

# REDMOND INDUSTRIAL LOTS



601 E ANTLER AVENUE, REDMOND, OR



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*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.*





# LAND/LOT OVERVIEW



## AVAILABLE LOTS

#	Tax Map	Acreeage	Zoning	Price
1	151310CA00	<b>SOLD</b>		
North end of the site.				
2	151310CA00	<b>SOLD</b>		
3	151310CA00	5.7*	M2	\$7.95/SF
On the Northeast side of the site. 9th Street borders the east boundary directly across from Greenwood Avenue. Nicest, most symmetrical lot. *Final SF pending final approval from City of Redmond for pending Lot Line Adjustment				
10 & 12	151310CD00/151310CD0	11.93	M2	\$7.95/SF
Easterly most lot with 9th Street bordering the entire tax lot & southeast corner of property. Access is not confirmed.				

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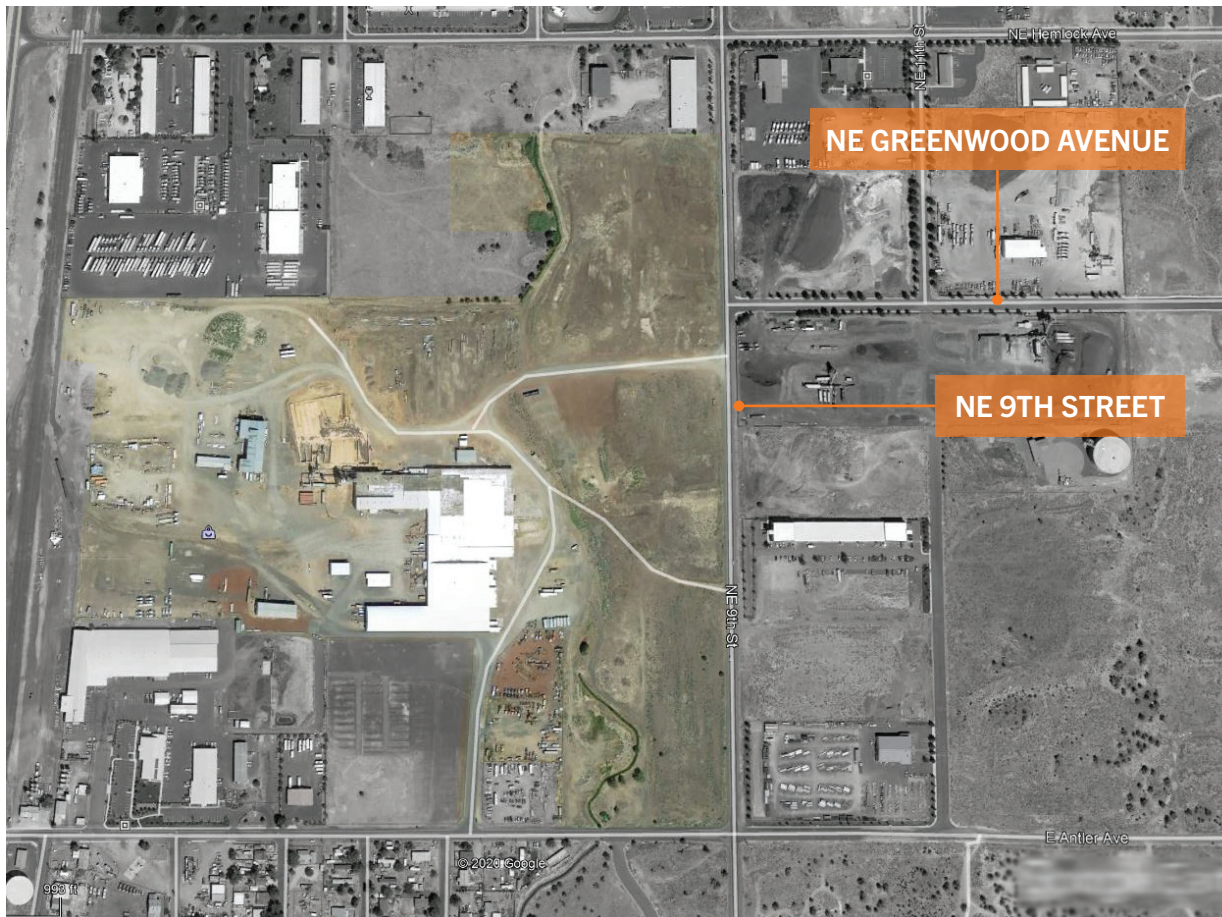
541-306-4948



