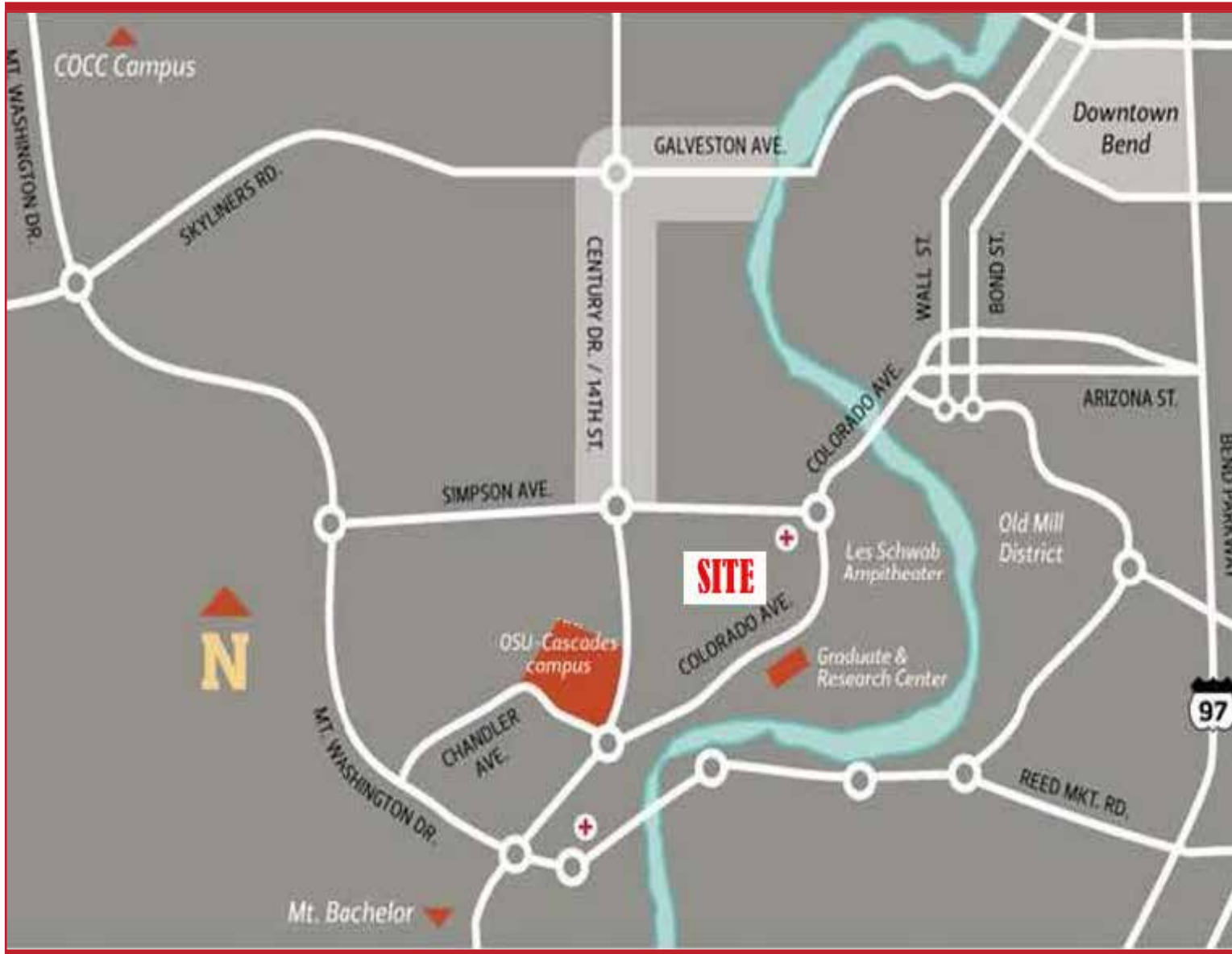


FOR SALE   
**3.90 AC MIXED USE DEVELOPMENT LAND** 



FOR SALE   
**3.90 AC MIXED USE DEVELOPMENT LAND** 

**WESTSIDE MIXED USE DEVELOPMENT LAND**  
 NE Corner Emkay Drive & Cyber Drive | Bend OR

**RENDERING**



The MU (Mixed Use) zoning of this land allows for a maximum height of 65 feet for residential, student housing, motel, office building, or medical use. A 100% lot coverage can be obtained under the new MU zone. All utilities located in Cyber Drive and Emkay Drive. These two parcels are considered to be low cost in geotechnical grading and site improvements.

Less than 1/3 mile from OSU Cascades Campus on Bends' desirable west side.

**Offered at \$6,900,000**

- 3.90 +/- Acres
- Zoned Mixed Use
- Adjacent to West Bend's New Innovation Zone
- Close to new OSU Cascades Campus
- Surrounded by recreational, cultural, educational & retail amenities



**FRATZKE**  
 COMMERCIAL REAL ESTATE  
 With You Every Square Foot of the Way.

**Brian Fratzke, CCIM, Principal**  
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 541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)

**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.



This is one of the largest remaining development parcels on the west side of Bend. It is surrounded by some of Bend's most significant recreational, cultural, educational, and retail attractions and amenities such as the Les Schwab Amphitheatre, Deschutes Brewery, the Old Mill District, the Bend Whitewater Park, the Simpson Avenue Recreation Pavilion and Ice Rink, Riverbend Park, Farewell Bend Park, the Athletic Club of Bend, the Oregon State Graduate and Research Center, and the new Oregon State Cascades Campus.



RENDERING

