

FOR SALE

SE Coombs Place off Badger Rd | Bend, OR

PRICE REDUCED



Lot lines are approximate and for illustrative purposes only.



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Offering Summary

PARCEL	LOT 01	LOT 02
OFFERING PRICE	\$5,412,796 \$4,558,112	\$2,509,080 \$2,195,410
PRICE/SF	\$32.00/SF	\$35.00/SF
LAND AC	3.27 AC	1.44 AC
LAND SF	142,441 SF	62,726 SF
ZONING	CG (General Commercial)	

Development Land with Unmatched HWY 97 Visibility

- Commercial General (CG) zoned property in the heart of SE Bend's retail trade center.
- Adjacent to Walmart Supercenter and St. Charles Health- Bend South Family Care and Urgent Care clinics.
- Highly visible from Northbound and Southbound Bend Parkway (US HWY 97.)
- Approximately 570 linear feet of highway frontage. ADT: 48,735.
- Rare, development ready parcel with flat topography and utilities in the right-of-way.
- Excellent demographics with 34,000+ rooftops within a 10-minute drive term. Nearby UGB expansion and master plans include +/-5,200 more rooftops in the next 3-5 years.



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Key Facts

4.71 AC bounded by Hwy 97 to the west, SE Coombs Pl to the east, Goodwill Industries to the north, and a vacant parcel owned by OR Bend Badger Self Storage LLC, to be developed into self-storage to the south.



Zoning

<https://bend.municipal.codes/BDC/2.2>

General Commercial District (CG) The General Commercial District provides a broad mix of commercial uses that have large site requirements, are oriented to the higher classification roadways and provide services to the entire City and surrounding area.

The most development friendly zoning, allowing the widest variety of uses including residential when part of a mixed-use project.

Outright uses include but are not limited to (please reference above link):

- Hospitality
- Housing (mixed-use)
- Restaurants with drive-through
- Auto-related sales and service



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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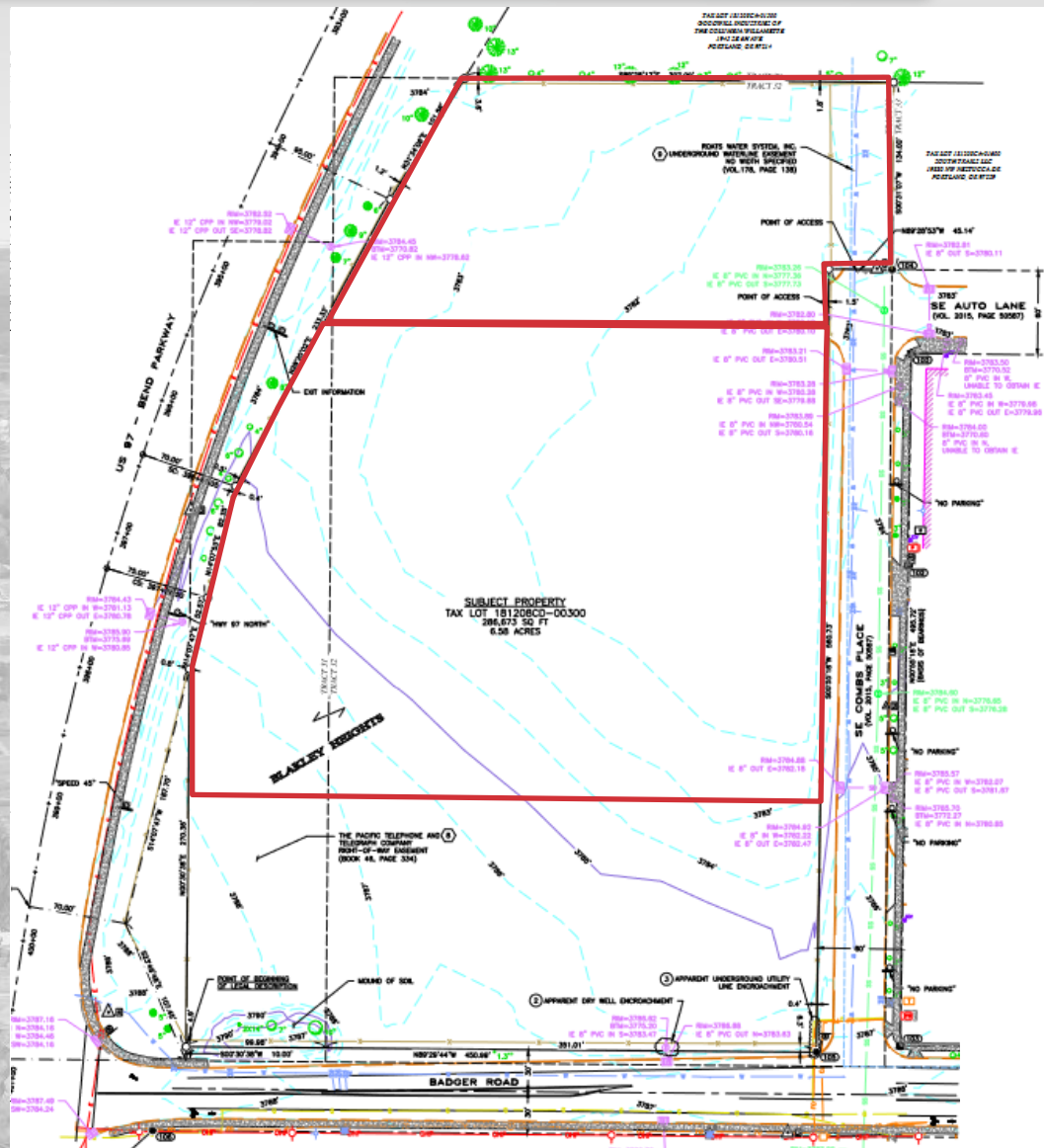
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LEGEND:

