



# Build your Business in Bend, a place others work all year to visit

Bend is known for a lifestyle most people only dream about: clean air, sunshine, pristine lakes and rivers, majestic mountain peaks, world class skiing, hunting, fishing, biking, backpacking, golf, whitewater rafting and friendly, vibrant community. People are eager to move here and determined to stay. Astute business leaders are now recognizing that, in addition to the outstanding lifestyle, Central Oregon is now offering a business environment that is competitive on a national level.

## Central Oregon Overview

- No state or local sales tax (consistently ranked among lowest states for business taxes)
- Cool, dry climate with 300 days of sun a year
- State of the art critical infrastructure (power, natural gas and telecommunications)
- Easy and accessible air travel – the Redmond Airport offers 22 flights daily to Portland, Seattle, San Francisco, Los Angeles, Salt Lake City, Denver and Phoenix
- Highly educated and available workforce
- Fastest growing region of Oregon
- The fastest growing higher education institutes – Central Oregon Community College and Oregon State University Cascades Campus
- Home to tech leaders such as Facebook, Apple, Sony and Phillips

For more information on Central Oregon, visit [EDCOinfo.com](http://EDCOinfo.com)

## Juniper Ridge is the Home to:



Corporate headquarters of Les Schwab Tires, one of the largest independent tire businesses in the country with more than 450 tire stores and 7,000 employees in the western United States. Founded in Prineville in 1952, Les Schwab Tires is a home-grown Central Oregon success story built on customer trust and employee success.



International corporate headquarters of Suterra, one of the largest biorational pest-control providers in the world. The company is dedicated to R&D of environmentally sound products. With offices across the globe, Suterra chose its Bend location due to the talent of the workforce and the attractiveness of the community.



Les Schwab Headquarters



Suterra Headquarters



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# Juniper Ridge Employment Land

4 Sites | 2.7 Acres - 6.3 Acres

FOR SALE

63701 18th Street  
Bend, Oregon



4 SITES LEFT!

## Convenient Location on Bend's North End near Highway 97

- IL zoned with Juniper Ridge Overlay
- Enterprise Zone Incentive Program
- Geographic center of Central Oregon with easy access to Bend, Redmond and Prineville
- Home to corporate headquarters of respected companies including Les Schwab and Suterra

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## 4 Sites Available in Juniper Ridge

### Property Details

SITE	ACRES	PRICE
<b>Lot 1</b>	<b>2.73</b>	<b>\$773,000</b>
<b>Lot 2</b>	<b>2.77</b>	<b>\$784,300</b>
Lot 3	4.53	SOLD
Lot 4	1.68	SOLD
Lot 5	1.67	SOLD
<b>Lot 6</b>	<b>6.29</b>	<b>\$1,781,000</b>
<b>Lot 7</b>	<b>3.24</b>	<b>\$917,400</b>

