

REDMOND

INDUSTRIAL SITE

*Prime Land at Redmond's
Industrial Crossroads*



Jones Lang LaSalle Americas, Inc.

THE OFFERING

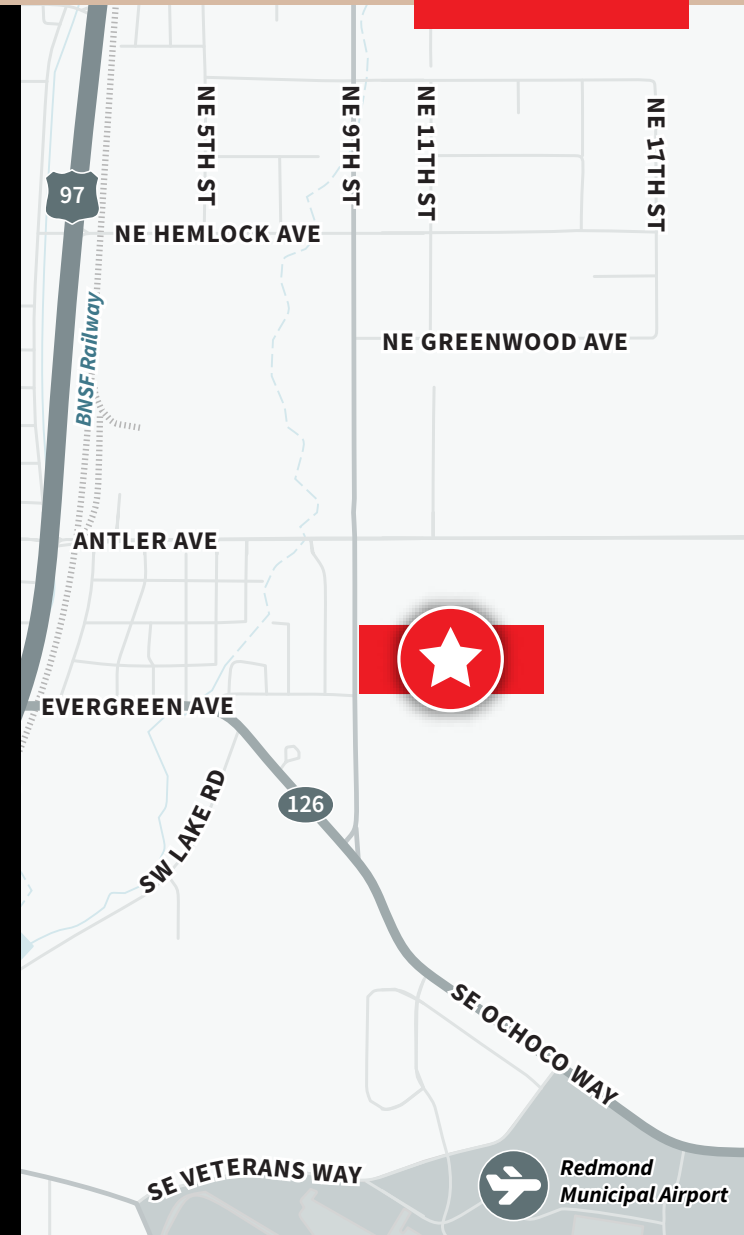
JLL, as exclusive advisor, is pleased to offer the fee simple interest in Redmond Industrial Site (hereafter “the Site” or “the Property”). Comprising approximately 19.8 acres of prime land, the Site offers developers an exceptional opportunity in the rapidly growing Redmond/Central Oregon area.

The strategic location of the Site, adjacent to Highway 97 and just 2.8 miles from Redmond Municipal Airport (RDM), ensures convenient access to major metropolitan areas along the West Coast. The Property will directly benefit from Redmond's upcoming \$33 million Eastside Arterial Project, which will significantly enhance the Site's accessibility and connectivity, positioning it at a crucial node in Redmond's evolving industrial transportation network.

Central Oregon has experienced substantial growth over the past decade, with Deschutes County's employment base increasing by 45% since 2010. Redmond offers some of the lowest operating costs in the Pacific Northwest, including affordable industrial land costs, tax abatement, and fast-track permitting. Electricity rates in Redmond are 10% below the national average, contributing to favorable operating expenses.