# PROPERTY OVERVIEW | 601 E ANTLER AVENUE, REDMOND, OREGON

The Redmond Industrial Park is Redmond's largest industrial park totaling more than 73-acres of land on 12 separate tax lots, of which several lots to the east are now for sale. Originally owned and operated by Crown Pacific as a lumber yard, the property was acquired in 1996 by Maynard & Jacolyn Alves. Together, over the past 24 years, they have worked to support industrial users requiring various leasing needs.

*Below is a representation of the whole Redmond Industrial Park property, see page 4 for specific lots currently listed.*



## M-2 ZONING

M-2 Heavy Industrial Zoning provides industries that have a more pronounced impact on the urban environment because of noise, smoke, air, and other emissions or because of traffic and other operating characteristics associated with these industry types.

A wide range of Industrial and Commercial uses for M-2 include:

- Commercial Manufacturing and Warehousing
- Auto Repair and Servicing
- Vehicle Storage and Parking
- Towing Yard
- Aircraft Services and Maintenance
- Batch Plants
- Distribution Centers
- Medical Research Facility
- Heavy Equipment Sales
- Contractor Services
- ... and more

## FUTURE DEVELOPMENT

The Seller is currently working with the City of Redmond and local engineer to gain access from:

- NE Greenwood Avenue for Lot 2 & Lot 3
- NE 9th Street for Lot 10

Utilizing a 35% building to land coverage ratio can be applied throughout the available lots.

Because there are multiple tax lots, future development can be completed in a phased approach.



