

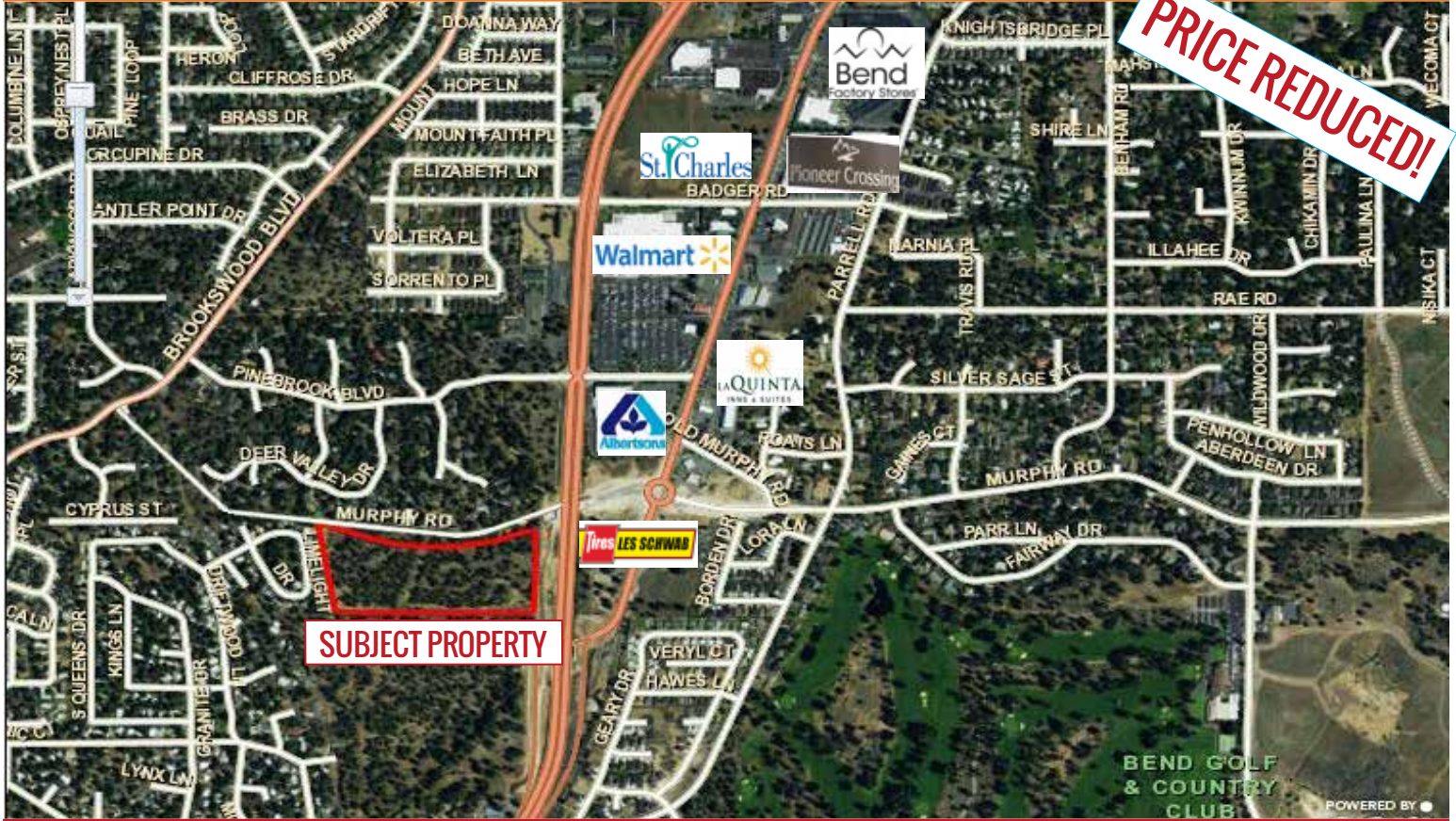
FOR SALE

# MIXED USE DEVELOPMENT LAND

## MURPHY ROAD LAND

SW Corner Hwy 97 & Murphy Road | Bend OR

**PRICE REDUCED!**



This development parcel is on the west side of South Highway 97 and fronts on the new Murphy Road extension to Brookwood Blvd and as such it is ideally located to serve the fast growing neighborhoods on the south side of Bend. It also has excellent access to the Parkway via the new Murphy Road roundabout, overpass, and ramp and is well suited for highway commercial services. The split commercial, mixed-use, and multi-family zoning is extremely flexible and would allow a combination of almost any conceivable uses on the property including retail, medical, office, hotel, restaurant, and multi-family residential. Near Wal-Mart, Nike, Bend Factory Outlet Stores, Pioneer Crossing, and the new St. Charles Medical Clinic.

