

FOR SALE

1221 NE Medical Center Dr | Bend, OR



Offering Summary

OFFERING PRICE	\$1,646,568.00
PRICE/SF	\$35.00/SF
LAND AC	1.08 AC
LAND SF	47,045 SF
ZONING	RH (High Density Residential)
TAX ID	171234AA02300

Medical or High Density Multifamily Development Land For Sale

- RH zoning for multifamily or medical development in the Medical Overlay District.
- Flat, ready to build parcel with utilities stubbed to site.
- One of four remaining developable parcels in the medical district.
- Excellent traffic counts on 27th St: 17,974. On the lighted corner of 27th St & Medical Center Dr.
- Nearby amenities: St Charles Medical Center, Summit Health, CORA
- Nearby shopping: Costco, Safeway, Barnes & Noble, Whole Foods, Old Navy, Walgreens



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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Zoning High Density Residential

The High Density Residential District is intended to provide land for primarily high density multi-unit residential in locations close to shopping and services, transportation and public open space and to provide a transitional use area between other Residential Districts and other less restrictive areas.

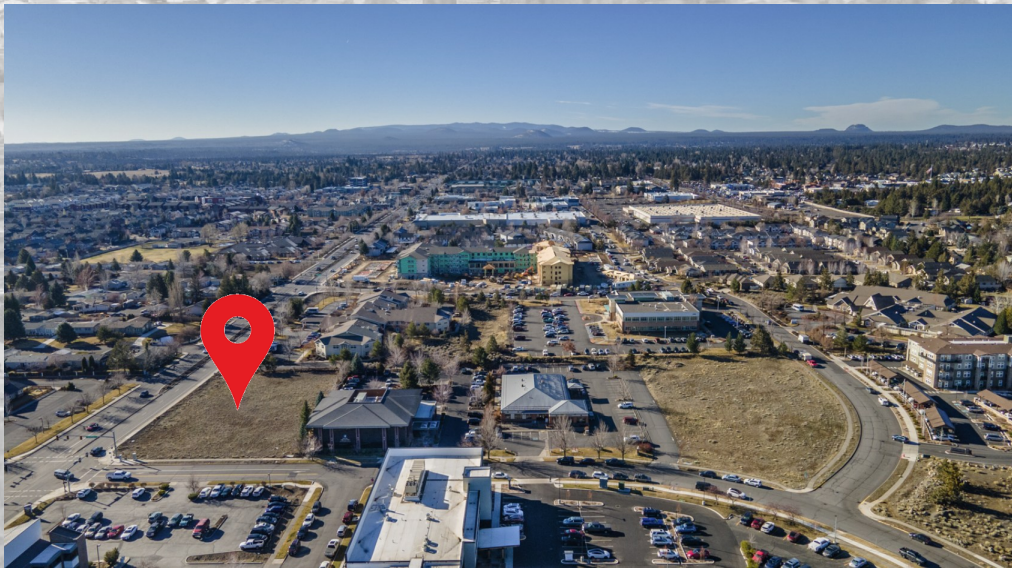
The minimum density of the district is 21.7 units per gross acre and *there is no maximum density.*

Suitable for townhomes, duplex, triplex, quadplex, and residential care home.

Neighborhood commercial development possible. To be confirmed with the City of Bend.

Medical Overlay District

The purpose of the Medical District Overlay Zone is to allow for the continuation and flexible expansion of the hospitals, medical clinics and associated uses in a planned and coordinated manner. Flexibility is essential to allow existing and future uses to respond and adapt to changes in technology, the medical profession, and society as a whole. The primary uses in the Medical District Overlay Zone are hospitals and other medical clinics and uses. Related uses may be located within the hospital or clinic buildings or as independent uses within the overlay zone area. The overlay zone is intended to enhance the underlying zones of the Urban Medium Density Residential (RM) Zone, Urban High Density Residential (RH) Zone, and the Convenience Commercial (CC) Zone.



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DEMOGRAPHIC SUMMARY

1221 NE Medical Center Dr, Bend, Oregon, 97701

Drive time of 5 minutes

KEY FACTS

23,928

Population

37.8

Median Age



9,940

Households

\$56,258

Median Disposable Income

BUSINESS

704



12,394



INCOME



\$76,219

Median Household Income



\$41,351

Per Capita Income



\$101,560

Median Net Worth

EDUCATION

5%

No High School Diploma



19%

High School Graduate



41%

Some College



36%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,075

Apparel & Services



MISSING

Groceries



\$248

Computers & Hardware



\$6,810

Health Care



MISSING

Eating Out

EMPLOYMENT



71%

White Collar



18%

Blue Collar

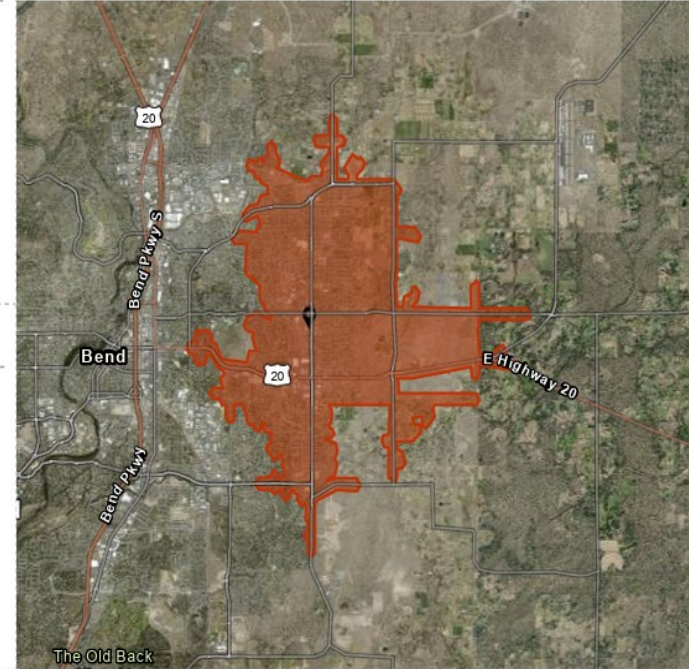


11%

Services

2.8%

Unemployment Rate



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Bend, Oregon

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering diverse 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.

Bend was rated the best performing small metro for from 2018-2022. 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 were no longer vital.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce draw many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated in the small to midsize range, typically with 10 to 15 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend's economy.



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Walt Ramage, Partner | Principal Broker

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

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

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." –Walt Ramage

BUILD ON THE POWER OF OUR NETWORK



5,800

MARKET PROFESSIONALS



325

OFFICES WORLDWIDE



\$20B+

TRANSACTIONS ANNUALLY



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

exceeding clients' expectations to grow relationships.

FUNDAMENTAL
VALUES

- Community
- Honesty
- Innovation
- Curiosity
- Thoughtfulness



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