



FOR SALE: VERSATILE INCOME-GENERATING PROPERTY

Sale Price: \$3,750,000 | Cap Rate: 5.65% | 22022 Nelson Road & 63140 Dickey Road, Bend, OR 97701



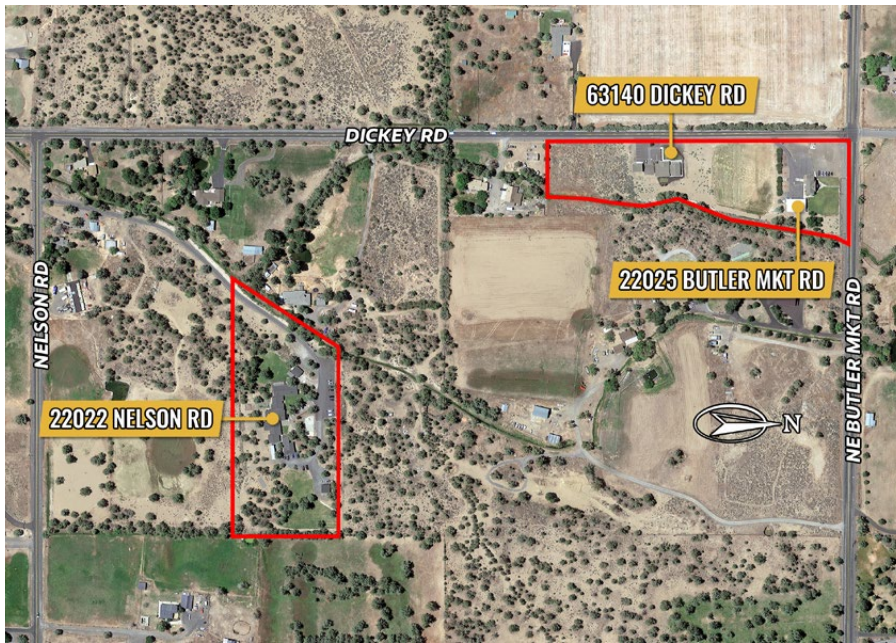
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COMPASS COMMERCIAL REAL ESTATE SERVICES

THE OFFERING



PRIME MULTI-USE INVESTMENT OPPORTUNITY

This unique offering spans 10.77 acres across two tax lots, featuring over 18,000 SF of improvements. The property is 100% leased to Embark Behavioral Health, which occupies all three buildings, ensuring steady income for investors. It includes a historic 1930-built schoolhouse, a modern 2017 administrative building, and an 8,691 SF residential facility with ADA-compliant amenities. Robust infrastructure, such as a commercial kitchen, clinical offices, and detached garages, supports diverse uses.

Located on Nelson Road and Butler Market Road, the properties blend historical charm with modern functionality, ideal for educational, institutional, or mixed-use applications. With ample acreage, diverse facilities, and scenic surroundings, this income-generating property presents a compelling investment opportunity. Offered at \$3,750,000, it combines location, versatility, and stable tenancy into a rare find.

TAX LOT 1713190000502

Address	22022 Nelson Road, Bend, OR 97701
Building Size	8,691 SF (including 1,000 SF basement)
Lot Size	5.43 acres
Year Built	1989
Zoning	MUA-10
County	Deschutes
Number of Buildings	1 residential building + 4 detached garages
Features	Residential areas, ADA restrooms, clinical offices, great hall, commercial kitchen, and additional outbuildings
Additional Info	Includes mobile office trailer (not part of the sale or valuation)

TAX LOT 1713190000400

Addresses	22025 Butler Market Road, Bend, OR 97701 63140 Dickey Road, Bend, OR 97701
Building Size	9,769 SF
Lot Size	5.34 acres
Year Built	1930 (original school) 2017 (additional school and admin building)
Zoning	MUA-10 & EFUTRB
County	Deschutes
Number of Buildings	2 school buildings + 1 admin building + 1 detached garage
Features	Historic schoolhouse, modern admin building

OFFERING

Total Sale Price	\$3,750,000
Cap Rate	5.65%
Total Lot Size	10.77 acres
Total Building SF	18,460 SF
Number of Buildings	5 buildings total

PROPERTY HIGHLIGHTS

100

FULLY LEASED

100% occupied by Embark Behavioral Health providing stable and predictable income



TURNKEY INVESTMENT

Reliable income stream with a reputable long-term tenant already in place



DIVERSE INCOME STREAMS

Mixed-use functionality with educational, administrative, and residential facilities



MODERN & HISTORIC

Features buildings from 1930, 1989, and 2017, offering a blend of character and functionality



EXTENSIVE FACILITIES

Over 18,000 SF across multiple buildings, offering versatile and scalable usage options



EXPANSIVE GROUNDS

10.77 acres of well-maintained land with potential for growth or redevelopment



ROBUST AMENITIES

ADA compliance, commercial kitchen, clinical offices, and garages for diverse uses



PRIME LOCATION

Close to Bend's key roadways, boosting tenant retention and value



22022 NELSON RD



22025 BUTLER MARKET RD



63140 DICKEY RD

2022 NELSON RD PHOTOS

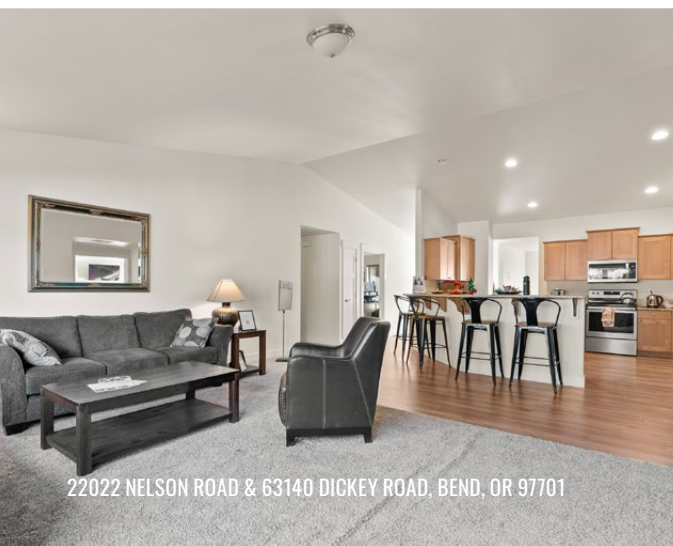


22025 BUTLER MKT RD PHOTOS



22022 NELSON ROAD & 63140 DICKEY ROAD, BEND, OR 97701

63140 DICKEY RD PHOTOS



22022 NELSON ROAD & 63140 DICKEY ROAD, BEND, OR 97701



NORTH CORRIDOR REROUTE



BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING
SMALL CITY IN THE U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

CENTRAL OREGON

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



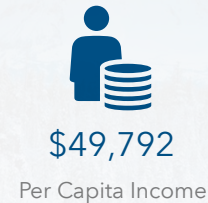
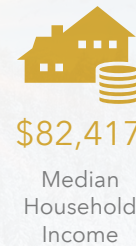
30 Golf Courses

Demographics

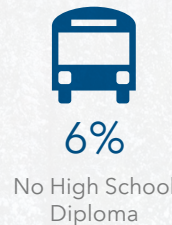
POPULATION



INCOME



EDUCATION



BUSINESS





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EXCLUSIVELY LISTED BY:



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