

FOR SALE

13959 Commercial Loop | Terrebonne, OR 97760

Lifestyle Opportunity in the Heart of Crooked River Ranch: Taphouse Business & Real Estate

Seller Carry Terms Available



★ 2025 Madras/Jefferson County Chamber of Commerce Business of the Year ★



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Lifestyle Opportunity in the Heart of Crooked River Ranch

This prime property in the heart of Crooked River Ranch is centrally located in a commercial zone and is home to the **2025 Madras/Jefferson County Chamber of Commerce Business of the Year**. A vibrant hub for residents and visitors that provides the perfect Turfoundation for a thriving, community-focused business.

Ideally situated near some of Central Oregon's top attractions, the property is minutes from the Crooked River Ranch Golf Course, Steelhead Falls for hiking and swimming, world-class rock climbing at Smith Rock State Park, excellent fishing on the Crooked River, and scenic equestrian trails. The area's natural beauty and abundant recreational opportunities draw a steady stream of visitors, supporting consistent traffic and dependable patronage.

Step into a rewarding lifestyle by owning and operating this premier property, and unlock its full potential for growth and community engagement. **Seller carry terms available.**

Highlights

- Turn-key opportunity with all FF&E included
- Food cart lot with hook-ups for four carts for additional lease income
- Oregon Lottery retailer
- Outdoor stage: concert and event venue
- Incredible Crooked River Gorge views
- Nearby all Crooked River Ranch amenities: golf course, lodge and pool
- Outdoor RC car off-road race track
- Additional tax lot for future development to the west of taphouse
- Approved RV park on adjacent lot to the east of taphouse for built-in clientele to be completed in June 2026 (See site plan on Page 6)



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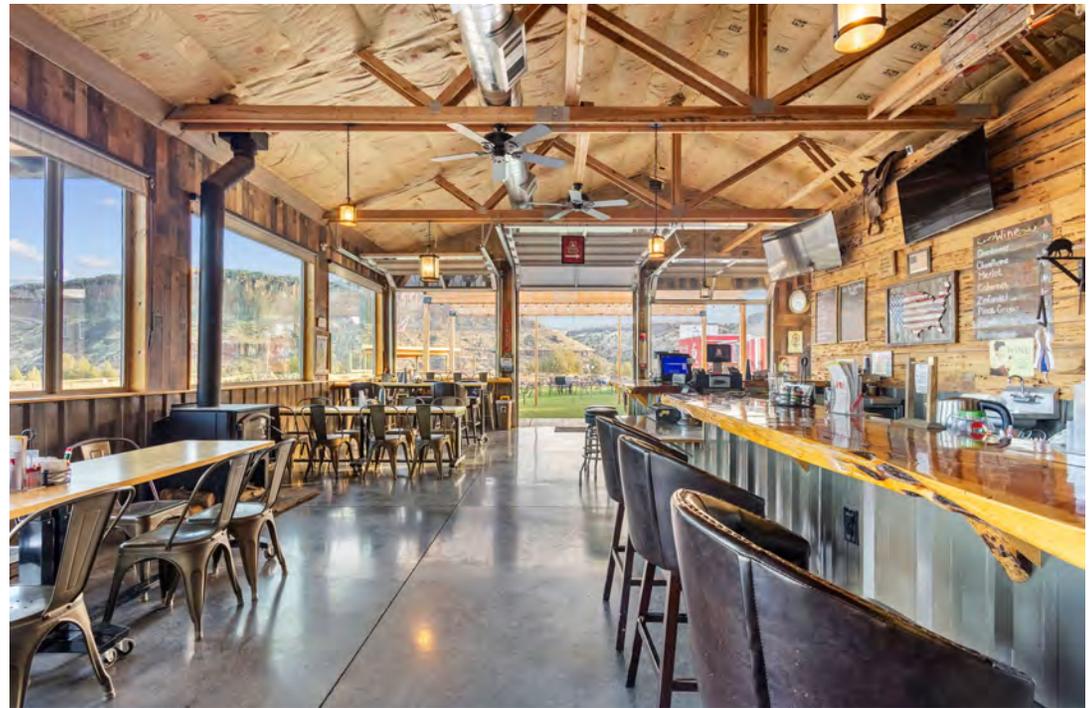
Offering Summary

