

FOR SALE

63291-63257 Nels Anderson Rd | Bend, OR

Legacy Bend Business and/or Strategic Industrial Real Estate



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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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Business Offering

INSTANT LANDSCAPING

A longstanding Bend Landscape Business with Diversified Operations

For decades, Instant Landscaping has served as a silent, sturdy backbone of Bend's remarkable transformation. More than just a supplier, the company has been a foundational partner in the region's development, providing the essential soil, bark, gravel, and turf that literally shape the homes, gardens, and community landscapes of Central Oregon.

Operating from a high-profile location on Highway 97, Instant Landscaping is perfectly positioned within one of Bend's most vibrant and rapidly evolving commercial corridors, offering unparalleled visibility and accessibility.

The company's success is built upon a rock-solid foundation of dependable material distribution, further bolstered by sophisticated in-house logistics and a robust fleet of equipment. This operational excellence has allowed the business to flourish and diversify, successfully branching into several high-growth, complementary revenue streams, including specialty manufacturing and dynamic online sales.

The culmination of these efforts is a resilient, multifaceted small business platform. Deeply rooted in Central Oregon's industrious contractor economy and Bend's authentic working heritage, Instant Landscaping stands as a testament to local entrepreneurship and enduring quality.

Business Offering Price \$1,155,000

Contact Listing Broker for NDA and more information.



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Business Offering

CORE BUSINESS DIVISIONS

Landscape Material Sales

The primary business operation, supplying native soil blends, humus, mulch, bark, gravel, and related landscape materials to contractors and homeowners throughout Central Oregon. The company is also a major distributor of locally grown McPheeters Turf, selling up to 2–3 million square feet annually in peak years.

Logistics & Trucking

A diversified fleet of Class A and Class B trucks supports internal material distribution while also generating revenue through third-party hauling and transportation contracts.

Specialty Manufacturing & Equipment

In-house machine shop capabilities allow the company to fabricate equipment and components, including the CBR Nelson 24-inch Diamond Slab Saw, a professional-grade lapidary saw developed and manufactured on site.

CigarBoxRock Lapidary Supply

A niche division supplying lapidary tools and equipment through local retail sales, a dedicated website, and an established eBay storefront with strong customer feedback.

Seasonal Heating Products

Off-season income generated through the sale of firewood and specialized pressed fire logs, helping maintain year-round operational stability.

KEY ASSETS & COMPETITIVE DIVISIONS

Strategic Highway 97 Location

High-visibility frontage along one of Bend's primary commercial corridors, providing excellent access for contractors, suppliers, and retail customers.

Established Local Brand

Serving Central Oregon since **1980**, Instant Landscaping has developed long-standing relationships with contractors, builders, and homeowners across the region.

Operational Infrastructure

The property includes a large **masonry truck shop**, heavy equipment support capabilities, and yard space suitable for materials handling and contractor supply operations.

Established Digital Presence

Protected domains including:

- InstantLandscaping.com
- BarkTurfSoil.com
- CigarBoxRock.com

Each domain is supported by strong online reviews and established digital sales channels.

Experienced Workforce

A stable team of **7–10 employees** trained in machine shop operations, CDL logistics, and industry safety standards.

Safety & Compliance

Maintains a strong safety culture with structured reporting, weekly safety meetings, and full **OSHA and Fire Marshal compliance**.



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Real Estate Offering



PROPERTY SUMMARY

Real Estate Offering	\$5,980,000
Number of Buildings	3
Building SF	9,432 SF
Number of Lots	4
Land SF	146,797 SF (3.37 AC)
Zoning	IL (Light Industrial)
Traffic Counts	Est 40,000 ADT

FOUR INDUSTRIAL PARCELS with HIGHWAY VISIBILITY

This offering presents a rare opportunity to acquire strategically positioned industrial property in one of Bend's most active and highly visible commercial corridors. Located within the city's emerging "Golden Triangle" trade area/N US 97 interchange—home to Cascade Village and major retailers—the property benefits from exceptional visibility along US 97/Bend Parkway. Flanked by US 97 to the north and US 20 to the west with strong traffic counts and continued emerging commercial expansion.

Adjacent to the developing Terra Park Sports Complex, the site offers excellent access for various commercial and light industrial uses including contractor supply, equipment sales, or redevelopment. The offering includes the established Instant Landscaping business together with four industrial parcels totaling approximately 3.37 acres. Lots 12 and 16 are vacant parcels delivered shovel-ready with utilities, providing immediate development potential in a market where industrial land remains limited.