### Offered at \$7,000,000

- 13.02 Acres
- Price/SF: \$12.34
- Zoned Commercial-CG/Mixed Use-ME/Multifamily-RM
- Excellent highway access
- On new East-West arterial route

**Brian Fratzke, CCIM, Principal**

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**Dan Steelhammer, Broker**

dan@fratcommercial.com | O: 541.306.4948 C: 541.480.5756

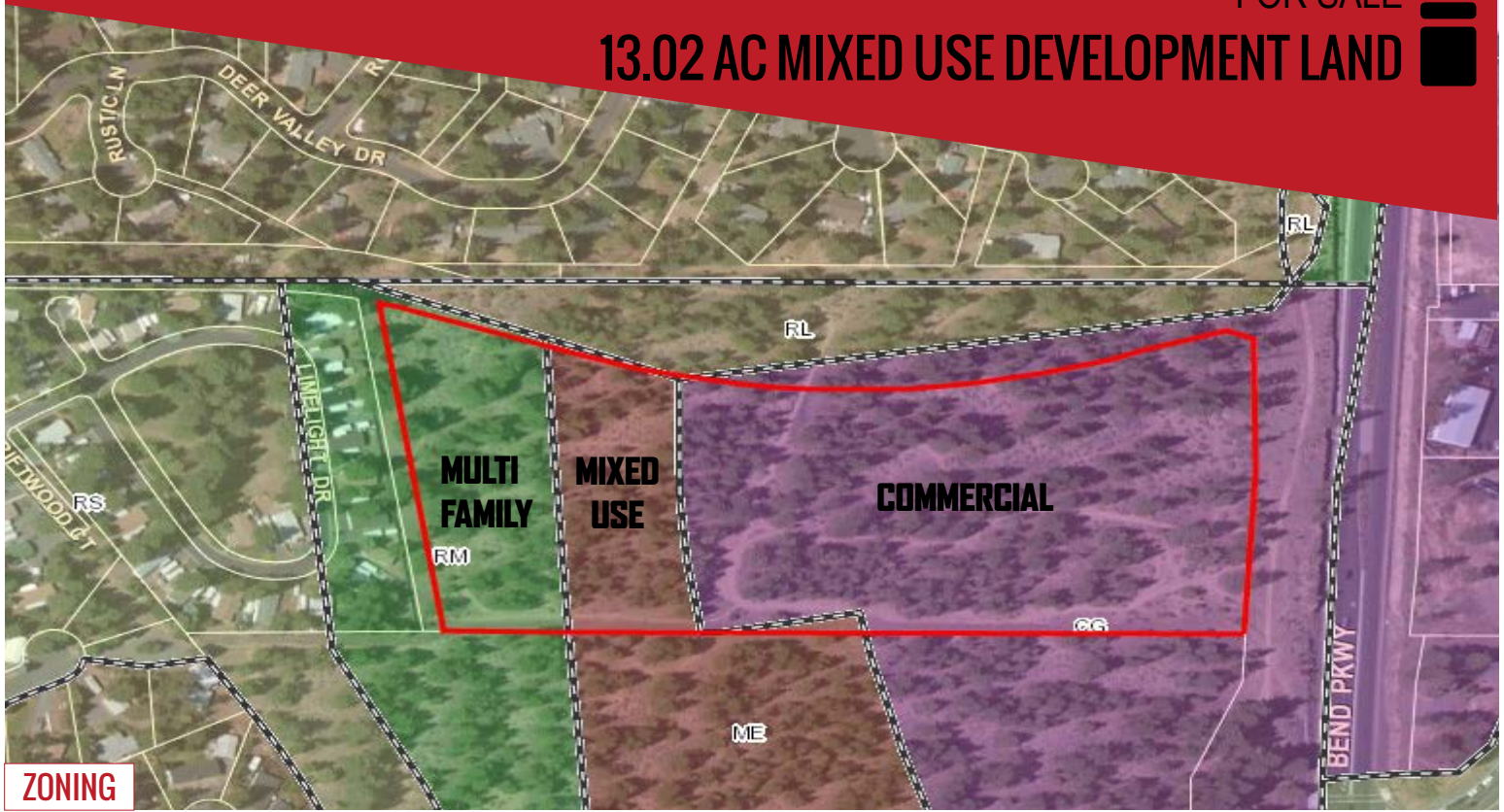


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FOR SALE

# 13.02 AC MIXED USE DEVELOPMENT LAND



ZONING



SUBJECT PROPERTY



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With You Every Square Foot of the Way.

**DISCLAIMER:** This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.