The Site is located within the Greater Redmond Area Enterprise Zone, allowing investors to capitalize on substantial tax incentives, including up to 15 years of property tax exemptions for eligible businesses. This designation, combined with Redmond's low operating costs and the region's robust employment base of over 122,501 workers, makes the Property an attractive option for businesses seeking efficient logistics networks and access to a skilled workforce.

With its strategic location, strong economic fundamentals, and the backing of Redmond's proactive infrastructure investments, this Property presents a unique opportunity to capitalize on Central Oregon's economic growth and expanding industrial sector.





ADDRESS

1050 E Antler Ave
Redmond, OR 97756

PARCEL

1513150000100

LAND

19.8 Gross AC

CURRENT ZONING

Light Industrial (M-1)

Zoning Summary

Site Zoning	Light Industrial (M-1)
Permitted Uses	<ul style="list-style-type: none">• Light manufacturing and production• Research and development facilities• Logistics and distribution centers• Aviation and transportation-related services• Supporting services
Max Height	Building shall not exceed a height of 60 feet
Lot Coverage	Buildings shall not cover more than 75% of the lot
Landscaping	Shall cover a minimum of 15% of the lot area
Setbacks	50 feet minimum setback from an arterial street

INVESTMENT HIGHLIGHTS



Central Oregon's Exponential Growth Fuels Economic Expansion

Given the region's high desert climate and relative affordability compared to other West Coast cities, Central Oregon has experienced substantial growth over the past decade. The Deschutes County total employment base is approximately 105K, representing a 45% increase (33K jobs) since 2010. Bend's current unemployment rate is 2.7%, significantly lower than both Oregon at 4.1% and the national rate of 3.7%. Even more impressive, Bend has witnessed an incredible 36% growth in population since 2010.



Low Cost of Doing Business

Redmond has some of the lowest operating costs in the Pacific Northwest, including very affordable industrial land costs, available build-to-suit commercial real estate, tax abatement, enterprise zones, and fast-track permitting. The cost of labor is lower when compared to wages in Washington and California, with California wages typically 10-15% higher than those in Deschutes County. Electricity rates in Redmond contribute to favorable operating expenses, costing 10% below the national average.



-10%

Electricity cost
compared to the
national average

Source: Redmond Economic Development Inc.