The business and real estate may be acquired together or separately, providing flexibility for owner-operators or investors. Ownership prefers a sale of the operating business prior to or concurrent with the disposition of the real estate.

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Trade Area Map



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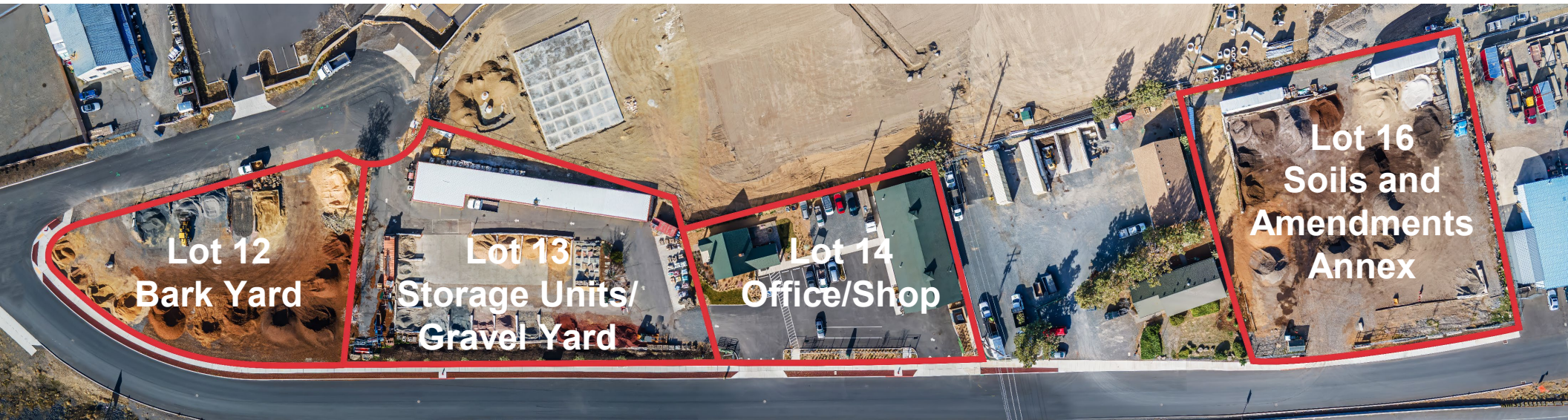
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Site Plan



Lot Number	Address	Tax ID	Land SF	Building SF	Offering Price
Lot 16	63327 Nels Anderson Rd	171216C000124	48,352 SF (1.11 AC)	No Buildings	\$1,400,000
Lot 14	63291 Nels Anderson Rd	171216C000126	26,572 SF (0.61 AC)	1,832 SF (Office built in 1950) 3,600 SF (Shop built in 2002)	\$2,175,000
Lot 13	63273 Nels Anderson Rd	171216C000700	42,253 SF (0.97 AC)	4,000 SF (Storage built in 1996)	\$1,545,000
Lot 12	63257 Nels Anderson Rd	171216C000601	29,620 SF (0.68 AC)	No Buildings	\$860,000

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Lot 14 | Office and Shop

LOT 14 | 63291 NELS ANDERSON RD OFFICE AND SHOP

26,752 SF (0.61 AC)

1,832 SF Office | Built in 1929

3,600 SF Shop | Built in 2002

Lot 14 serves as the operational hub of the business featuring the historic Nels and Lillian Anderson house, which has undergone significant modern upgrades including fire life safety, electric and plumbing, and is now the office for Instant Landscaping since 2002. The shop was relocated in 2023 and set on a new foundation.

Facility & Office Details:

Office Layout: Three upstairs offices featuring windows in each room and built-in storage.

Restrooms: Large ADA-compliant bathroom located off the main first-floor entrance.

Security & Fire: 12 camera/alarm locations across the site. The "Overbuilt" fire monitoring system is connected directly to the city.

Truck Shop Specifications:

Dimensions: Clear height allows for a 60' truck (no pull-through capability).

