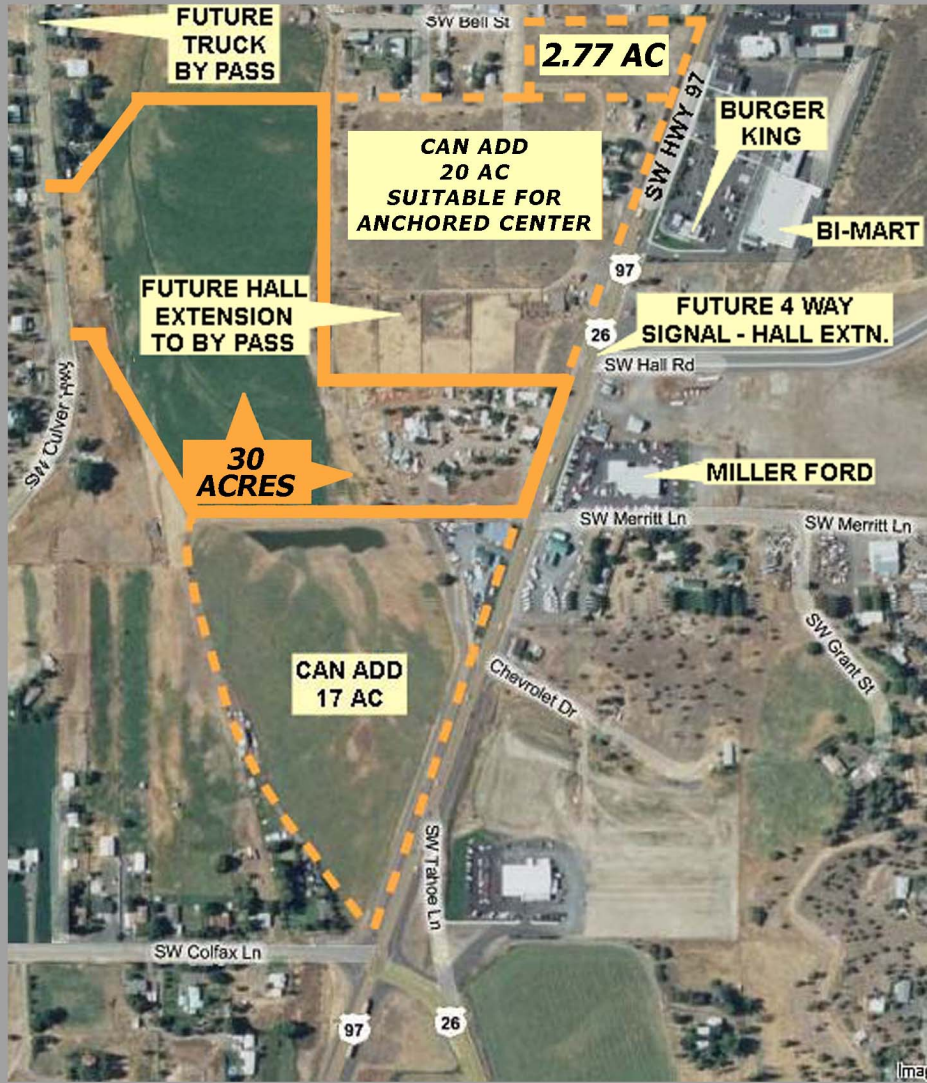


CENTRAL OREGON - MADRAS Land For Sale - DIVISIBLE



30 ACRES \$2.00 / S.F.

**1740 S.W. Highway 97
Madras, Oregon**

**Fronts West Side of Hwy
Between Hall & Merritt**

**Easy to Annex Island
in City Limits**

**Can Add Adjoining
Shopping Center Site
\$4.95 / S.F. 23 AC
W/I City
Divisible to 2.7 Acres**

**Can Add
Madras Marine
1810 S.W. Highway 97
17 AC \$7.50/S.F.
Recently Annexed**

Ground Floor Retail Opportunities on the Cutting Edge of Central Oregon's strong Population Growth.

The rising tide centered at Bend, Oregon has reached new boundaries to Madras, Oregon. South Madras towards the Bend-Redmond area, has available the most prominent area for growth in Madras. This end is also the fork in Highway 97 and Highway 26 that also peels off to Highway 22 onto Prineville. Also here is where the future Madras truck bypass rejoins Highway 97.

