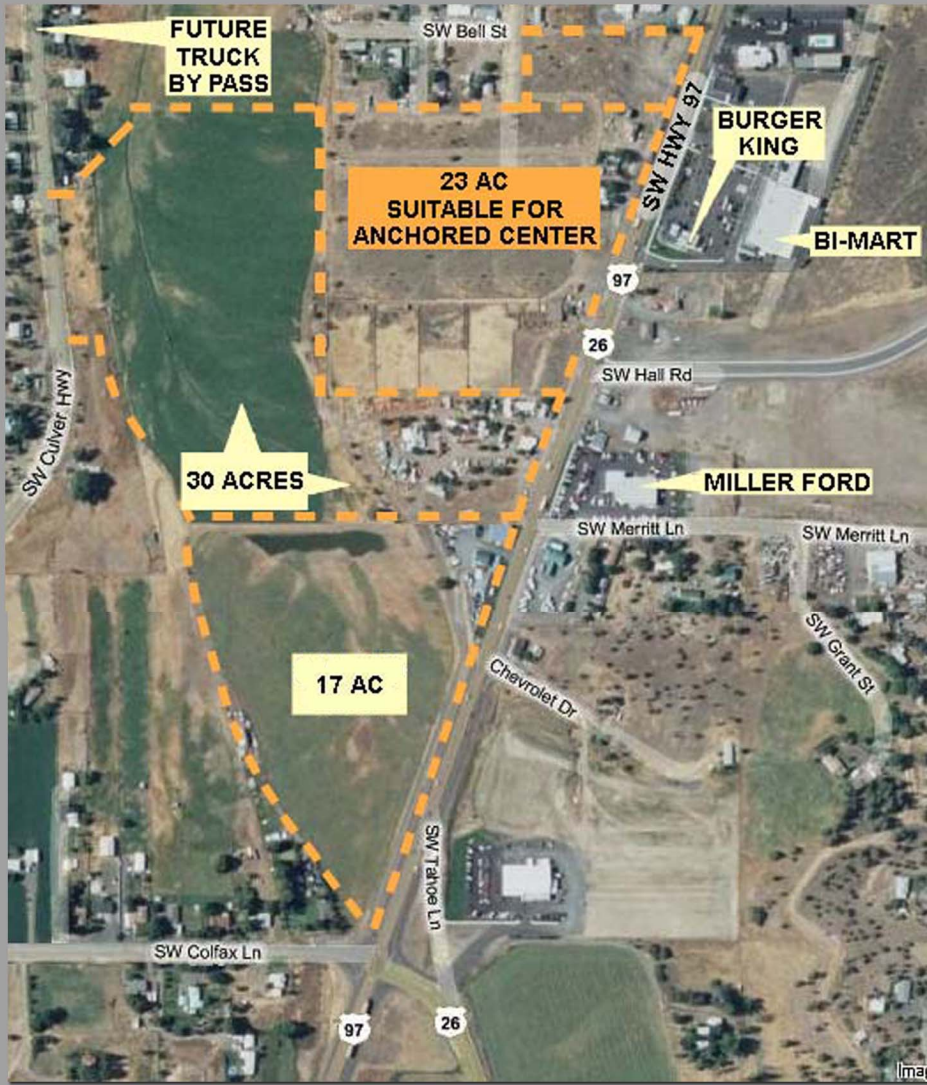


Central Oregon - MADRAS Land For Sale - 23 ACRES DIVISIBLE



**Shopping Center Site
REDUCED to \$4.95 / S.F.**

**23 Acre Retail Parcel
Divisible to 2.7 Acres**

**In City Limits of Madras
Central Oregon**

**1640 HWY 97 S.W.
Madras, Oregon 97741**

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

The rising tide centered at Bend, Oregon had reached new boundaries to Madras, Oregon. South Madras on the way to the Bend-Redmond area, has available the most prominent area for growth in Madras. This south end is also the fork in Highway 97 for 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 could possibly assemble up to 70 acres on 3,000 feet of highway frontage. Utilities are in Hwy 97. Average daily 13,400 cars.

