

# COMMERCIAL LAND OPPORTUNITY

FOR SALE

63702 & 63720 CLAUSEN DRIVE

BEND

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Ryan Amerongen, CCIM  
Broker, Licensed in Oregon

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**RE/MAX**  
KEY PROPERTIES  
COMMERCIAL

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RE/MAX Key Properties | 541.728.0033 | 431 NW Franklin Ave | Bend



## Offering Summary

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Unlock incredible potential with these two adjacent lots, totaling 1.26 acres with Cascade mountain views and ideally located just off of Hwy 97, north of Bend's Golden Triangle. This area — a vibrant retail core strategically positioned between Bend, Redmond and Sisters — is a major Central Oregon trade hub, home to retail heavyweights like Target, Home Depot, and Trader's Joe's and primed for future development, including an upcoming Costco and master planned community. The parcels, which are level with sidewalks, are zoned General Commercial (CG), allowing for a variety of uses.

*Offered at \$1,756,000*



Lot lines depicted are approximations. Prospective buyers should conduct their own due diligence to verify accuracy.

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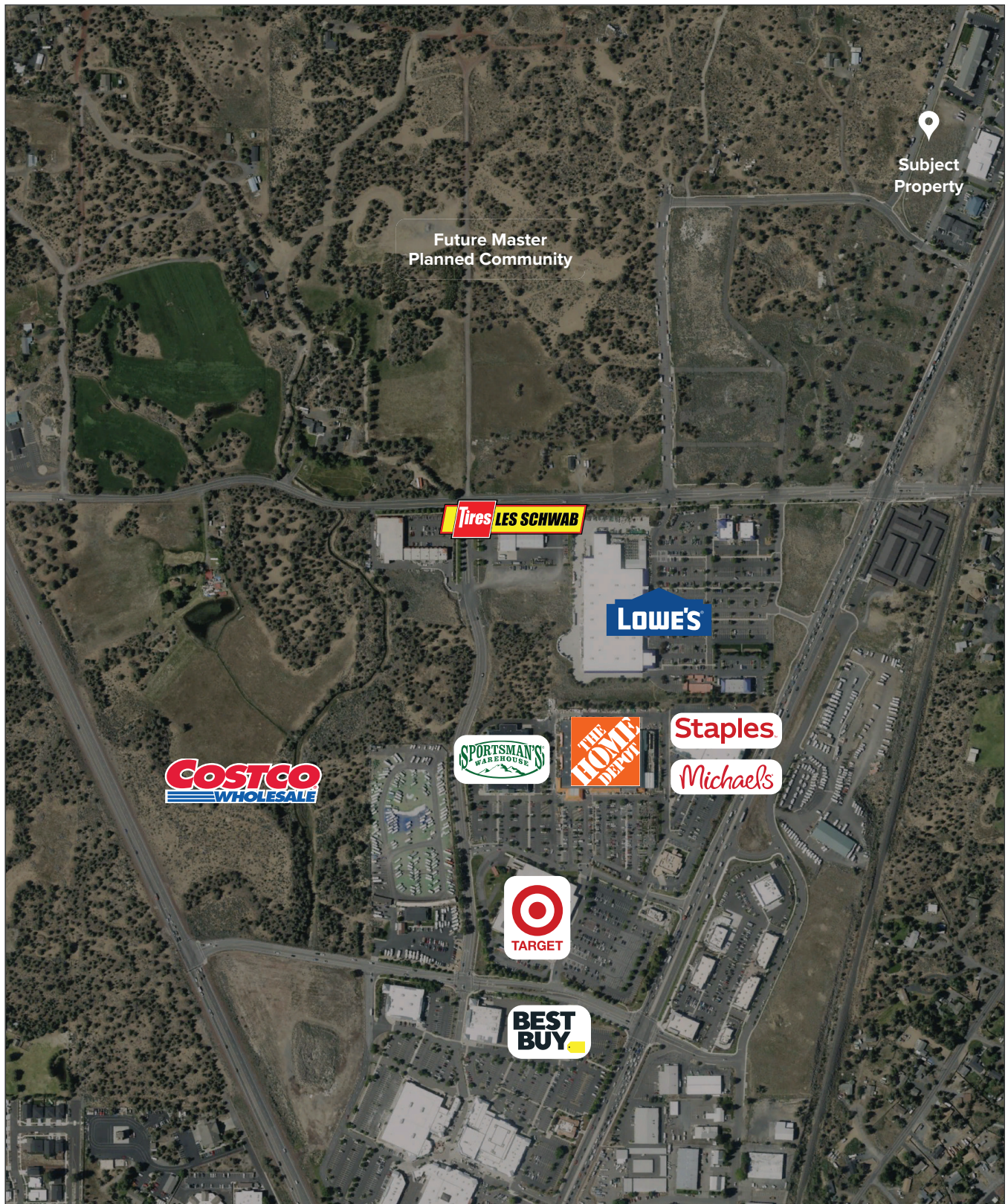
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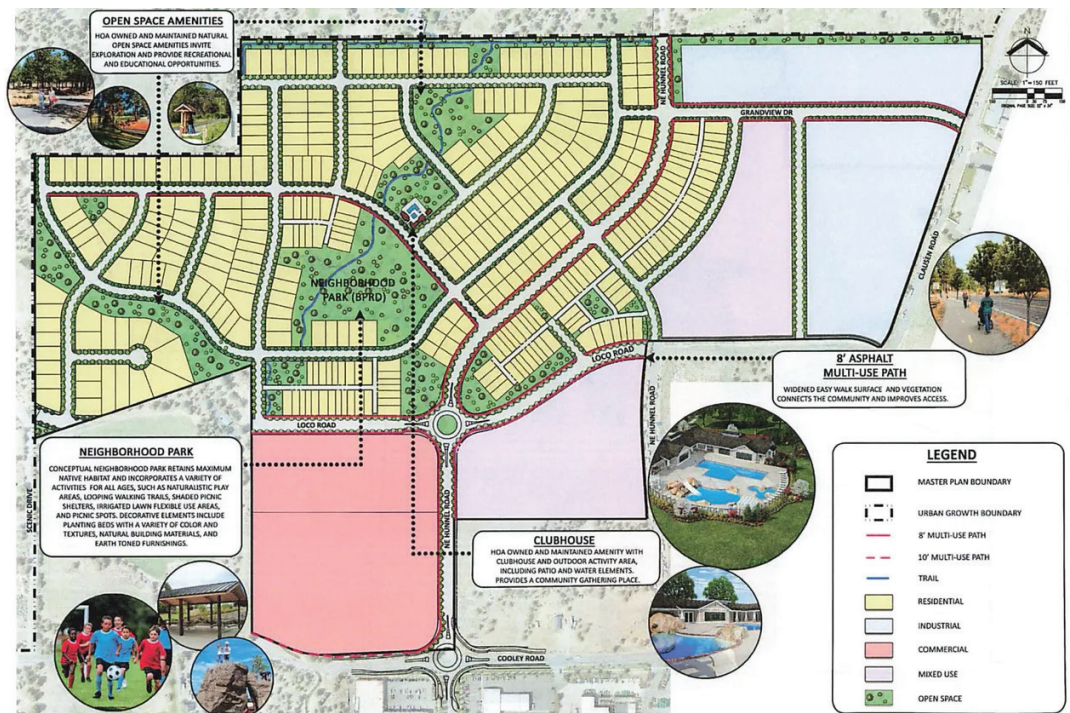
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Future Costco  
development site plan

Upcoming master planned  
community, Caraway.



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