Two land owners straddle the south Madras city limits joined with an adjoining third owner that assembles up to 70 acres on 3,000 feet of highway frontage. Utilities are in Hwy 97. Site is gently sloping. Sites are divisible.

Owner representation by Robert Butler



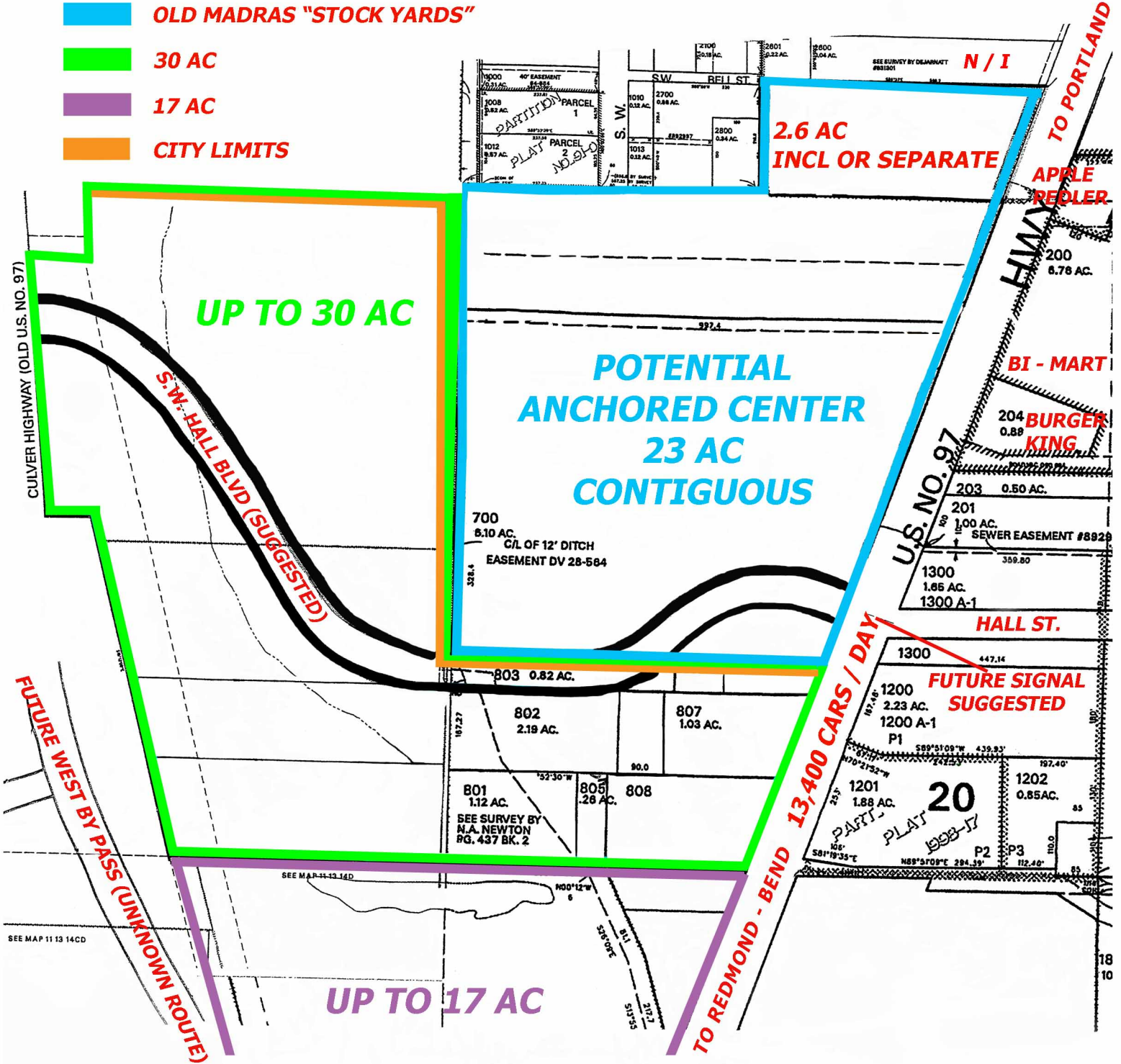
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*Robert Butler, Broker
824 SW 18th Ave.
Portland, OR 97205*

