



**Shopping Center
to be Developed as
"The Stockyards"**

**20 Acre Retail Site
In a 50 Acre
Mixed Use
Community**

**City of Madras
Central Oregon**

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

A contiguous 20 + acre site with prox. 1,100' highway frontage for highway commercial positioned at the south gateway to Madras on the way from Bend (50 minutes) to Portland (118 miles). Adjoining land available for commercial and multifamily.

Retail markets in Madras are at the budding stage for a third major grocery, motel, all big box categories, and a major full featured retailer. For midsize there are wide opportunities for regional retailers. Opportunities also available for fast food drive-ups.

Owner representation by Robert Butler, Butler Brokers Inc.



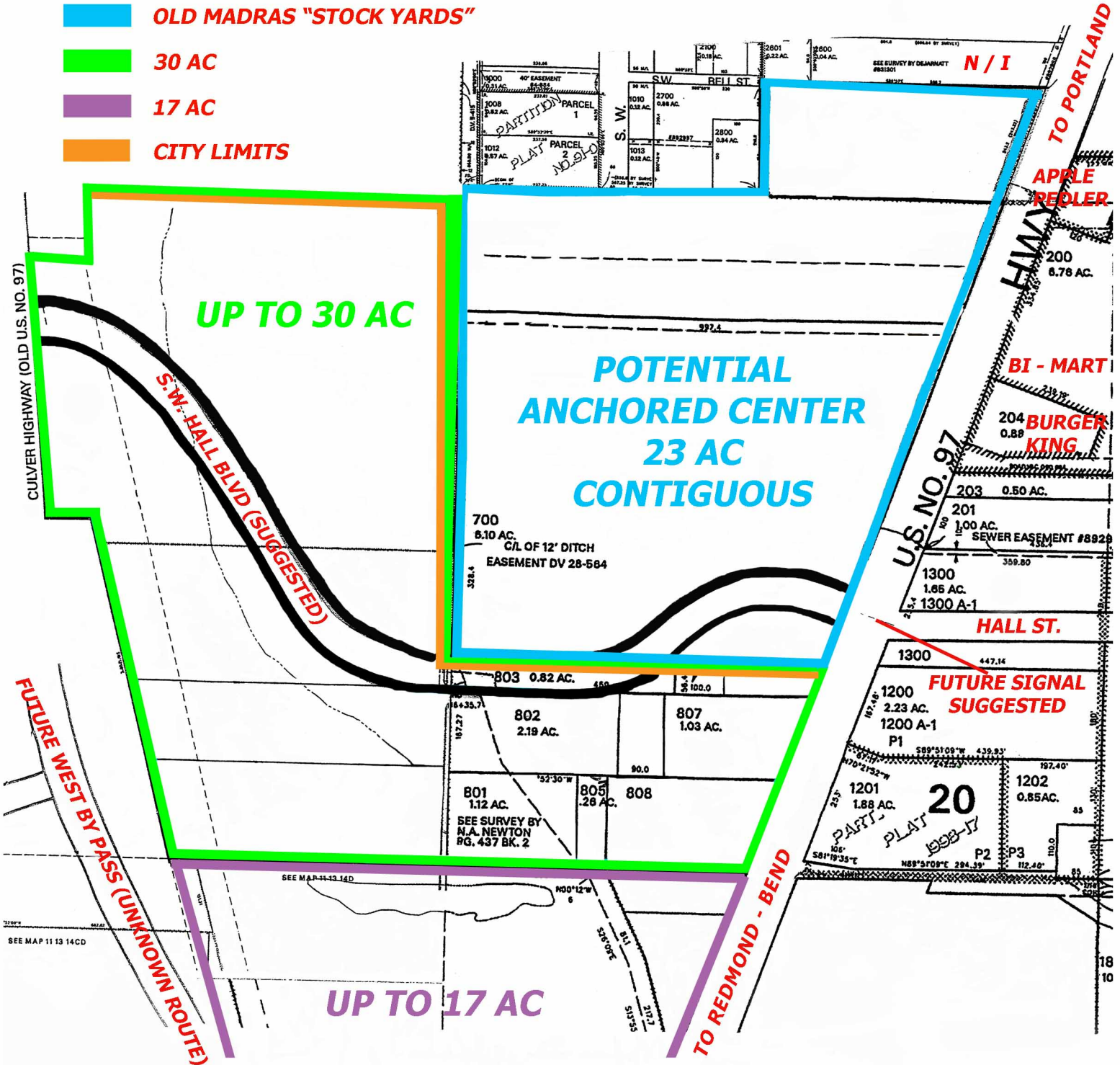
COMMERCIAL REAL ESTATE

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

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

**"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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RETAIL LAND FOR SALE

