

# FOR SALE

## AWBREY BUTTE RESIDENTIAL LAND



**AWBREY BUTTE, BEND, OREGON**  
**OFFERED AT \$2,750,000**



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*DISCLAIMER: Brokers are Licensed in the State of Oregon. 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.*

# PROPERTY OVERVIEW

Perched on the West Knoll on top of Awbrey Butte, sit five (5) undeveloped lots zoned for residential use.

- Current access from Glassow Drive
- 360-degree unobstructed views of 10 Cascade mountain peaks, the Ochoco Mountains, Smith Rock, and Paulina Peak
- Zoned Residential Urban Standard (RS) for up to five (5) separate homes
- Located on the desirable west side of Bend, Oregon
- Total 6.05+/- acres of unimproved land

## ZONING

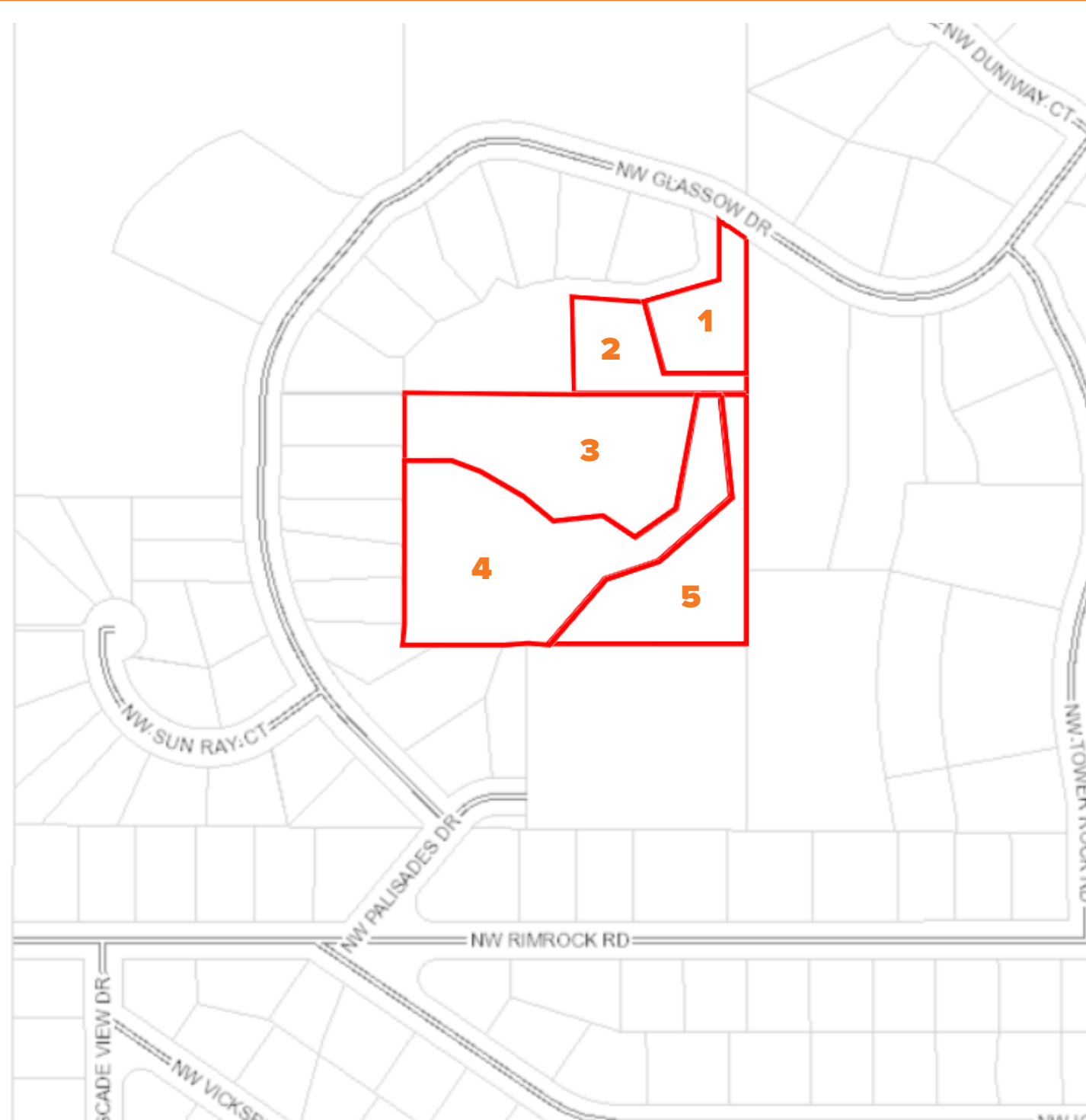
The RS Zone is intended to provide for the most common urban residential densities in places where community sewer services are or will be available and to encourage, accommodate, maintain and protect a suitable environment for family living.

Example of Permitted Uses:

- Single-family dwellings
- Home occupations



# LAND/LOT OVERVIEW



## AVAILABLE LOTS



#	Tax Map	Tax Lot	Acreage
1	171230CB00	104	0.53
2	171230CB00	103	0.53
3	171230CB00	500	1.69
4	171230CB00	501	2.2
5	171230CB00	502	1.08

ALL LOTS TO BE PURCHASED AS ONE SALE.