	FLOW LINE CURB		FOUND MONUMENT PER FOUND MONUMENTS TABLE
	STANDARD CURB		FOUND 5/8" IRON ROD, SEE FOUND MONUMENTS TABLE
	EDGE OF PAVEMENT		FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES"
	FIBER OPTIC		MAILBOX
	WATER		SIGN, AS NOTED
	STORM		STOP SIGN
	GAS		BOLLARD
	ELECTRIC		POWER POLE
	OVERHEAD POWER		POWER VAULT
	SANITARY SEWER		POWER RISER
	TELEPHONE		SANITARY SEWER CLEANOUT
	FENCE - CHAINLINK		SANITARY SEWER MANHOLE
	FENCE - BARBED WIRE		STORM CATCH BASIN
	RIGHT OF WAY		STORM MANHOLE
	CENTERLINE ROADWAY RIGHT OF WAY		WATER FIRE DEPT. CONNECT
	BOUNDARY LINE		FIRE HYDRANT
	SURVEY TIE LINE		WATER VALVE
	EASEMENT, AS NOTED		IRRIGATION CONTROL VALVE
	LOT/PARCEL LINE		TELEPHONE RISER
	BLAKELY HEIGHTS LOT LINE		TELEPHONE MANHOLE
	CONCRETE HATCH		TELEPHONE VAULT
	TITLE EXCEPTION (7)		UNKNOWN UTILITY VAULT
	TREE - DECIDUOUS		
	TREE - CONIFER		

SURVEYOR'S CERTIFICATE

TO: COLUMBIA PACIFIC ADVISORS; WESTERN TITLE & ESCROW OF OREGON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 6(a,b), 7(a,b-1), 8, 9, 10, 11(d), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/21/2021.

DATE OF PLAT OR MAP: 7/26/2023

SURVEYOR'S SIGNATURE
 ANDREW HUSTON, OR PLS 61407LS
 ANDREW.HUSTON@SFLANDS.COM

Development

- Tier 2 ROW improvement plans and ALTA survey dated 2/13/2023 available.
- Recently constructed sidewalk and sewer stubbed to site.
- Utility services (water, sewer, natural gas, and data) located in adjacent ROW.

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DEMOGRAPHIC SUMMARY

Bend Pkwy
Drive time of 10 minutes

KEY FACTS

82,263

Population



34,119

Households

39.3

Median Age

\$62,682

Median Disposable Income

BUSINESS

5,622



48,661



INCOME



\$81,937

Median Household Income



\$48,912

Per Capita Income



\$172,017

Median Net Worth

EDUCATION

4%

No High School Diploma



17%
High School Graduate



33%
Some College



46%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,430

Apparel & Services



\$7,461

Groceries



\$289
Computers & Hardware



\$8,098

Health Care



\$4,127

Eating Out

EMPLOYMENT



70%

White Collar



16%

Blue Collar

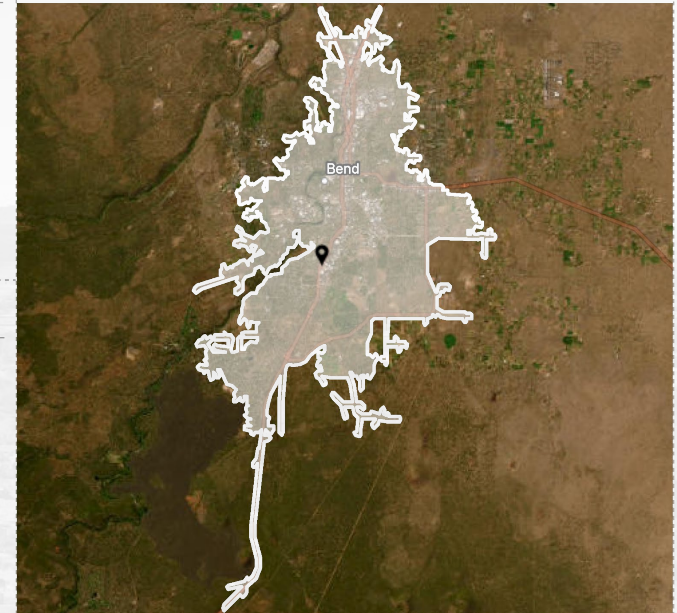


14%

Services

4.0%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Walt Ramage, Partner/Principal Broker

Broker specializing in investment sales, and development (horizontal and vertical).

Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024

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 client's 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."



Jenn Limoges, CCIM | Partner, Principal Broker

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023

Cascades East Association of Realtors Commercial Transaction of the Year Recipient 2025

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions



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