23 ACRES

**CENTRAL OREGON
CITY OF MADRAS**

**SUITABLE FOR AN
ANCHORED CENTER
DEVELOPMENT**

40 - 50,000
ANCHOR

PADS



HALL STREET (NEW)

.9 AC. PAD

HWY 97

*Schematic for illustration only of a potential anchor, in line stores,
and six out pads. On the former Madras Stock Yards.*

Recap of Economic Development projects in Madras Oregon 2006

Hospital expansion and improvement \$ 12,000,000.00 – completed 2005

New state of the art Waste Water Treatment Plant \$ 3,500,000.00 – completed 2004

Establishment of an Urban Renewal District in Madras \$ 14,000,000.00 – on going

Expansion and upgrade to the 509J School District \$ 16,000,000.00 – completed 2005

J Street extension to assist with east side Traffic flows \$ 2,500,000.00 – under construction. Completion 2006

Madras “North Y” realignment of Hwy 97 & 26 \$ 11,000,000.00 – completion Nov. 2005

Complete restoration of the Madras / Culver Highway \$ 2,000,000.00 – completed 2004

Establishment of the Jefferson Park Business Center which added 265 available acres with 27 industrial lots certified “shovel ready” complete with curb, sidewalks, lighting and landscaping – completed 2005

The Transportation System Plan has been updated to accommodate transportation issues that will arise as the City grows in population – completed 2005

The City has completed its periodic review which allowed the expansion of the City limits and took in some of the most breathtaking home sites in all of Central Oregon – completion first quarter 2006

Several large subdivisions have begun construction to offer housing for the increasing workforce – on going

A multi-phase 600+ acre planned unit development that incorporates a new 18 hole golf course on the east hills of Madras has been awarded to the Madras Land Development Company. This group is made up of Eagle Crest, Brooks Resources and Taylor Northwest – underway now

Telecommunications upgrade to the Madras Business district and the Madras Industrial Park – completed 2004

A new 8 million dollar County Jail and 911 Center has been constructed in the Madras Industrial Park to assist law enforcement. Plans for a new Madras City Hall and County Court House are also underway.

Expansion of the Central Oregon Community College to include a Madras Campus on the east side - ongoing

Fast Track zoning and permitting systems have been established to encourage new businesses moving to Madras – completed 2005

Madras has authorized the construction of a new 4000+ sqft terminal building at the Airport – Now open / 2006

In November 2004 Citizens of the 509J School District approved the construction and operating levy for an \$ 8,000,000.00 + Aquatic Center to be constructed near the Madras Middle school – completion 2006/07

Home to the second most visited State Park, Lake Billy Chinook. 2004 visitors were 636,248. This number does not include three areas outside of the park but that enjoy the same access. With these areas included, the 2004 visitor count goes beyond three quarters of a million.

According to ODOT, the average numbers of cars per day passing through Madras in 2004 was 22,000. The peak pass is in the months of June, July and August at which time the count was over 26,000 per day.

