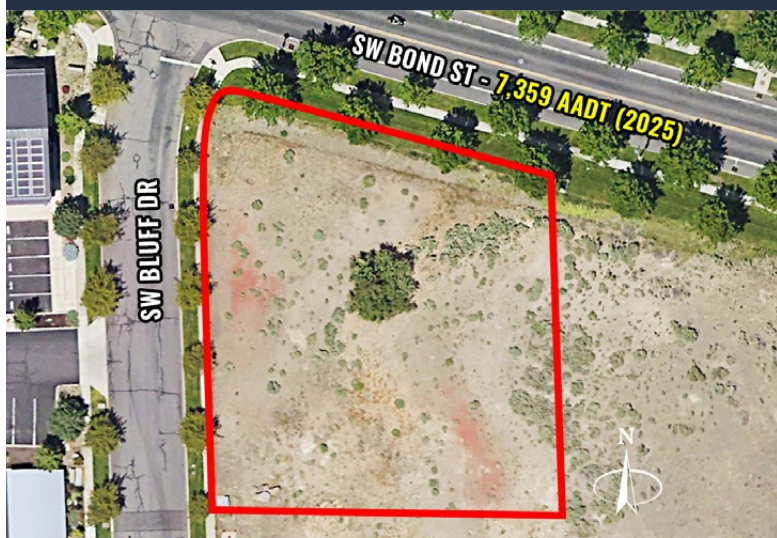
0.54 AC | \$1,553,000

Prime Development Land in the Old Mill District

274 SW Bluff Drive, Bend, OR 97702



BROAD COMMERCIAL, RESIDENTIAL, & MIXED-USE ZONING



9-UNIT TOWNHOME CONCEPTUAL RENDERING

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FOR SALE

\$1,553,000

Mixed-Use Development Land in the Old Mill District

PROPERTY DETAILS

Sale Price:	\$1,553,000
Lot Size:	0.54 Acres
Price/SF:	\$66.02
Zoning:	Mixed-Use Riverfront (MR)
Type:	Outright Sale or Joint Venture
Utilities:	Approvals in place and ready for service

HIGHLIGHTS

- Rare mixed-use development parcel in the heart of the vibrant Old Mill District
- Ideal for retail, restaurant, mixed-use, multifamily, or hospitality projects
- Land use approvals in place for a nine-unit townhome development (see conceptual renderings)
- Site is graded and retaining wall has been completed
- Prominent corner location with mountain and river views
- Short-term rentals allowed
- Near popular shopping and dining options at the Old Mill District and the Box Factory
- Close to the new Jackstraw and Timber Yards developments on Bend's west side
- Potential for Joint Venture
- Located in the Opportunity Zone



HIGH TRAFFIC COUNTS

Located on the corner of SW Bond Street and SW Bluff Drive with traffic counts of 7,336 AADT



PREMIER LOCATION

In the heart of the Old Mill District, only a mile from Downtown Bend and less than half a mile to the Box Factory



LIVABILITY

Access to Bend Parks and Recreation District, Mt. Bachelor and the Deschutes River

Bend, Oregon

With a population of 104,559, Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. 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 while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Nestled in the heart of the Old Mill District in Bend, Oregon, this prime locale offers a bustling entertainment and shopping hub. Visitors to this dynamic area can indulge in various activities, from upscale shopping at premium outlets to attending events at the Hayden Homes Amphitheater. Being less than one mile from Downtown Bend, the location offers convenient access to the city's lively center. Here, patrons can immerse themselves in the eclectic mix of shops, art galleries, and cultural attractions. Additionally, it's conveniently situated near Market of Choice and the picturesque Deschutes River with opportunities for outdoor pursuits like trail exploration, stand-up paddleboarding, and kayaking.



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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 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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