Owner representation by Robert Butler



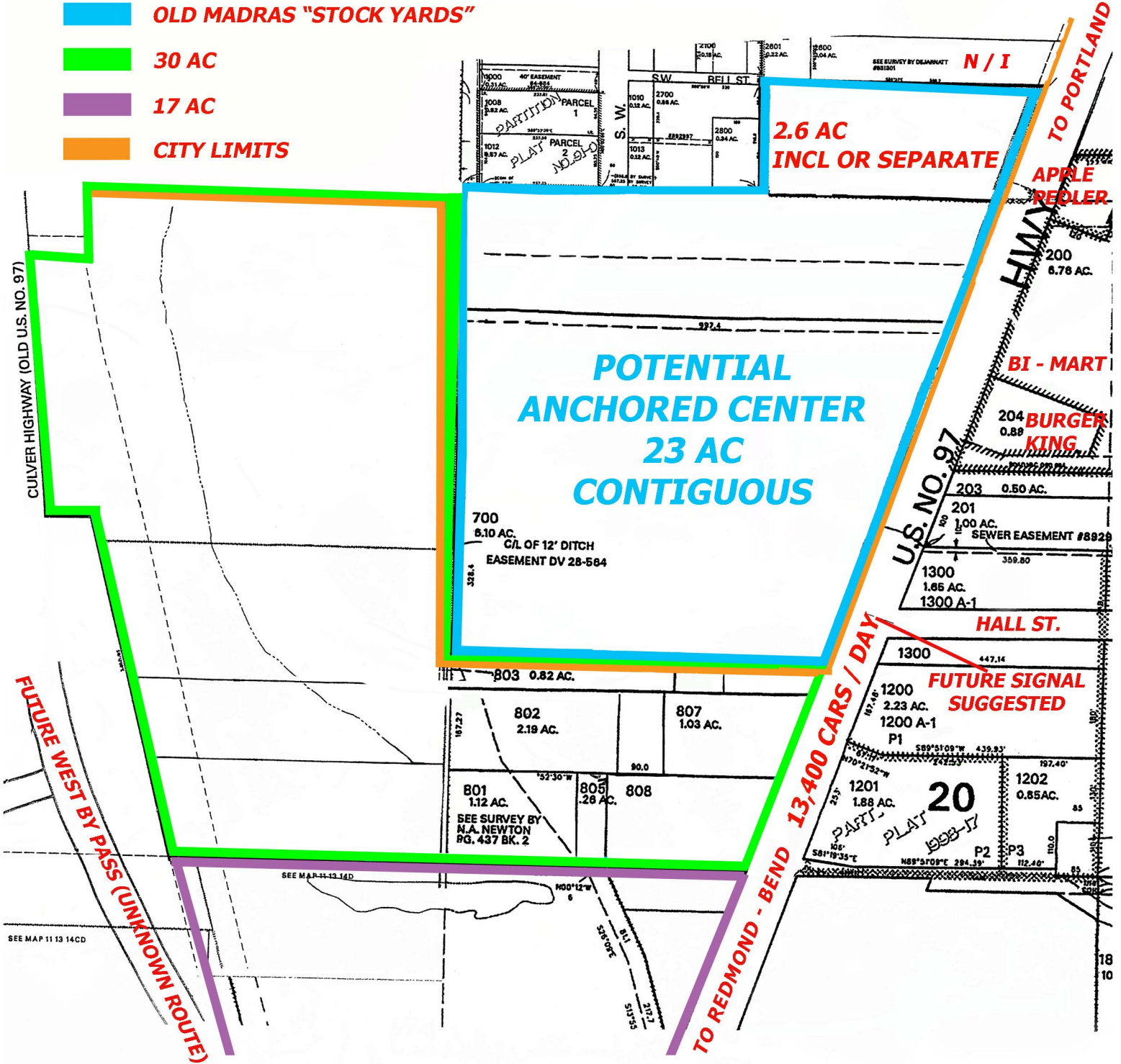
COMMERCIAL REAL ESTATE

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

Tel: 503-222-4949 Fax: 503-228-4079
Email butlerbrokers@qwestoffice.net
www.butlerbrokers.com