Unparalleled Accessibility

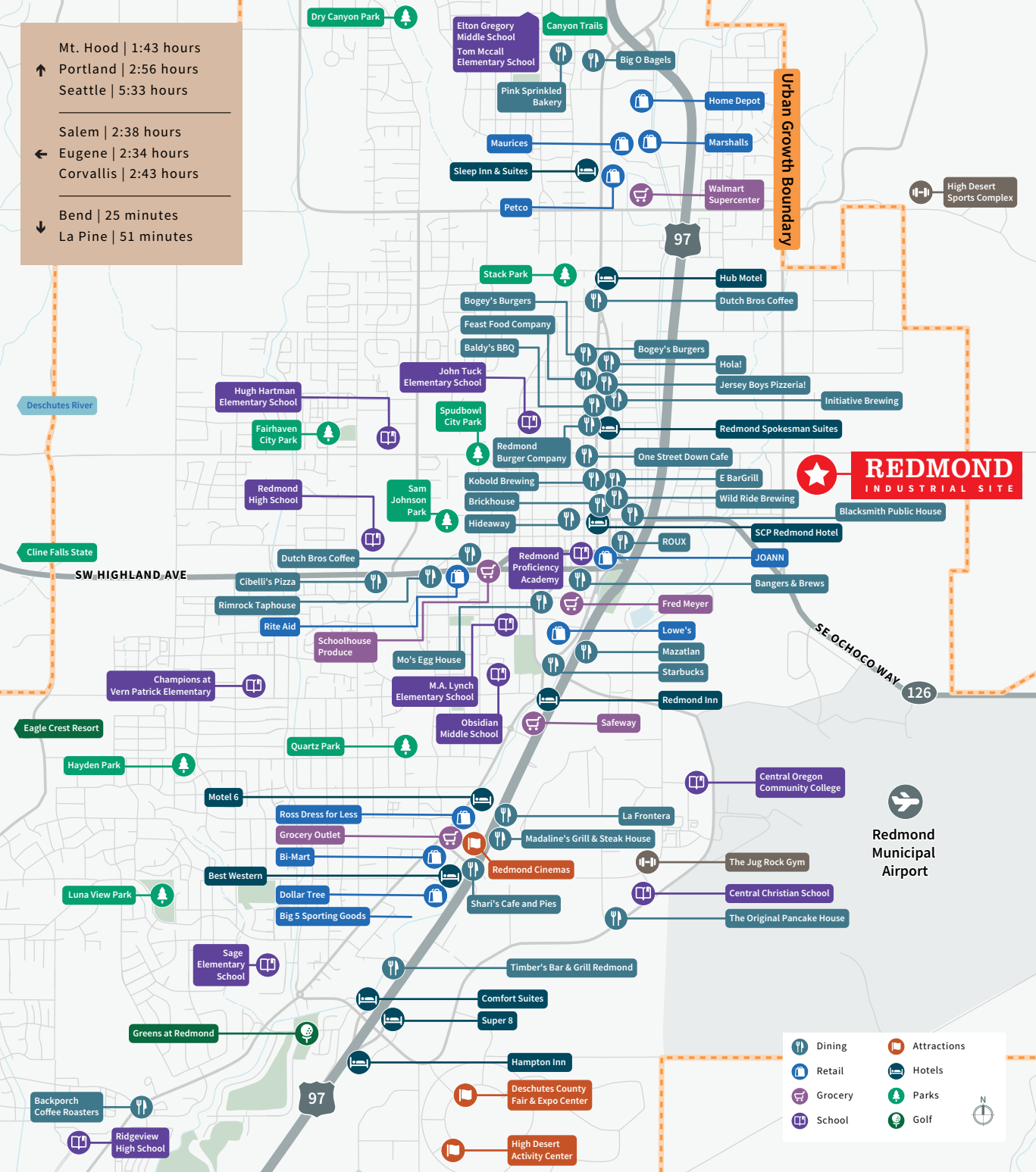
Located alongside Highway 97 and the Deschutes River, the Property offers unrivaled proximity to Downtown Redmond, having exceptional access to freeways, public transit, and the employment base of Central Oregon. Adjacent to Highway 97, Redmond's predominant north/south arterial, travelers have immediate access to Redmond Municipal Airport (RDM 2.8 miles south) and downtown Bend (18.3 miles south). The airport services the entire Central Oregon Area with the capability of connecting travelers directly to major metropolians on the West Coast, including San Francisco, Seattle, Los Angeles, Denver, Phoenix, and more.