# UTILITIES OVERVIEW



## UTILITY LEGEND

Water



Sewer



Natural Gas



Planned Water/Sewer





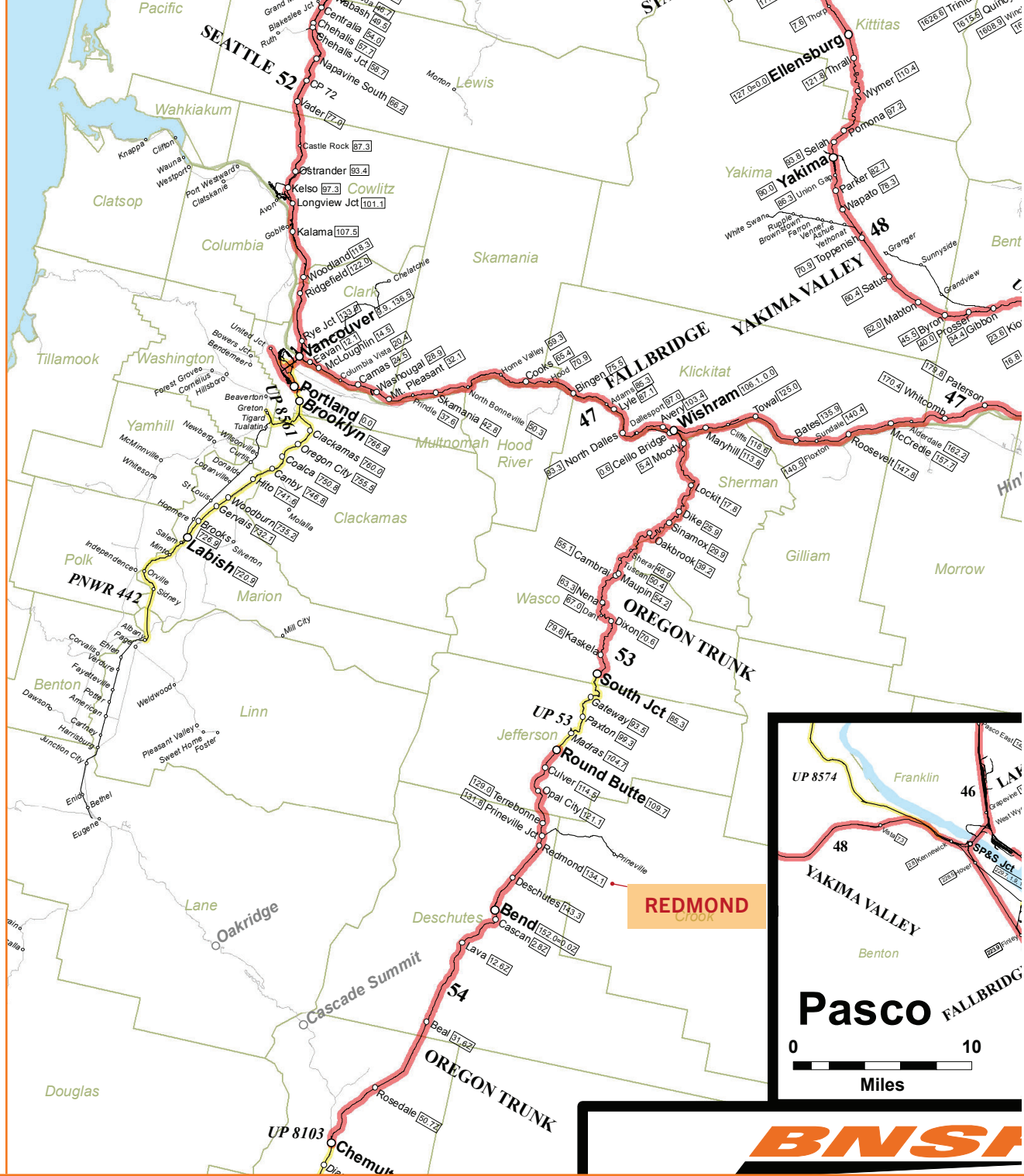
## LOCATION, HIGHWAY TRANSPORTATION ACCESS, AND RAIL/UTILITY SERVICES

The property is located just two blocks east of State Highway 97 with excellent truck access to both northbound and southbound Hwy 97. The property also provides excellent access to State Highway 126 which connects to State Highway 20 providing a transportation and distribution network to Boise, Idaho and beyond.

The industrial park is located 1.56 miles from the Redmond Airport and 0.75 miles from downtown Redmond.

We have also confirmed with the City of Redmond that an additional access point can be constructed at the northeast corner of the property extending NE Greenwood Avenue west into the property.

- This site includes a BNSF rail spur ready to be reestablished to the Oregon Trunk Line property providing rail access to the Burlington Northern Santa Fe Railroad.
- Three Phase, 480-volt 2000 amp electrical service is currently provided, and per our conversation with Pacific Corp, additional amperage can be delivered to the property in under 9 months.



# CENTRAL OREGON MARKET OVERVIEW

Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook, and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – a feat no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

**244,560**

**REGIONAL POPULATION**

*2020 estimates from  
Portland State University*

**116,665**

**REGIONAL LABOR FORCE**

*Seasonally adjusted total for Q4 2019  
from Oregon Employment Department*

**#6**

**FASTEST POPULATION  
GROWTH IN THE U.S.**

*U.S. CENSUS, 2018*

## WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with approximately 7,000 new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure.