# UTILITIES OVERVIEW



## UTILITY LEGEND

- Storm Drain 
- Hydrant 

# PHOTOS



# AERIAL PHOTOS



# 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*



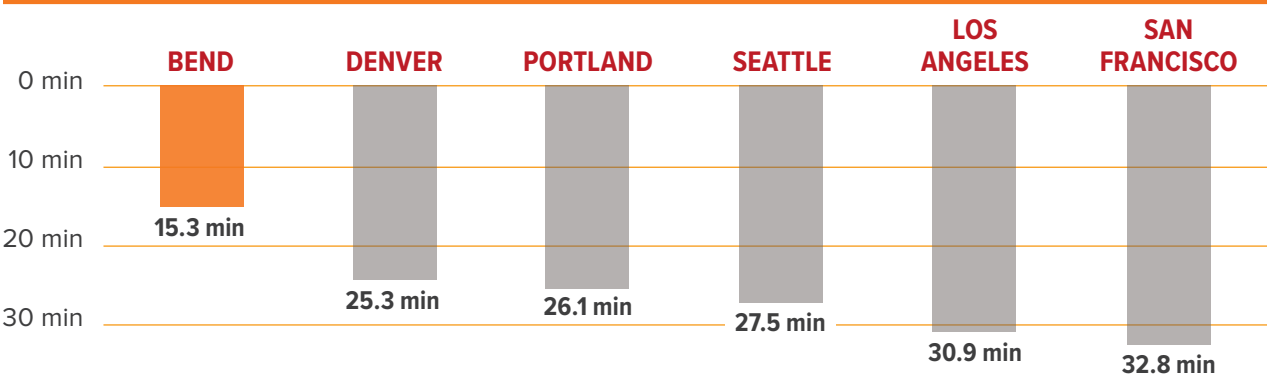
# TRANSPORTATION



## 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](https://www.census.gov) 2019)




## 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).



# TRANSPORTATION

## 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



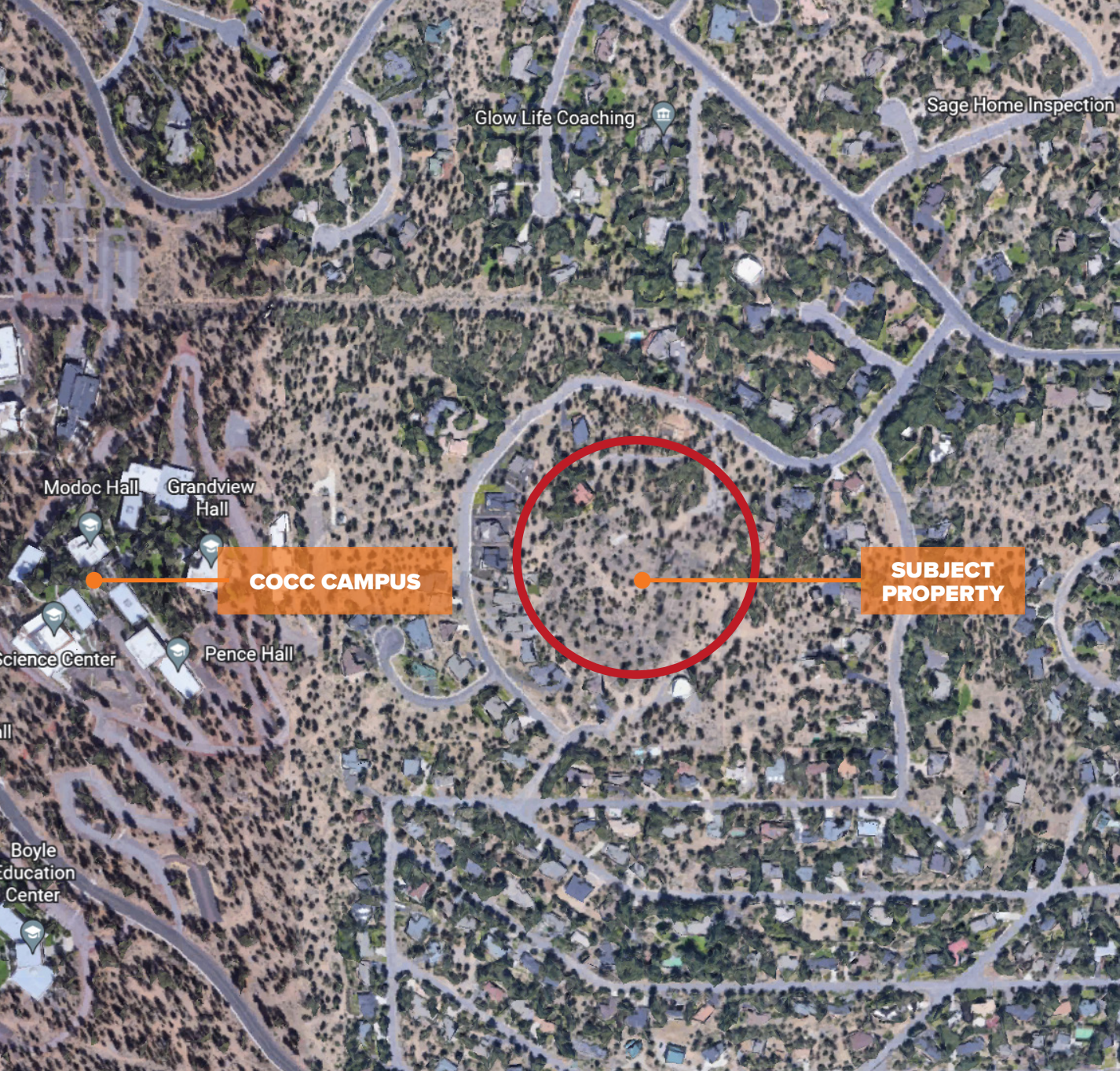
**BEST**

**MULTI-SPORT TOWN**

*OUTDOOR MAGAZINE, 2017*

300 DAYS  
OF SUNSHINE





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*With You Every Square Foot of the Way*