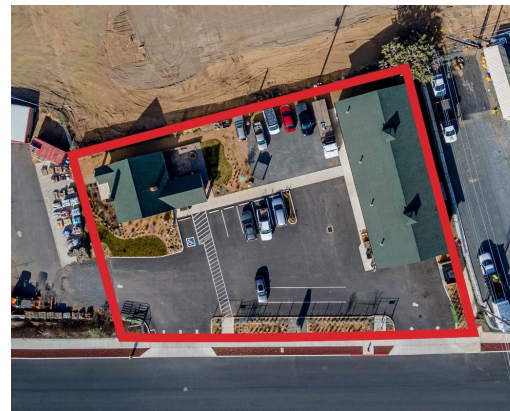
Access: Two 16' tall roll-up doors (East/West) and two 14' doors (North/South).

Utilities: Equipped with **Three-Phase Power**, ADA Reisner heaters, and an emergency shower.

Fire Life Safety: Upgraded to 2023 fire life safety requirements including a new fire suppression system.



***Historic Anderson Residence.** Originally constructed in 1929 as the home of Nels and Lillian Anderson and now used as the administrative office for Instant Landscaping. The structure is recognized as a historic resource by the City of Bend and may be subject to restrictions on exterior alterations, relocation, or demolition. See [Bend Historic Preservation Code](#).*



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Lot 14 Photos | Office



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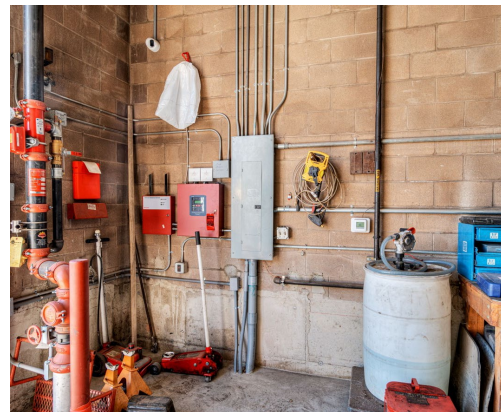
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Lot 14 Photos | Shop



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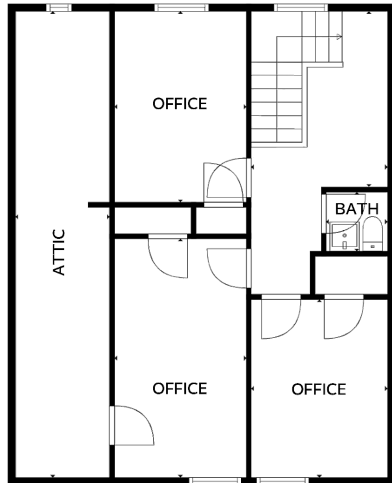
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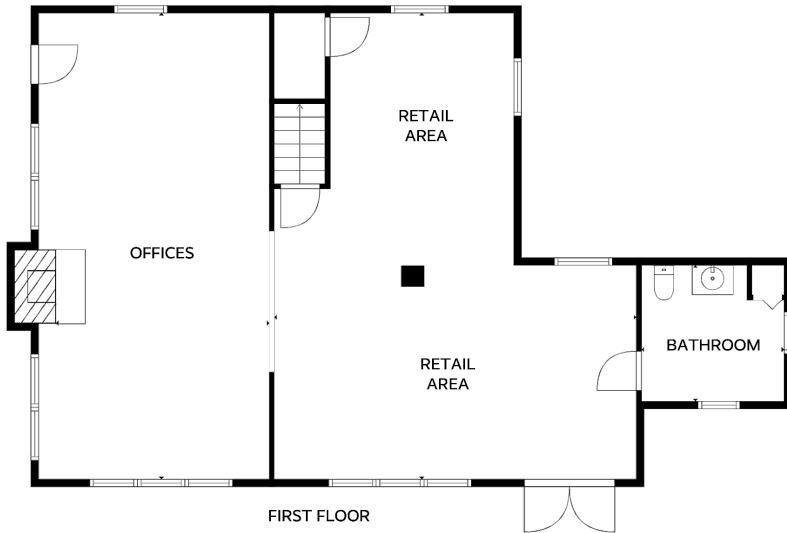
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Lot 14 Floor Plans

