



# For Sale

## 18480 Tumalo Reservoir Rd.

## \$409,000

### PROPERTY INFORMATION

Home Size: 2,104 SF

Lot Size: 4.82 Acres

Zoning: EFU

Property Description: West Tumalo home situated on a 4.82 lot with 1 acre of Tumalo irrigation. Very secluded setting among the Ponderosa and Juniper trees. 2 car detached shop with additional shop area (currently used as a cabinet shop). Property is mostly fenced. Adjacent to public land-walk or ride to the canal trails/pond and Tumalo Reservoir. West Tumalo is truly the gem of Central Oregon rural living.



**Investments** |

**Leasing** |

**Office** |

**Retail** |

**Residential** |

**Consulting**

Bill DuBois, *CCIM, Principal Broker*

Scott Wicklund, *P.C., Broker*

Patrick Trowbridge, *Broker*

**Patrick Trowbridge  
Broker**

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**Located at:  
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Bend, OR 97701**

# CENTRAL OREGON FACTS

## 2008 Population: Deschutes County

Bend	81,640
Redmond	25,445
Sisters	1,910
Unincorporated	56,410
County Total	167,015

Source: Economic Development of Central Oregon (EDCO)

Bend median age: 34.8 years ( US Census)

"The region has a healthy mixture of ages, with higher than average percentage of school age children 5-14 than either state or national averages (a testament to the fact that people believe it is a good place to raise children) and higher than state averages for the 35-44 and 45-54 age categories. Still, Central Oregon's climate and relatively low cost of living is attractive to retirees, we also have a higher percentage of people living here between the ages of 55 to 74 than either Oregon or the US as a whole. " (EDCO)

The region's largest district with over 16,000 students, Bend-La Pine Schools, is also the seventh largest district in the state. Additionally, of Oregon's 198 school districts, the Bend-La Pine District is one of just seven school districts to be awarded an Aa3 or better bond rating from Moody's. (EDCO).



## RECENT GROWTH FACTS

Source: Deschutes County Coordinated Population Forecast

Bend is the 6th fastest growing metro area in the US (US Census)

Population grew 35% from 2000 to 2005 and is expected to grow by another third in the next ten years.

Over the past ten years, Bend has been one of the fastest growing cities in Oregon and the country. With an estimated 2010 population of approximately 81,242, Bend is poised to grow to over 100,000 people by 2020. (Bend Central Area Plan 2005)

Between 2004 and 2014, the number of Central Oregon jobs is expected to increase by about 24%, or more than 17,500 positions. (City of Bend Office of Economic Development)



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