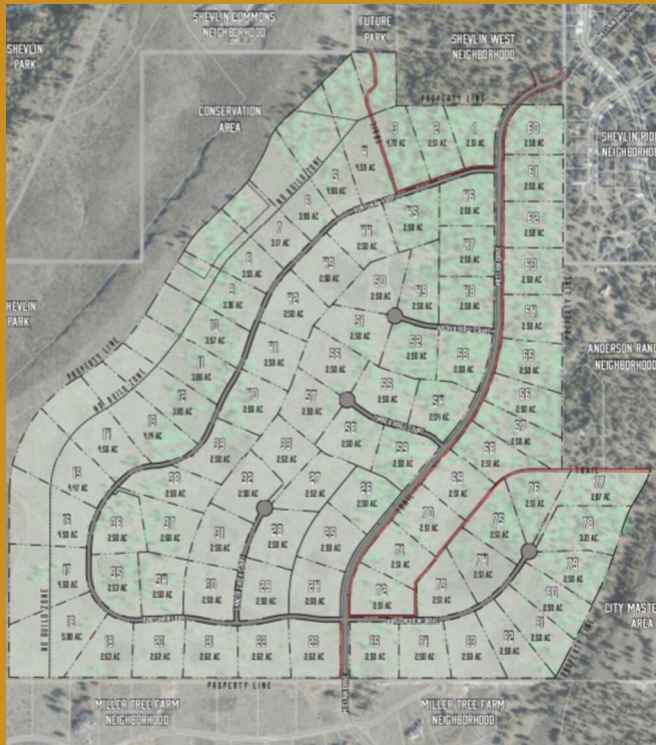




**UNLOCKING THE
BEST KEPT SECRET IN
BEND, OREGON**



WESTGATE DISCLOSURE

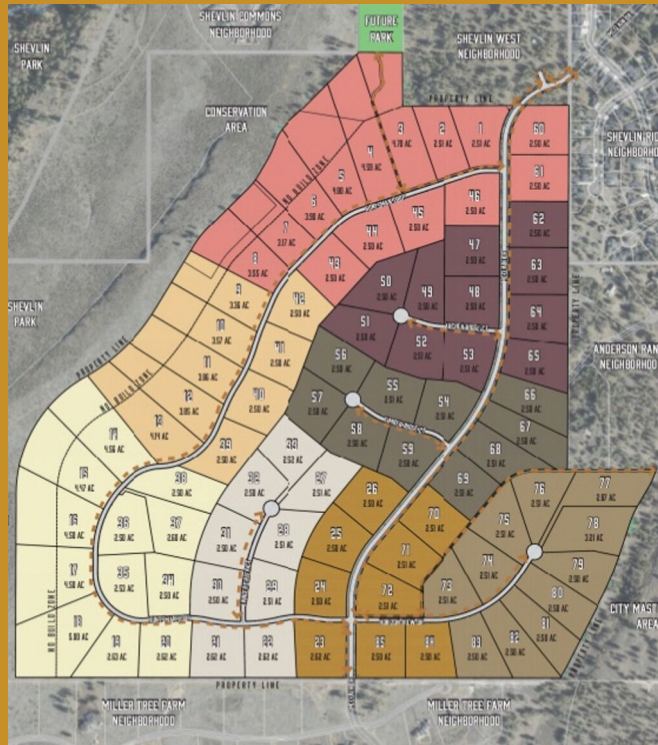
Empire Westgate LLC is the developer of Westgate and is solely responsible for the content of this brochure. Information is subject to change. It is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. Streets and other improvements shown do not exist at this time and are possible future improvements. Empire Construction & Development LLC and the property owner, Rio Lobo Investments, LLC, received master plan and tentative plan approval for Westgate from Deschutes County in file number 247-19-00500-MP and 247-19-000501-TP. No lot in Westgate may be sold until final plat approval is obtained and the final plat is recorded.



WELCOME TO WESTGATE

Empire Westgate LLC is proud to introduce Bend's newest residential community in the coveted area of Summit West in Bend, Oregon. With only 85 approved lots, anticipating to start at \$600k, Westgate gives land owners the opportunity not only to *enjoy* all that Bend has to offer, but to *own* it.

With unobstructed, panoramic views of the beautiful Cascade Mountains, the ultimate privacy of 2.5 to 5 acre lots and the luxury of having everything you love most about Central Oregon right in your backyard, we believe Westgate is the best kept secret in Bend.



ABOUT WESTGATE

Highlights

- There are only 85 approved lots
- Each lot ranges between 2.5 to 5 acres
- Unbeatable Cascade Mountain views
- Bordering Deschutes Natural Forest
- Planned multiuse pathways along every road
- Direct access to Shevlin Park

Nearby Amenities

- Neighboring Shevlin Park to the west
- 2.5 miles to William E. Miller Elementary
- 2.5 miles to Pacific Crest Middle School
- 2 miles to Summit High School
- Less than 2 miles to Central OR Comm. College
- Less than 4 miles to Downtown Bend
- Less than 5 miles to The Old Mill District
- Less than 25 miles to Mt. Bachelor

More Information

If you are interested in owning at Westgate, please contact Louie Hoffman, with John L. Scott, by phone at (541) 480-8130 or by email at louie@louiehoffman.com.

For general inquiries, please contact Chelsea Spencer by phone at (541) 815-2646 or by email at chelsea@westgatebend.com.

For more information, please visit us online at www.WestgateBend.com.



**62600 MCCLAIN DRIVE
BEND, OR 97701**



Chelsea Spencer
Director of Sales & Marketing
(541) 815-2646
Chelsea@WestgateBend.com



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