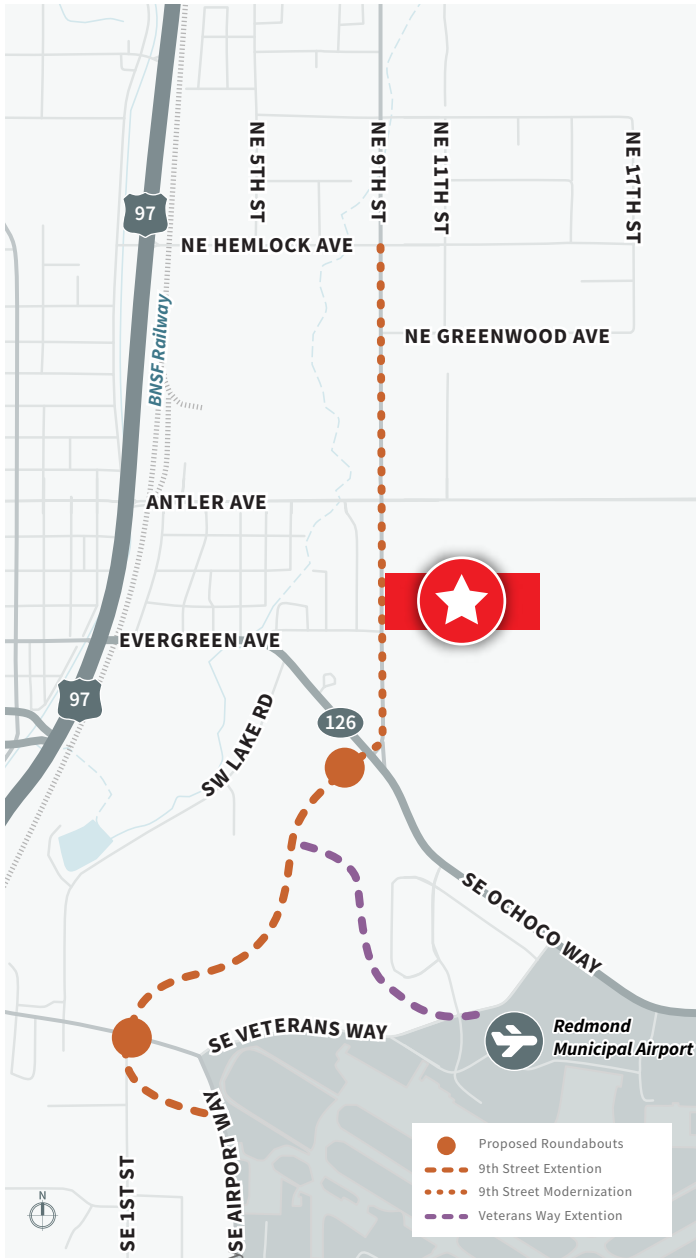


RDM

Travel Times to
Major West Coast
Metropolians

Seattle	1:30 hours
San Francisco	1:30 hours
Burbank	1:30 hours
Salt Lake City	1:30 hours
Los Angeles	2:00 hours
Palm Springs	2:10 hours
Denver	2:24 hours
Phoenix	2:30 hours
San Diego	2:40 hours