Offering Price	\$1,500,000
Main Building Square Feet	1,728 SF
Year Built	2020
Lot Size	48,352 SF (1.11 AC)
Additional Development Lot	45,738 SF (1.05 AC)
Total Lot Size	94,090 SF (2.16 AC)
Zoning	CRRC <small>(Crooked River Ranch Commercial)</small>

Over the Edge Taphouse is a thriving and well-established venue known for hosting popular events such as car shows, concerts, cornhole tournaments, and regular live music. As an Oregon Lottery retailer, it features video poker machines, adding to its appeal. With sweeping views of the surrounding landscape, the property offers a welcoming atmosphere where locals and visitors can gather, dine, and relax.

The offering includes two tax lots, providing ample space and flexibility for future enhancements. The main taphouse building spans 1,728 square feet and is designed to provide an enjoyable guest experience. The property also features a proprietary food cart, a greenhouse, two outbuildings, an outdoor RC car off-road race track, and overflow parking to accommodate larger events. All furniture, fixtures, and equipment are included, making it a turn-key opportunity.

With nearly 5,000 year-round residents in Crooked River Ranch and a steady influx of visitors during peak season (May–Sept), this property is perfectly positioned to thrive in a recreationally vibrant market.



Pricing Summary

Building	\$520,000
Lot	\$195,000
Business (Cap Rate: 11%)	\$600,000
Subtotal (Blended Cap Rate: 5%)	\$1,315,000
Additional Development Lot	\$185,000
TOTAL	\$1,500,000



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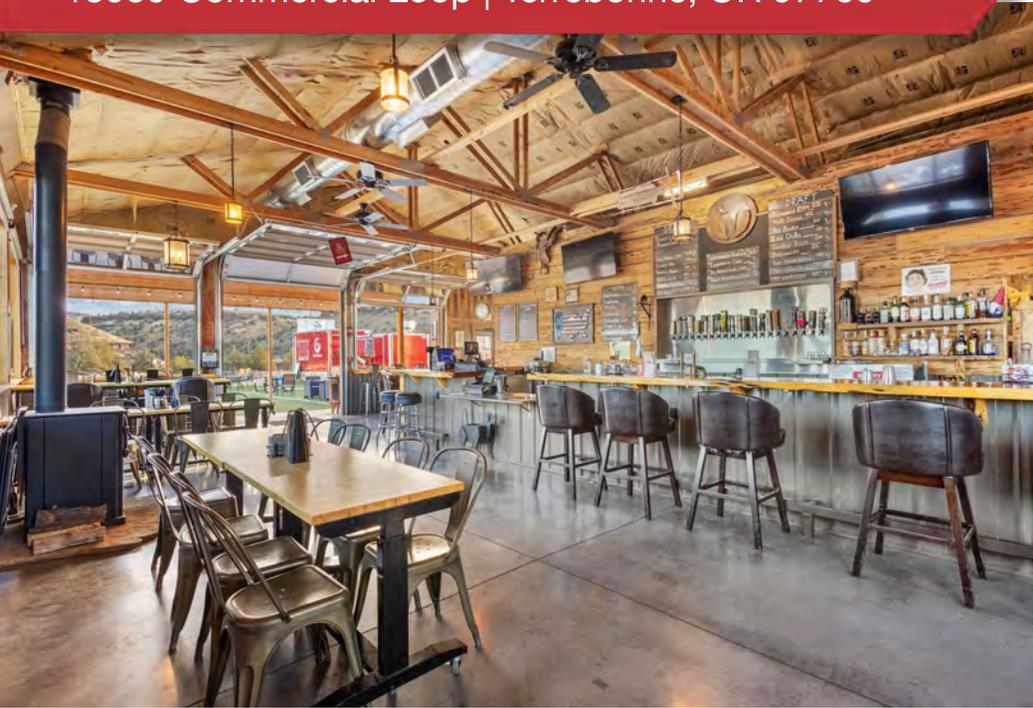
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Tap House



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Site Features



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Zoning

The purpose of the Crooked River Ranch Commercial Zone is to permit the location or the continuation of certain limited service commercial and rural community support uses, which are developed in ways that are in harmony with the rural and rustic character and the unique environmental quality of this area.