*Tel: 503-222-4949 Fax: 503-228-4079
Email: butlerbrokers@qwestoffice.net
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**"THE OLD STOCKYARDS"
DEVELOPMENT BOUNDARIES
MADRAS, OREGON. UP TO 70 ACRES**

- OLD MADRAS "STOCK YARDS"**
- 30 AC**
- 17 AC**
- CITY LIMITS**



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Old Madras Stock Yards to be Sold for Development

by SARAH LAWRENCE CBN Feature Writer

The City of Madras recently gained 70 acres of developable land following the announcement that Chet Antonsen of Bend will sell his 23 acres, which formally served as the Madras Stock Yards. In addition, an adjoining 30-acre property owned by a national charitable foundation and an adjoining 17-acre parcel owned by Madras Marine are up for sale.

Together the properties represent an \$18.5 million assembly of land and offer the potential for major development projects. The pivotal parcel is the former Madras Stock Yards, which is already within the city limits, offers highway frontage and is zoned highway commercial.

"The first step of its potential development is the careful remanufacturing of its barn wood by the firm Barn Wood Incorporated," said Bob Butler, principle broker for Butler Brokers, Inc. of Portland, the firm chosen as representative for all three owners. "Its new life is as re-finished cabinet wood and other finish building materials for the Brasada Ranch subdivision near Bend and other fine new homes around Central Oregon."

Butler said the next step will occur this summer and involve filing for permits to fill a low spot of the site to match a high hilly section on the highway north of the stock barn.

"This will be a conspicuous change to show how this site is desirable for sensitive community development, likely in phases over several years," he said.

The second leg of the land assembly includes 30 adjoining acres, which were gifted for sale by the Gladys Grant to the National Christian Foundation. Butler said there are plans to see this land annexed into the city limits.

"This is an ideal parcel that adds a lot

of depth to the assembly," he said. "It adds an opportunity for clustering of non-highway commercial opportunities for a more complete community project."

The remaining 17 acres owned by Madras Marine offer more highway frontage and would act as the southerly highway gateway to the 70 acres.

"This key piece will also be the southern terminus of where the future truck bypass of downtown Madras will reconnect to Highway 97," Butler said. "Prospects are good for a grocery-anchored shopping center to be the crown jewel of the new community."

Parcels are available in almost all sizes to be a part of a development or can be purchased by individual firms for their own individual uses. Prices range from \$5 to \$7.50 per square foot.

Butler said the owners are open-minded to different development offers and only time and public approval can tell what the site will eventually become.

"When you get something this big, it's probably going to be done in phases with different flavors," he said. "It will almost be a community in itself because of this. Not a separate city by any means, but it will probably have the feeling of its own neighborhood."

Butler said he is confident the land will be sold and development successful with the corrections facility expansion, new downtown Harriman office building, recently opened Madras Aquatic Center and many other projects bringing attention to the area and strengthening Madras' business pulse.

"My slogan for Madras is 'Madras is Magic' and I really believe that," he said. "I think it has the magic to be very durable in the future because of its intrinsic qualities and location. We can say that about a number of cities, but I think Madras has even more magic when compared to the rest."

Information: 503/222-4949.

The Old Madras Stockyards
23 Commercial Acres Divisible
Adjoining 47 Acres Available

Inquiries Invited
Buyers & Tenants



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Commercial Realtors
503-222-4949
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Madras, Oregon Demographics:

Census Data (below) has under shot recent trends. 2005 adjustments ramped growth census projections from 1.7% to 3.8% year over year. Current data indicates the year 2005 significantly undershoots the effect of projects and development in the pipeline for 2006-2008 which will likely and easily see short term double digit growth. By the time Madras South Center opens its doors, the purchasing power of this community will be significantly larger than currently.

1990-2000 Census	1 mi.	3 mi.	5 mi.
Population Estim 2005	2,132	7,255	9,619
Households	859	2,862	3,785
House Hold Income (ave.)	\$38,074	\$47,407	\$49,239

* Current estimates now about 6,000 population with in city.