# GROWTH

**#2**

**FASTEST JOB GROWTH  
IN THE U.S.**

*BLS, 2017*

**DESCHUTES COUNTY**

**#1**

**COUNTY RECEIVING MOST  
INVESTMENT IN OREGON**

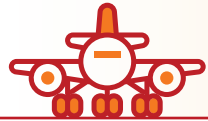
*SMARTASSET, 2020-*

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

***"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT. Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."***

*—Scott Allan, GM, Hydro Flask*

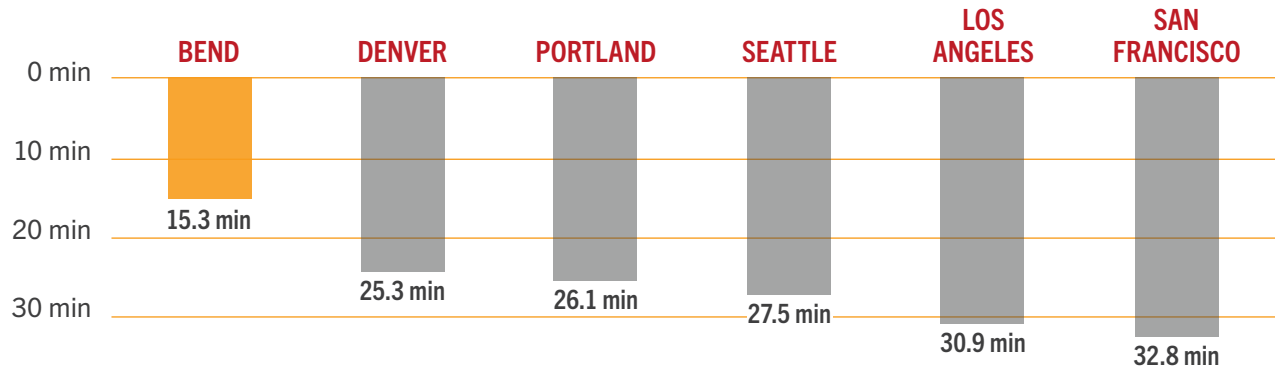
# TRANSPORTATION



## Air

Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Los Angeles, Mesa, Phoenix, Portland, Salt Lake City, San Francisco, Chicago, Las Vegas, and Seattle via six carriers (Alaska, Allegiant, American, Delta, Sun Country Airlines, and United).

**AVERAGE COMMUTE TIMES** THE CENTRAL OREGON AVERAGE COMMUTE TIME IS 21 MINUTES EACH WAY, SAVING THE AVERAGE WORKER OVER ONE WORK WEEK PER YEAR! ([CENSUS.GOV 2019](https://www.census.gov))



## Rail

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR) and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.



## Freight

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

TRAVEL TIME/  
DISTANCE



CAR

TRAVEL TIME



AIR

● Bend, OR

● Portland, OR • 3 hrs. 13 min./153 mi.  
 ● Medford, OR • 3 hrs. 22 min./173 mi.  
 ● Olympia, WA • 4 hrs. 55 min./269 mi.  
 ● Boise, ID • 5 hrs. 19 min./317 mi.  
 ● Seattle, WA • 5 hrs. 45 min./328 mi.

● San Francisco, CA • 7 hrs. 54 min./491 mi.

● Los Angeles, CA • 12 hrs. 39 min./821 mi.

● Redmond, OR (RDM)

● Portland, OR • 40 min.  
 ● Seattle, WA • 1 hr.  
 ● Salt Lake City, UT • 1 hr. 30 min.  
 ● San Francisco, CA • 1 hr. 40 min.  
 ● Los Angeles, CA • 2 hrs. 10 min.  
 ● Denver, CO • 2 hrs. 15 min.  
 ● Phoenix & Mesa, AZ • 2 hrs. 25 min.

● Chicago, IL • 3 hrs. 40 min.



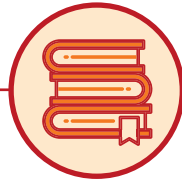
## SERVICES AND INFRASTRUCTURE

### Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy and reliability.

### Education



Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, our higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

### Healthcare



Top quality healthcare is one of Central Oregon's crown jewels. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

## LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

# #1

## BEST PERFORMING SMALL CITY THREE YEARS IN A ROW!

—MILKEN INSTITUTE, 2016, 2017, 2018

30 GOLF  
COURSES



# #1

## SMALL CITIES FOR BUSINESS AND CAREERS

—FORBES, 2016

MILES AND  
MILES  
OF TRAILS



# BEST

## PLACES TO LIVE ON \$55,000

—SMARTASSET, 2017

THRIVING ARTS  
AND  
CULTURE SCENE



# #8

## BEST PLACES TO LIVE IN THE U.S.

—NEW YORK POST, 2016

33 BREWERIES  
AND COUNTING



# BEST

## MULTI-SPORT TOWN

—OUTDOOR MAGAZINE, 2017

300 DAYS  
OF SUNSHINE







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