Outright permitted uses include:

- Temporary or seasonal businesses/services that reside within a non-permanent structure, mobile car or trailer such as:
- Food
- Beverage
- All temporary or seasonal events such as:
- Rodeos
- Art galleries
- Concerts in the park
- Retail trade establishment including restaurants
- Buildings used for personal, public, business, association or professional services

Uses permitted subject to administrative review:

- Church, community center, school, daycare facility
- Recreational vehicle parks
- Utility and communication facilities
- On-site living quarters for manager or caretaker of a business
- Gas and fuel stations including charging stations for electric vehicles



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Demographic Summary

Within a 15 minute drive time

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KEY FACTS

5,801

Population



2,376

Households

54.6

Median Age

\$61,202

Median Disposable Income

BUSINESS

99



468



INCOME



\$78,983

Median Household Income



\$47,992

Per Capita Income



\$477,901

Median Net Worth

EDUCATION

10%

No High School Diploma



25%

High School Graduate



36%

Some College



29%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,164

Apparel & Services



\$7,361

Groceries



\$250

Computers & Hardware



\$8,938

Health Care



\$3,727

Dining Out

EMPLOYMENT



60%

White Collar



26%

Blue Collar

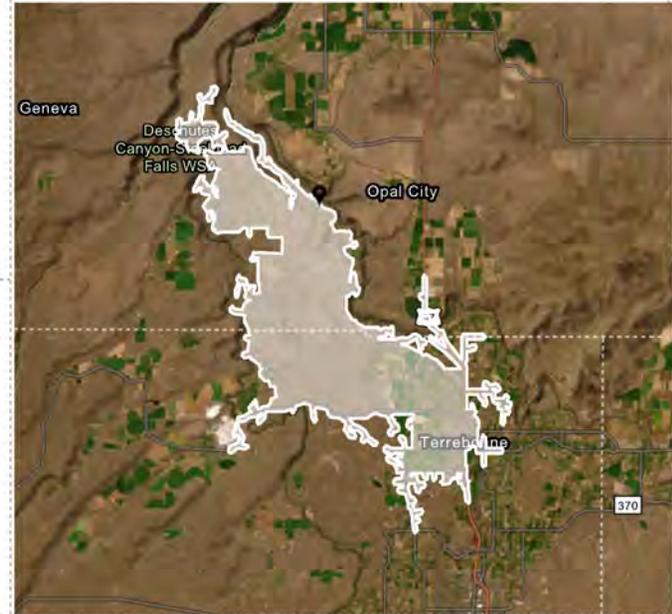


14%

Services

7.3%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Crooked River Ranch

Crooked River Ranch covers 10,000 acres of rural residential, recreational and commercial property, of which 9,900 acres are divided into 2646 privately owned lots. The remainder of the acreage consists of common and community property, along with buildings and equipment, which are owned by the Association.

The common and Community property is scattered throughout the Ranch. The most prominent areas are the Crooked River Ranch (CRR) Golf Course and Pro Shop and the CRR RV Park. During the summer the main attraction for the kids is the swimming pool. Other community property widely utilized is MacPherson Park with Pavilion for Picnics, reunions, and parties. Other attractions are the Dick Chandler Baseball Field, the basketball court, the tennis/pickleball courts and the Lions' Memorial Park.

There are many walking and hiking trails on the Ranch. You can hike Sand Ridge Trail, Otter Bench Trail (Difficulty level, Easy-Medium) or Scout Camp Trail (more difficult). You won't believe your eyes as you climb down this trail and take in the view of the canyon - sun shining on the rocks at sunset and the sound of the Deschutes River flowing below. For an easier stroll take a walk around the North Pasture with your dog or horse. You can also ride your horse at the enclosed arena along the golf course.

If you like fishing you'll love the Crooked River, but you'd better be prepared to take a hike down Lone Pine Trail to get there. Once you get there you will be awed by the canyon's scenic views.

