FOR SALE

MIXED USE DEVELOPMENT LAND

MURPHY ROAD LAND: $5,700,000

SW Corner Hwy 97 & Murphy Road | Bend OR

PRICE REDUCED!

This development parcel is located on South Highway 97 and fronts the Murphy Road extension to Brookswood Blvd.

Ideally located to serve the fastest growing neighborhoods in Bend, the site has excellent access to the Parkway via the Murphy Road roundabout, overpass, and ramp. Residential development in southwest and southeast Bend has outstripped commercial services.

The split commercial, mixed-use, and multi-family zoning is extremely flexible and would allow a combination of 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 $5,700,000

- 13.02 Acres
- Price/SF: $10.05
- Zoned Commercial-CG/Mixed Use-ME/Multifamily-RM
- Excellent highway access & visibility
- On new East-West arterial route

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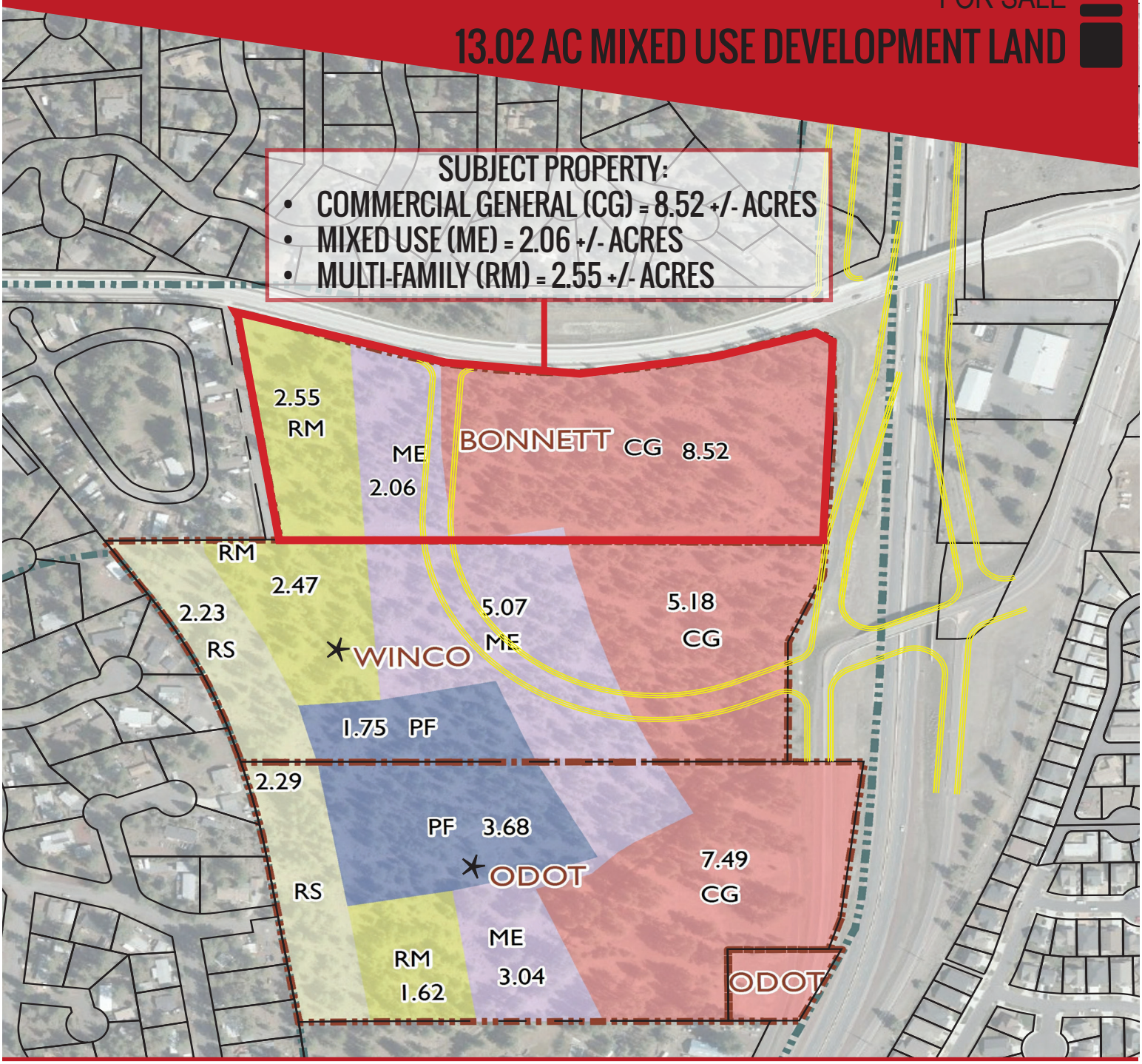
13.02 AC MIXED USE DEVELOPMENT LAND



✶The site could be combined with 2 adjacent parcels to the south: the WinCo Parcel (16.37 acres) and the Oregon Department of Transportation Parcel (17.41 acres) allowing the developer the ability to create a master planned community on over 48 acres of residential and commercially zoned land.

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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.