A New Golf Community Underway

- **800+ Acres**
- **1,700 + Homes**
- **100 Acres Open Space / Trails**
- **18 Hole Public Golf Course and Clubhouse**
- **First Phase Construction Begins September 2006**
- **Estimated Cost To Develop \$90,000,000 +**
- **Estimated Market Value When Completed \$500,000,000 +**

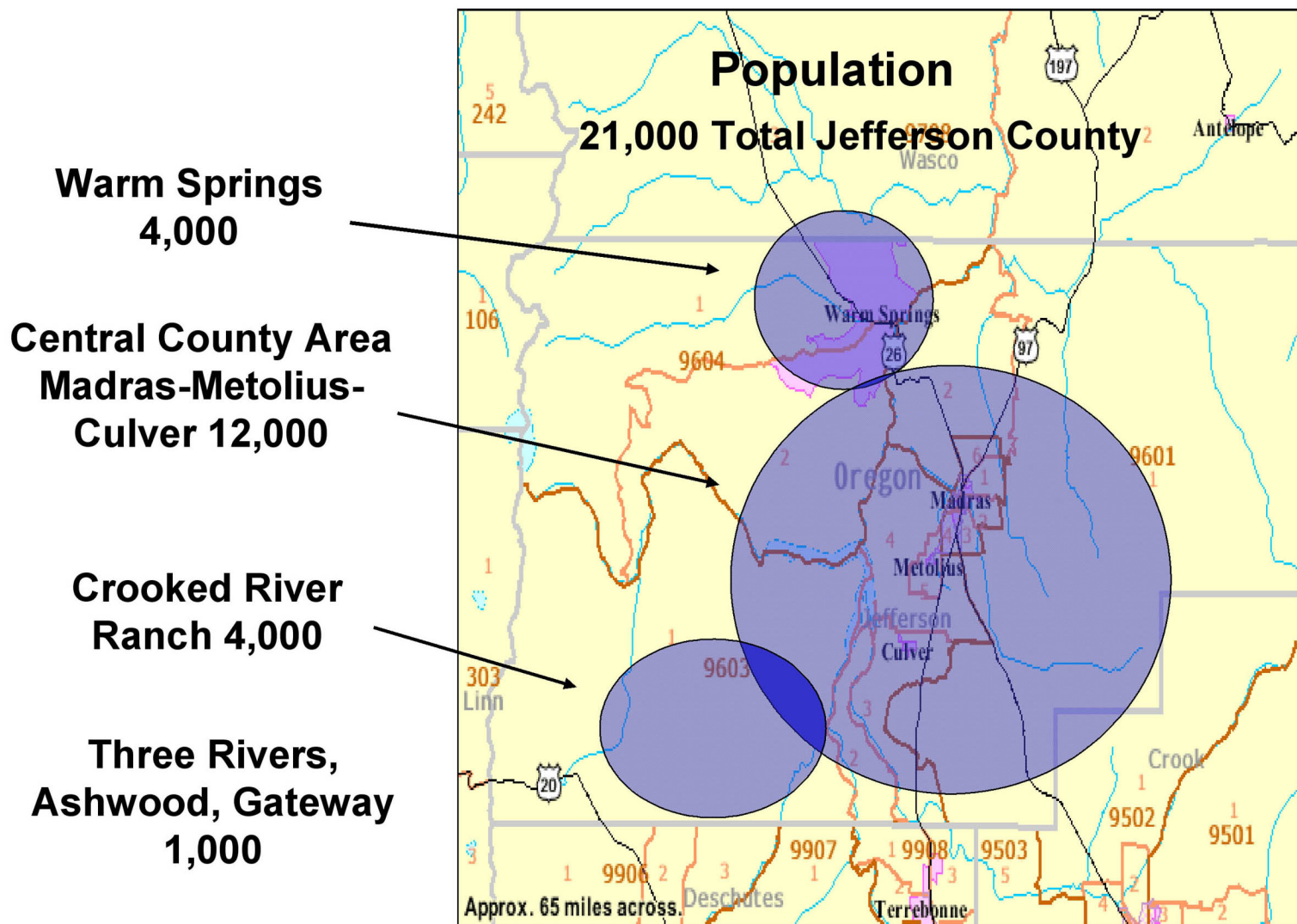


Madras, Oregon Demographics:

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

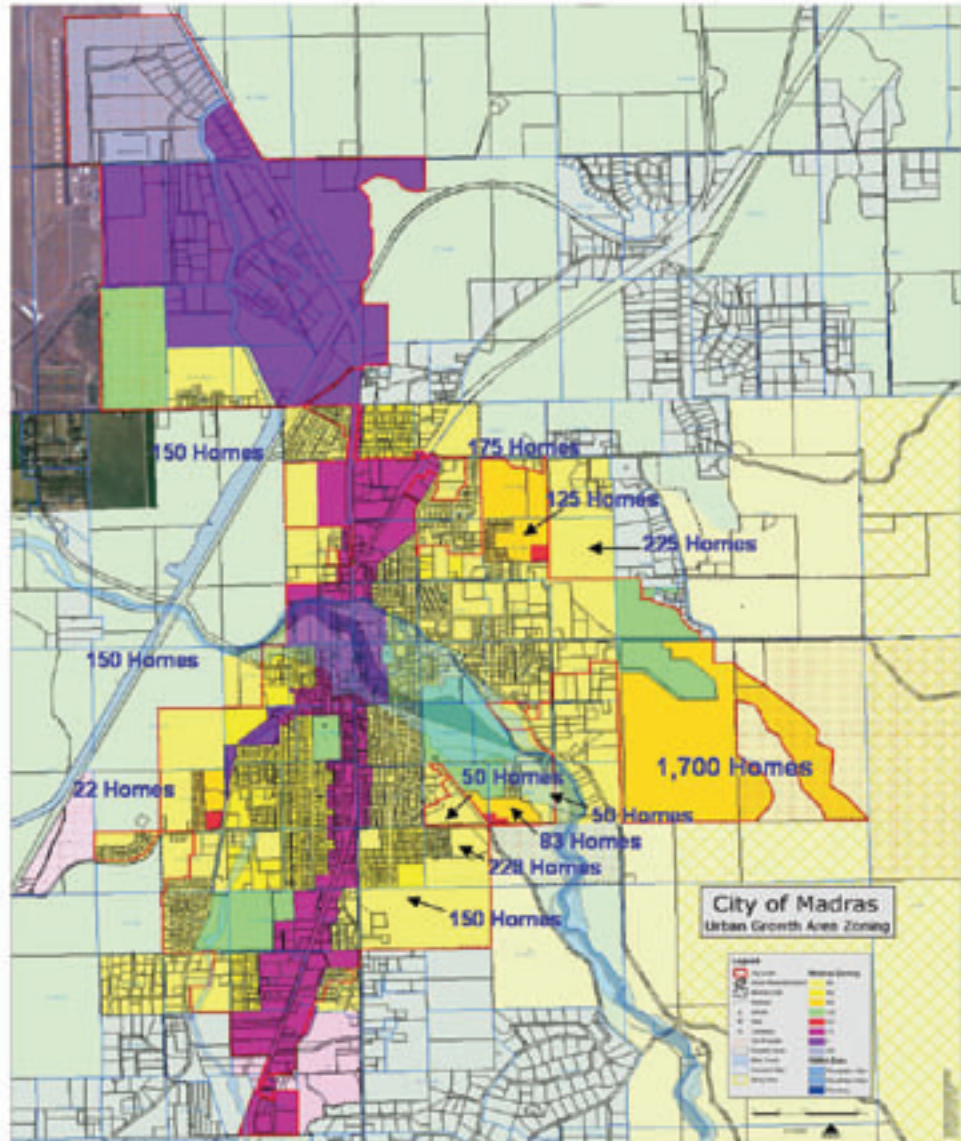
* Current estimates now about 6,000 population with in city.



New Homes 3,000 +

In the Development Pipeline for Madras Oregon.

MLCD	1,700
Trio Development	225
PacWest	30
Mitchell	50
H and B	125
Cordes	22
Strawberry Heights	220
The Pines	83
Koweliski	50
Tim Visee	175
Hoffman	220
Other Small Properties	



A New Employer Underway

Deer Ridge Correctional Facility

Direct Impacts*

- **578 Jobs**
- **\$48,000 Annual Compensation**
- **\$28 Million Total Compensation**
- **\$125 Million Direct Economic Impact at Full Operation**