The Ranch has its own falls, Steelhead Falls that is! There is a great hiking trail down to the falls area where there's a great place for a picnic. You'll always see a lot of wildlife on the Ranch, whether it be a deer with her fawns in spring or every kind of bird you can imagine! You can see quail by the score with the chicks crossing the road and jack rabbits and cottontails looking for goodies in a garden. Coyotes can be seen quite regularly and occasionally heard howling at the moon.

Speaking of gardens, gardening is a great pastime for farmers, with fruit, vegetables, and beautiful blooms of flowers in many back yards.

And remember the panoramic views of Mt. Bachelor, The Sisters, Mt. Jefferson to Mt. Hood are spectacular no matter what direction you look. Turn to the east at sunset and you can see Smith Rock shining in the sunlight.

Source: <https://www.crookedriverranch.com/association/page/about-ranch>



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Redmond & Central Oregon Highlights

- One of the fastest growing cities in the Northwest over the past 15 years
- Only 15 minutes to Bend, consistently voted a top US city for start-ups
- Home to BasX, the fastest growing business in Oregon in 2016 & 2017
- Location of the only commercial airport in Central Oregon with direct flights to and from a dozen US cities and sees 1,000,000 travelers a year
- Benefits from approximately 3,500,000 tourists ever year
- Daily through traffic of approximately 30,000 on Hwy 97



Redmond's Economy

Redmond's economy is defined by dynamism, entrepreneurship, and diverse businesses that span many sectors. Manufacturing, long the region's economic core now shares the limelight with software and high tech, craft brewing, bioscience, recreational products, aviation-related enterprises, distilling operations, food production and, of course, tourism. Add in Central Oregon's skilled workforce, attractive incentive packages, competitive tax environment, robust infrastructure and you've got unrivaled quality of life and business opportunity. As a result, Bend-Redmond has ranked in Miliken Institute's list of Best Performing Small Cities for the past several years (2016-2025).



Redmond's Housing

Redmond's residential housing sales, as with much of the country, peaked to all-time highs in 2006, declined in 2009 and now are continuously rebounding in addition to being focused on business friendliness, local leaders work to keep housing affordable as demonstrated by Redmond's current median home sale price of \$562,500.



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Jeff Reed, Principal Broker

COAR Commercial Real Estate Transaction of the Year Recipient 2023

Jeff's entrepreneurial background led him to commercial real estate where he applies his firsthand investment experience to help his clients establish and build healthy, life-long portfolios. Jeff provides his clients with the same critical market knowledge, investment assessment and strategic support that he personally values as an investor.

Jeff expertly guides his clients through the acquisition, ownership/management and finally the disposition of the real estate investment process. He works closely with investors of all levels of experience to grow their understanding of economic drivers that crucially affect the real estate market.

His passion for the commercial investment world includes sales and extends to leasing. His in-depth understanding of property management and its affect on income stream and property value add to the comprehensive wealth of knowledge Jeff brings to the table. His dedication to helping clients achieve their long and short term financial goals inspires Jeff to help diversify their retirement portfolio through purchasing real estate in their self directed IRA's.

"I love helping people earn money. One of the few things you can do to create cash flow during retirement is invest in real estate. I work ethically and aggressively on behalf of my clients to ensure their long-term financial stability and return on investment." -Jeff Reed



Paul Evers | Broker

Veteran Entrepreneur, Commercial Broker

Paul Evers, a seasoned entrepreneur, boasts a successful track record leading startups in creative services, craft brewing, and cold brewed coffee. Consistently acting as a catalyst for transformation, he dedicated much of his career to converting mundane commercial spaces into vibrant, human-centered environments across various sectors.

Now moving into a commercial real estate broker role, Paul brings a unique perspective shaped by his extensive experience in developing commercial spaces, spanning from craft brewpubs and coworking creative hubs to production facilities. His honed ability to identify opportunities others might overlook is fueled by a deep passion for creative problem-solving, which he looks forward to leveraging for the benefit of his clients.

In addition to his entrepreneurial career, Paul holds a strong commitment to community involvement. He has co-founded and led several non-profits in the area, including TEDxBend, Bend Volunteer Corps, and [Cultivate Bend](#), as well as serving on the board of Sisters Folk Festival and on the Oregon Food & Beverage Council.



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