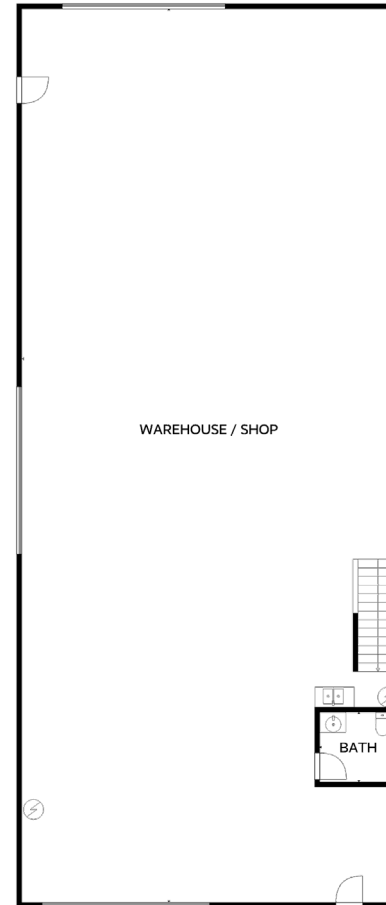


SECOND FLOOR

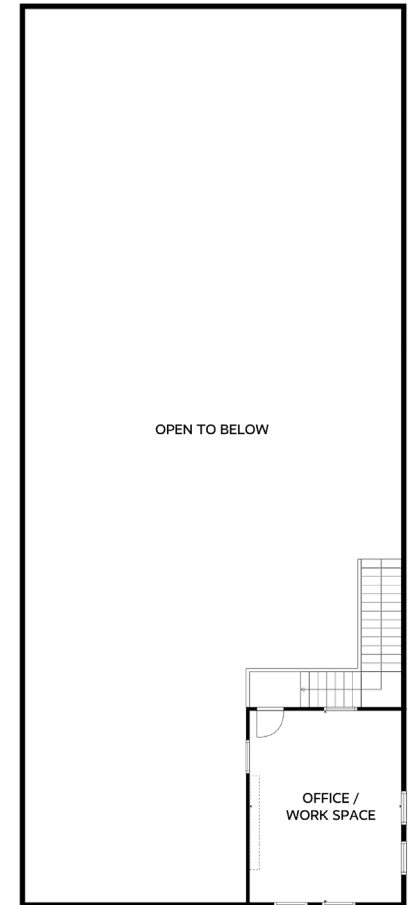
OFFICE
+/-1,832 SF



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

SHOP
+/-3,200 SF



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LOT 13 | 63273 NELS ANDERSON RD STORAGE UNITS AND GRAVEL YARD

42,253 SF (0.97 AC)

4,000 SF Storage | Built in 1996

Lot 13 is a versatile industrial parcel currently utilized for storage and distribution, offering immediate utility for equipment yards or a return to self-storage use with 18 units.

Flexible Use: Ideally suited for conversion back to a full self-storage facility or a high-capacity equipment and yard storage site.

Utility Infrastructure: Requires the installation of domestic water, sewer, and underground power, with an estimated investment of approximately \$100,000.

Power Specifications: Storage units 1–4 offer 300 SF with both 110V and 220V electrical. Units 5–18 provide 200 SF with 110V electrical and overhead lighting.

Excess Land: Approximately 12,000 SF of fully-fenced yard space for equipment, materials or RV storage.

Lot 13 | Storage Units and Gravel Yard



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LOT 12 | 63257 NELS ANDERSON RD BARK YARD 29,260 SF (0.68 AC)

Lot 12 is a vacant, strategic acquisition intended for immediate development to capitalize on the region's commercial momentum.

Shovel-Ready Status: This parcel will be delivered with utilities stubbed to the site by closing.

Utility Optimization: The lot currently features water and power; existing dual sewer connections are being streamlined to a single connection per lot to meet city requirements.

Gas Service: Plans are in place to bring gas service directly to the property line.

Strategic Positioning: This parcel is located at an ingress/egress for point for the under-development Terra Park sports complex with plans for a 42,000 SF gymnastics facility, 15,000 SF indoor sports facility, and supporting retail such as restaurants and rooftops bars.



Lot 12 | Bark Yard Lot 16 | Soils and Amendments Annex

LOT 16 | 63327 NELS ANDERSON RD SOILS AND AMENDMENTS ANNEX 48,352 SF (1.11 AC)

Lot 16 serves as a premier development play with significant frontage and proximity to major commercial neighbors.

Strategic Positioning: Abutting the development of the Terra Park sports complex with plans for a 42,000 SF gymnastics facility, 15,000 SF indoor sports facility, and supporting retail such as restaurants and rooftops bars. Also nearby major U-Haul self-storage facility, Cascade Village and Robal Road Village.