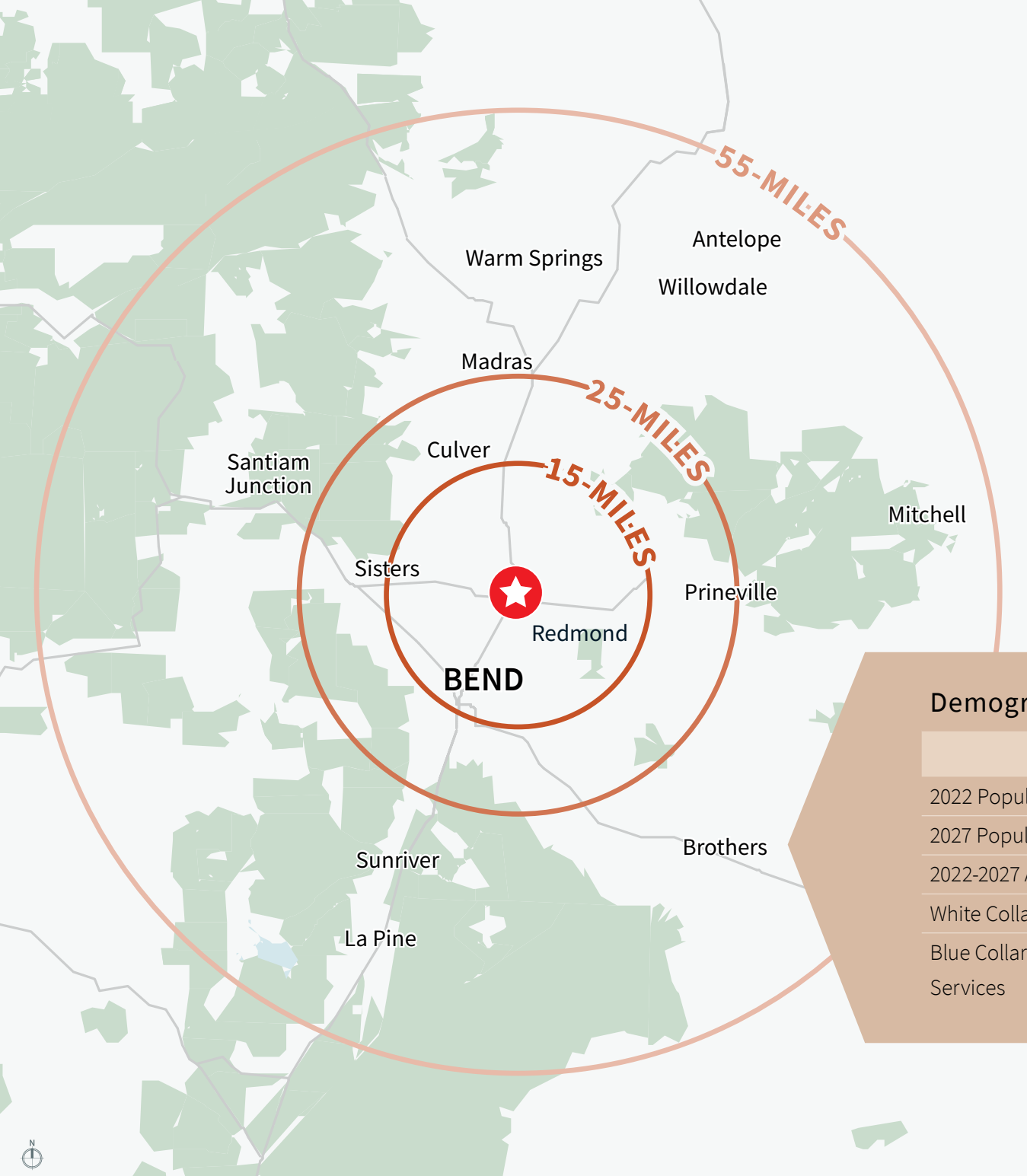


STRATEGIC INFRASTRUCTURE INVESTMENT THROUGH REDMOND'S EASTSIDE BYPASS PROJECT

Redmond is launching a transformative \$33 million infrastructure project to construct a new Eastside arterial network, addressing the growing road congestion as the city's population expands. This strategic investment, set to begin construction in 2025, aims to provide residents and travelers with alternative routes across Redmond, effectively alleviating traffic on Highways 97 and 126. The three-year plan includes constructing new roadways, connecting existing ones, and adding two new roundabouts. The project will extend 9th Street through the old Juniper Golf Course, featuring two lanes with bike paths, and upgrade existing sections of 9th Street with additional lanes and potential sidewalks or multi-use paths. Two key roundabouts will be constructed: one at the new intersection of 9th Street and Highway 126 and another at the junction of 9th Street, Veterans Way, and Airport Way.

The Site will directly benefit from this development, being strategically located at the intersection of E Antler Ave and NE 9th St. The project's focus on upgrading 9th Street will significantly enhance the Site's accessibility and connectivity. Furthermore, the planned roundabouts will improve traffic flow in the area, positioning the Site at a crucial node in Redmond's evolving transportation network. This infrastructure investment not only addresses immediate transportation needs but creates new development opportunities, particularly in the industrial sector. By proactively improving its transportation infrastructure, Redmond is enhancing its appeal to businesses seeking efficient logistics networks and access to developable land, further solidifying the city's position as a key player in Central Oregon's economic landscape.

Source: City of Redmond



Robust Employment Base

Centrally located within the region, Redmond draws on its workforce from all communities within Central Oregon. This provides greater diversification and a broader talent pool when it comes to recruiting and retaining employees as business growth develops. The surrounding area boasts an ample and well-educated workforce with over 122,501 workers.

Demographics

	15 miles	35 miles	55 miles
2022 Population	93,100	243,029	262,340
2027 Population Forecast	99,489	258,703	278,496
2022-2027 Annual Rate	1.22%	1.14%	1.08%
White Collar	58.3%	61.7%	61.0%
Blue Collar	23.2%	20.3%	21.1%
Services	18.5%	18.0%	17.9%

Source: Redmond Economic Development Inc, ESRI, Redmond Economic Development, US Census Bureau



Greater Redmond Area Enterprise Zone

The City of Redmond has provided Sponsorship with 15 years of property tax exemptions. The Greater Redmond Area Enterprise Zone (E-Zone) incentive program encourages economic development by waiving property taxes on declared investments for eligible businesses for three years and reducing or waiving City fees. Sponsorship has entered into an agreement with the City of Redmond where they will receive a full 15 years of property tax abatement following the issuance of the certificate of occupancy. As part of the agreement, Sponsorship has committed to creating a minimum of 114 jobs in the Redmond area.

Standard Abatement

This economic development incentive offers 100% property tax relief on normally assessed significant new plant and/or equipment, excluding the value of the land. Abatement lasts for three years after the property has been placed in service.

Extended Abatement

Local sponsors may extend the standard exemption to four or five consecutive years if the qualifying company creates jobs compensated at 150% of Deschutes County's annual wage.

Source: City of Redmond



Connectivity to Major Cities on the West Coast

The Property is designed to serve the needs of the changing logistics industry, enabling rapid deployment to the entire Pacific Northwest. The Property can:

Easily serve the entire Portland MSA within 3 hours and the Seattle market with 5.5 hours of drive time.

Connect with other major supply chain hubs, including Boise, Spokane, Reno, San Francisco, Salt Lake City, and Vancouver, BC.

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