**"THE OLD STOCKYARDS"
23 ACRES DIVISIBLE
MADRAS, OREGON**

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



**BUTLER BROKERS INC.
COMMERCIAL REAL ESTATE**

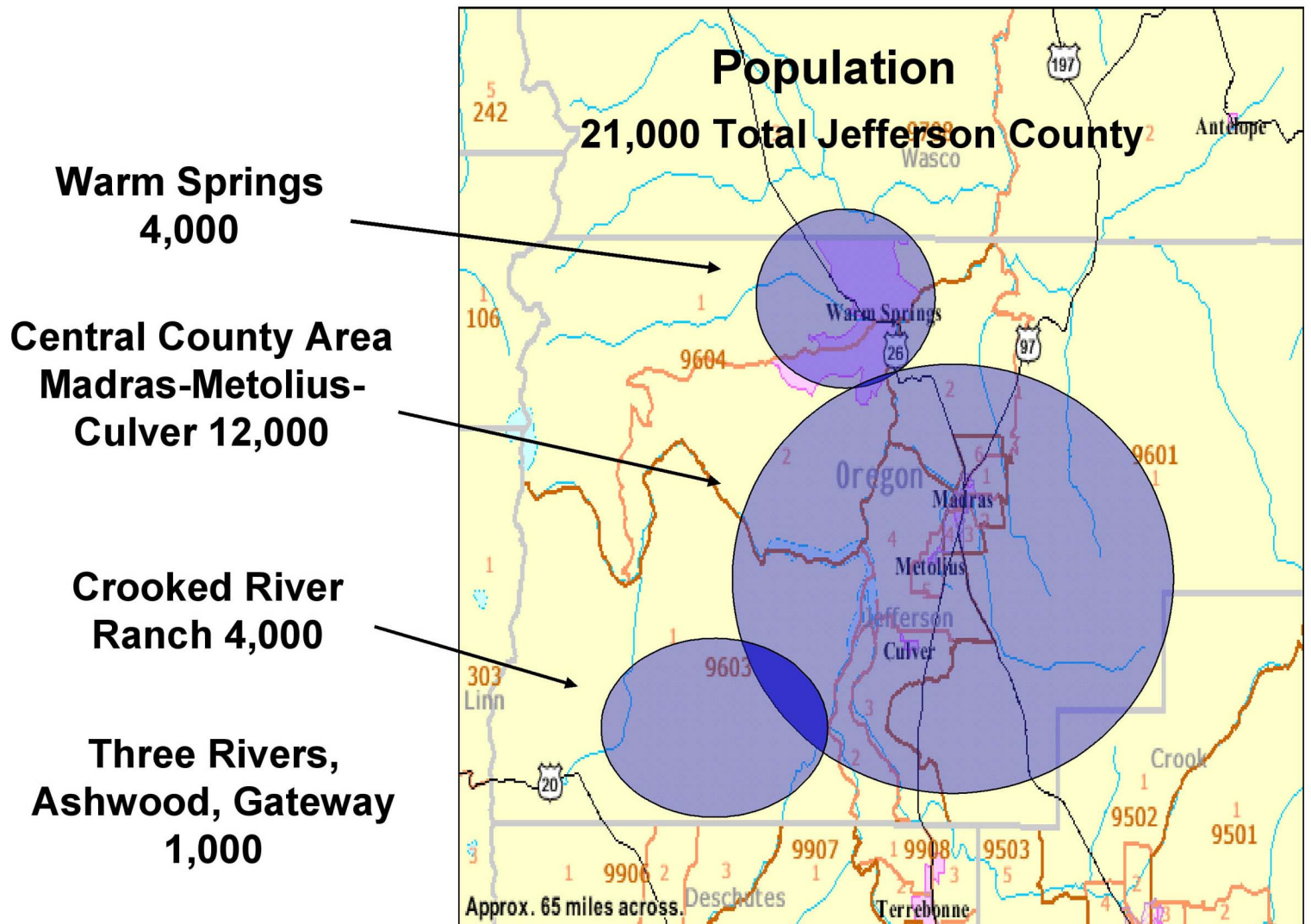
**ROBERT BUTLER
REALTOR**