### Offering

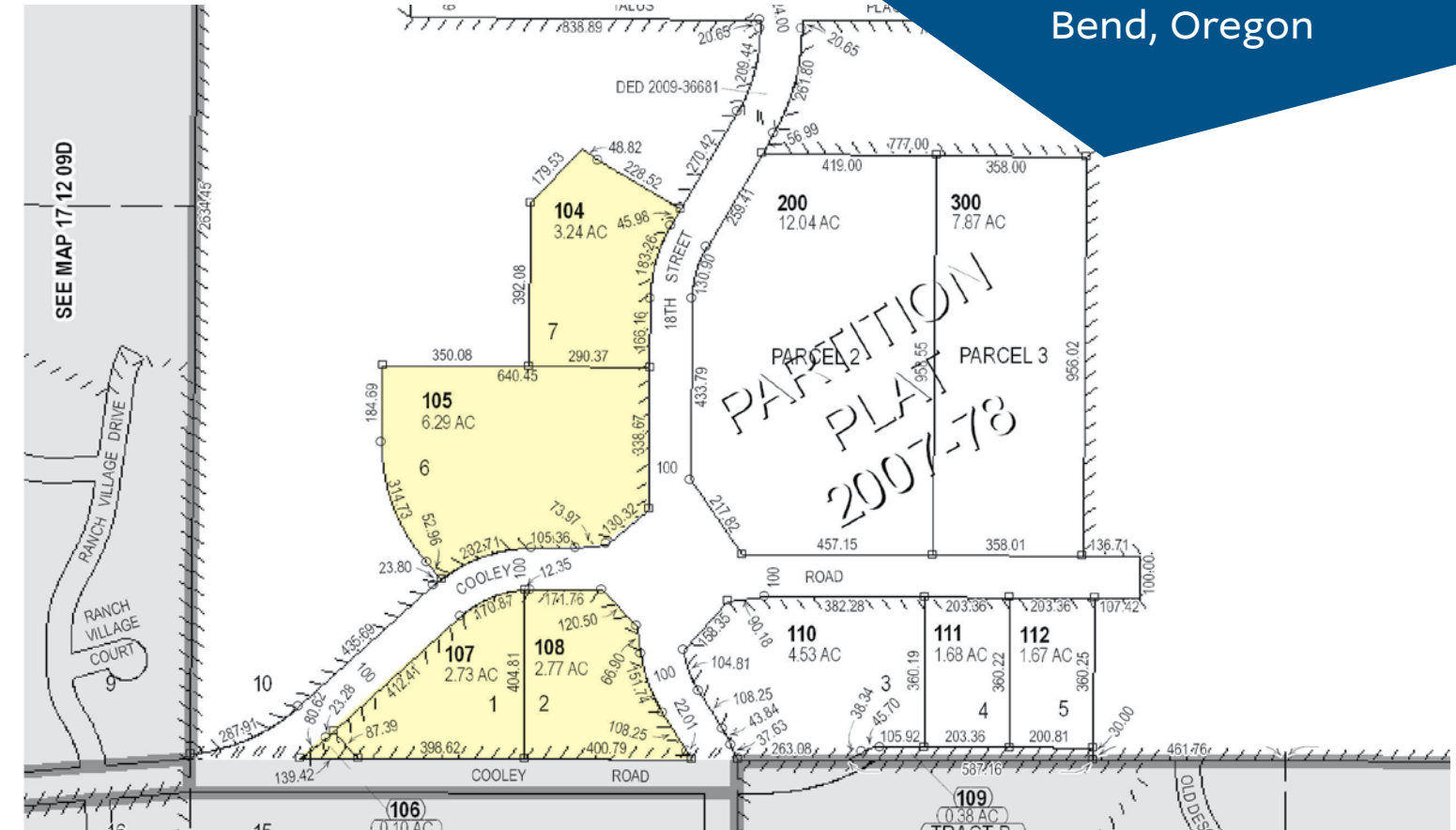
Juniper Ridge has four employment land sites for sale out of the seven originally offered. The remaining lots are available at \$6.50/SF. These lots are among the best priced industrial lots in town. Sewer and water are in the streets. The Juniper Ridge Overlay Zone allows for flexibility in uses including most clean light industrial uses, distribution and warehousing, R&D, food and beverage processing, medical and dental labs, corporate or regional headquarters office, trade and vocational schools, and more.

### Juniper Ridge

Juniper Ridge is a 1,500-acre master planned community owned by the City of Bend, emphasizing sustainability, mixed uses and employment that will be developed in phases over a long period of time.

The vision includes:

- Large areas for businesses to locate and grow, creating employment opportunities
- Parks, preserves and trails
- Mixed use



### Location Advantage

Juniper Ridge is near the geographic and workforce center of the Tri-County area consisting of Deschutes, Crook and Jefferson Counties. The convenient location near Highway 97 provides a strategic advantage to access Central Oregon's 200,000+ population and 80,000+ workforce.

The lots are located in the Bend Enterprise Zone and qualify for the incentive program. The program encourages economic development by waiving property taxes on investments for eligible businesses for three years. This can be extended to five years on certain conditions. Other incentives could also apply.