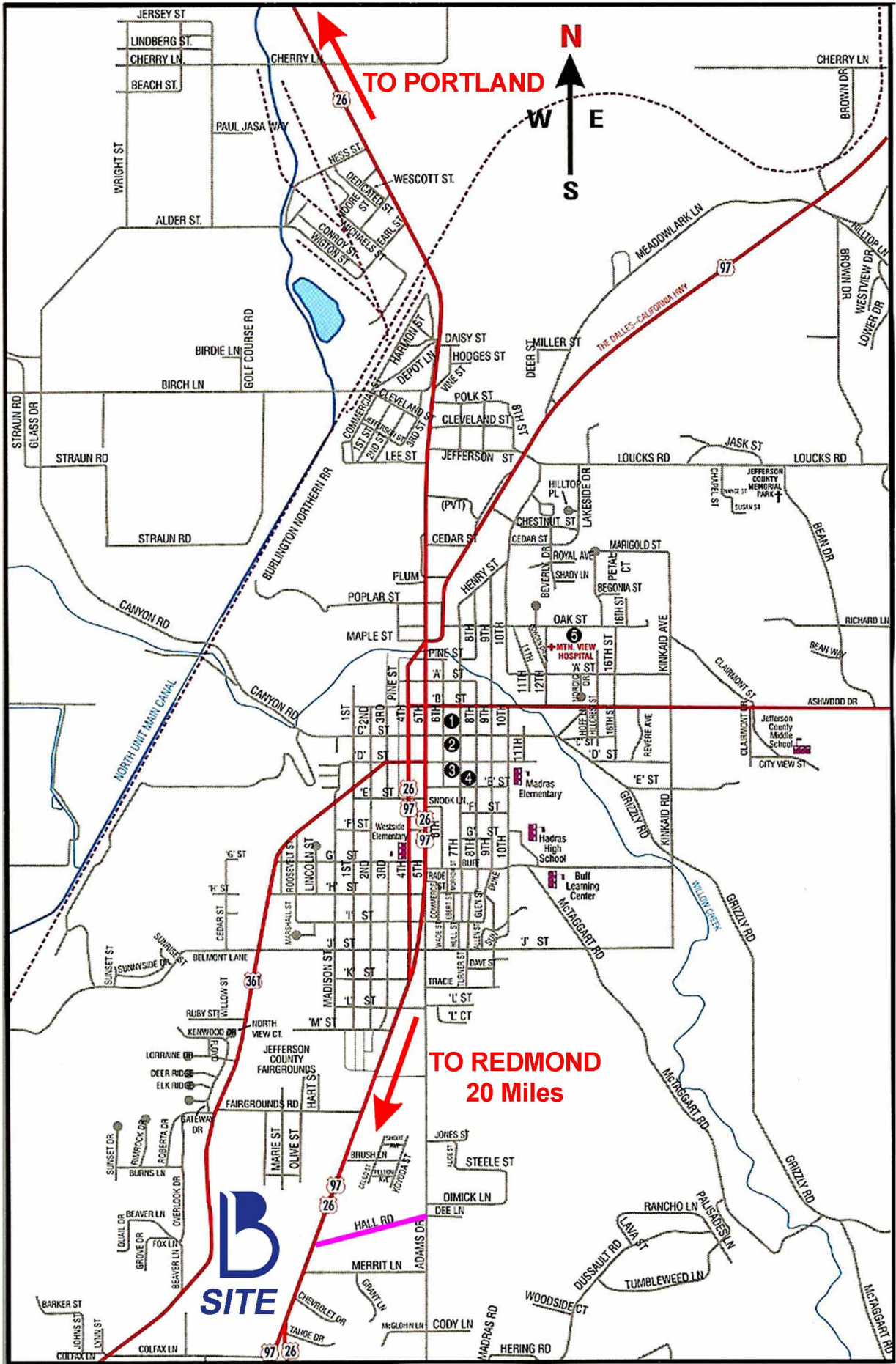
Total Impacts*

- **1,874 Jobs**
- **\$33,000 Annual Compensation**
- **\$54 Million Total Compensation**
- **\$220,000,000 Total Economic Impact at Full Operation**

*Assumption 3% increase in all employee costs for each year of the three year delay. Employee numbers are estimated to increase 12.5% due to 25% increase in facility size. All info based on baseline DOC study.







City of Madras
Central Oregon