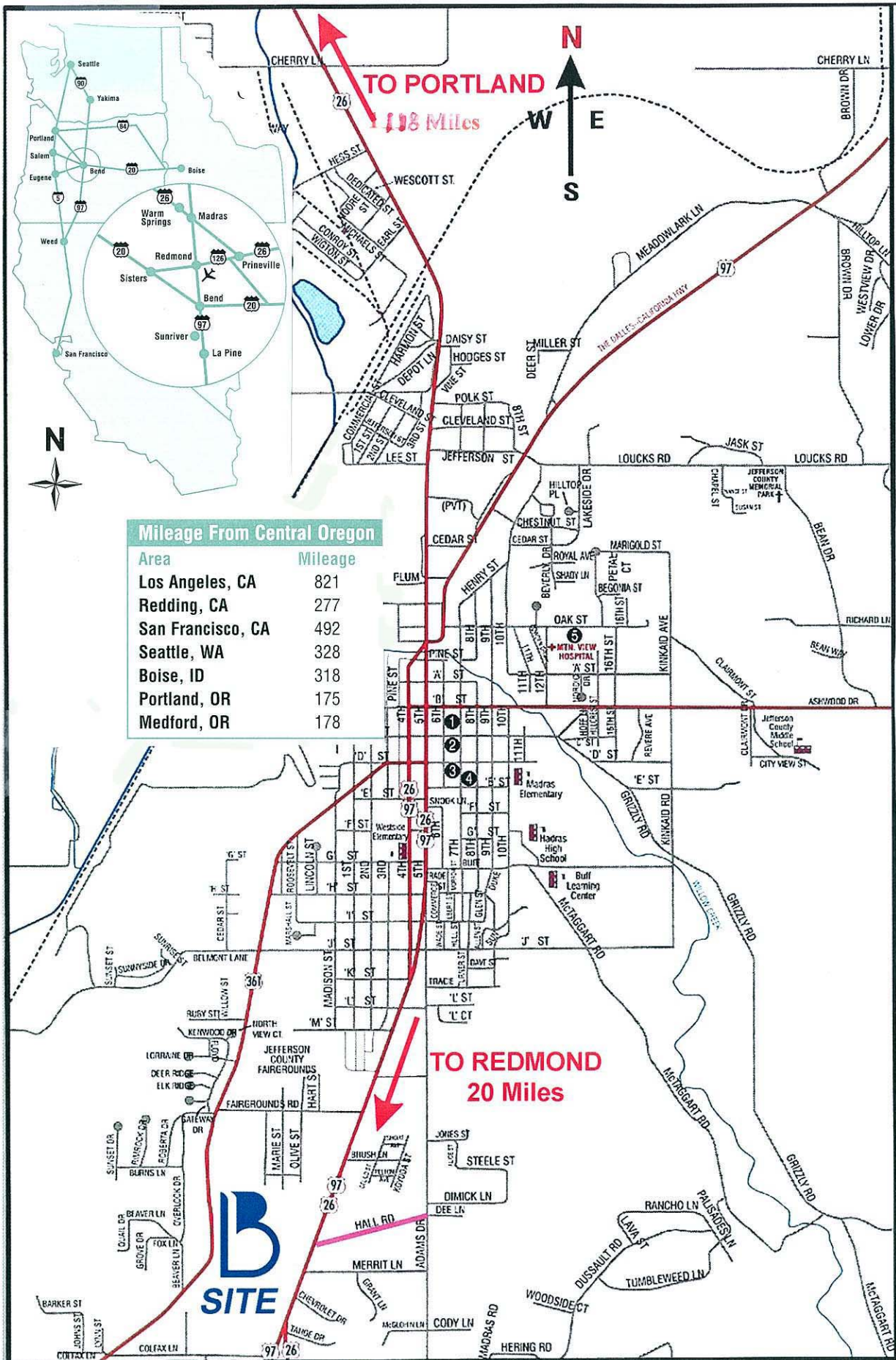
**(503) 222-4949
www.butlerbrokers.com**

Madras, Oregon Demographics:

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 are over 6,000 population with in city.





City of Madras
Central Oregon