Development Ready: This is a vacant, shovel-ready parcel with utilities stubbed to the site prior to closing.

Resource Access: The site currently utilizes water rented from the City of Bend to support its existing footprint.



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Zoning

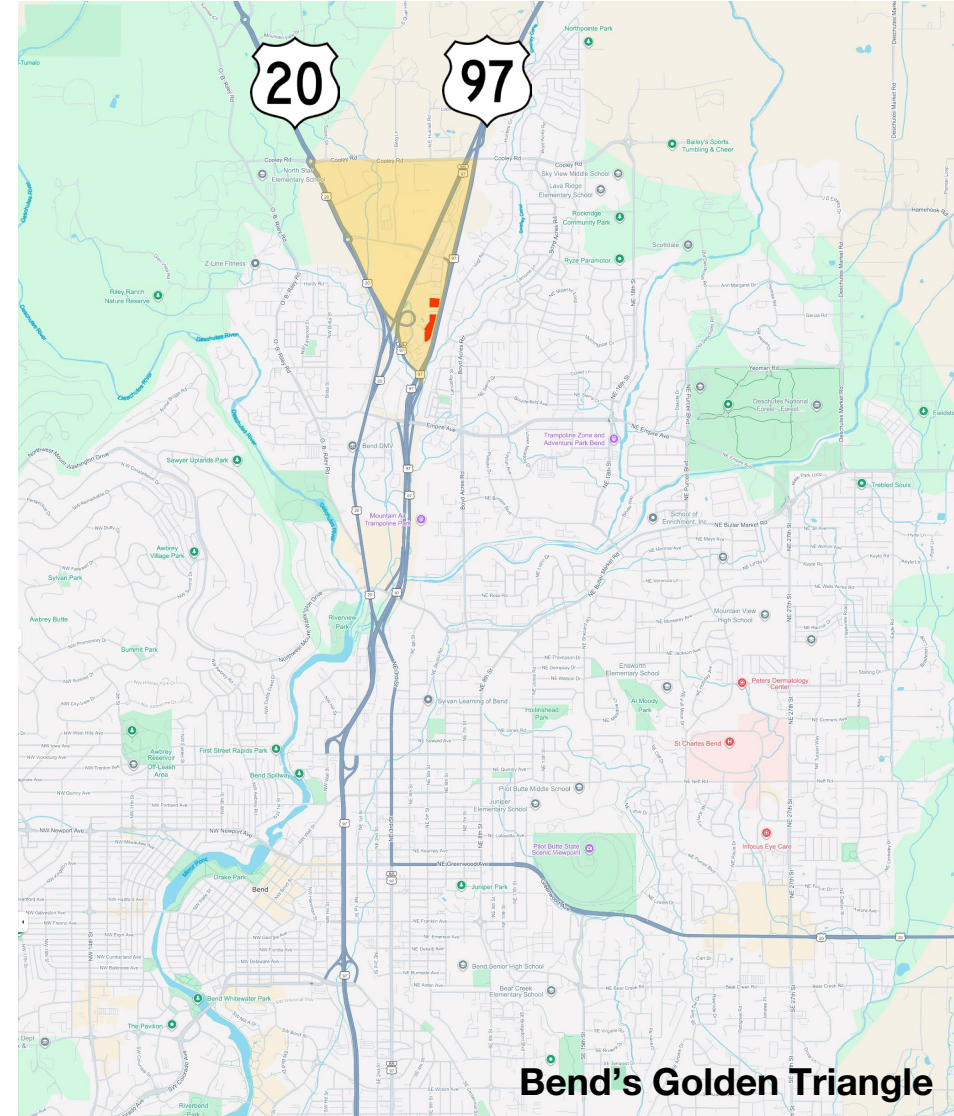
LIGHT INDUSTRIAL (IL) ZONING

The Industrial Districts are intended to accommodate a range of light and heavy industrial land uses. They are intended to segregate incompatible industrial developments from the other districts, while providing a high-quality environment for businesses and employees. They provide for efficient use of land and public facilities and services, provide transportation options for employees and customers, located businesses close to major employment centers and ensure compatibility between industrial uses and nearby commercial and residential areas.

The IL zone is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets.

Outright Permitted Uses:

- Light manufacturing, fabrication and repair
- Wholesale warehousing and distribution
- Wholesale processes
- Food and beverage processing and packing
- Production office
- Vehicle, equipment and boat repair, rental, storage and service
- Industrial service (cleaning and repair)
- Mini-storage warehouse contractor storage



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Demographics

63291-63257 Nels Anderson Rd
Bend, OR 97701

Drive time of 10 mins

KEY FACTS

23,855

Population



10,012

Households

39.2

Median Age

\$79,393

Median Disposable Income

BUSINESS

2,744



22,973



INCOME



\$103,528

Median Household Income



\$56,171

Per Capita Income



\$250,829

Median Net Worth

EDUCATION

3%

No High School Diploma



17%

High School Graduate



29%

Some College



51%

Bachelor's/Grad/Degree

ANNUAL HOUSEHOLD SPENDING



\$2,859

Apparel & Services



\$9,394

Groceries



\$271

Computers & Hardware



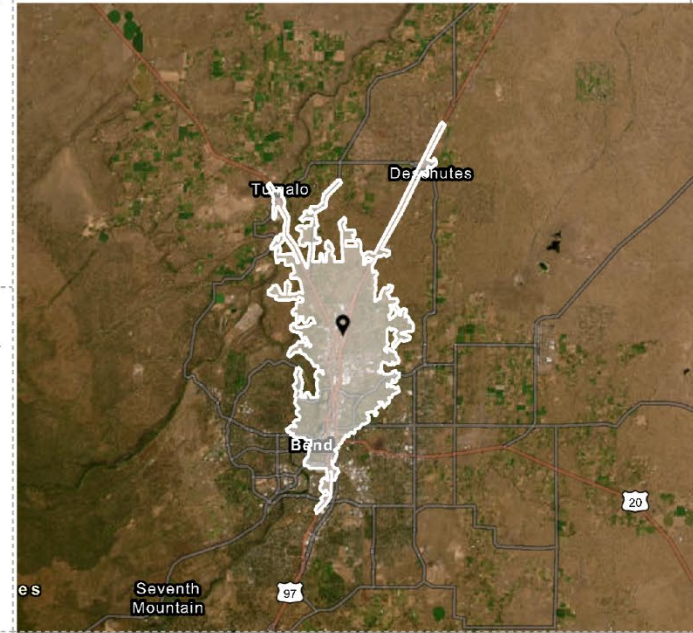
\$9,892

Health Care



\$5,195

Dining Out



EMPLOYMENT



74%

White Collar



14%

Blue Collar



12%

Services

3.8%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Location



Bend, OR

Nestled on the eastern edge of the Cascade Range along the winding banks of the Deschutes River, Bend serves as a breathtaking intersection where lush, forested mountain highlands meet the expansive high desert plateaus. This unique geographical convergence offers residents and visitors an unparalleled tapestry of diverse scenery and a limitless playground for outdoor activities.

As the largest city in Central Oregon, Bend stands as the vibrant commercial, recreational, and social heartbeat of the entire tri-county region. Proudly serving as the county seat of Deschutes County, the city spans 32 square miles at an elevation of 3,625 feet. It is widely celebrated for its stunning natural setting and its reputation as a premier destination for year-round recreation.

Bend's economic vitality is equally impressive, having been rated as the best-performing small metro from 2018–2022. While its roots are firmly planted in its history as a traditional logging town, the community successfully navigated a pivotal transition toward a more varied and sustainable economy in the 1980s as the era of local lumber mills began to fade.

What truly sets Bend apart from typical resort communities like Aspen or Jackson Hole is its robust lifestyle and high-quality workforce, which act as a powerful magnet for successful companies. The city has cultivated a diverse industrial landscape, attracting leaders in:

- Aviation and Manufacturing
- Renewable Energy and High-Tech
- Healthcare and Recreational Equipment

The local business ecosystem is characterized by a strong entrepreneurial spirit, with many companies being owner-operated in the small to midsize range, typically employing 10 to 15 people. Established names such as Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask, and Bend Research serve as pillars of the community, providing solid employment opportunities and injecting vital traded-sector dollars into the flourishing local economy.

Source: EDCO (Economic Development of Central Oregon) edcoinfo.com/communities and Realtor.com https://www.realtor.com/realestateandhomes-search/Bend_OR/overview



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Jenn Limoges, CCIM | Partner, Principal Broker

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023

Board Member and President of the Commercial Investment Division of Central Oregon 2014-2017

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions



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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