



COMMERCIAL LAND AT I-5 INTERCHANGE

PHOENIX, OR



COMMERCIAL LAND AT I-5 INTERCHANGE PHOENIX, OR



PROPERTY HIGHLIGHTS



Last substantial I-5 interchange development opportunity in the region



Approved for 736 pm Peak Hour Trips (no further traffic studies required)



Adjacent to Home Depot



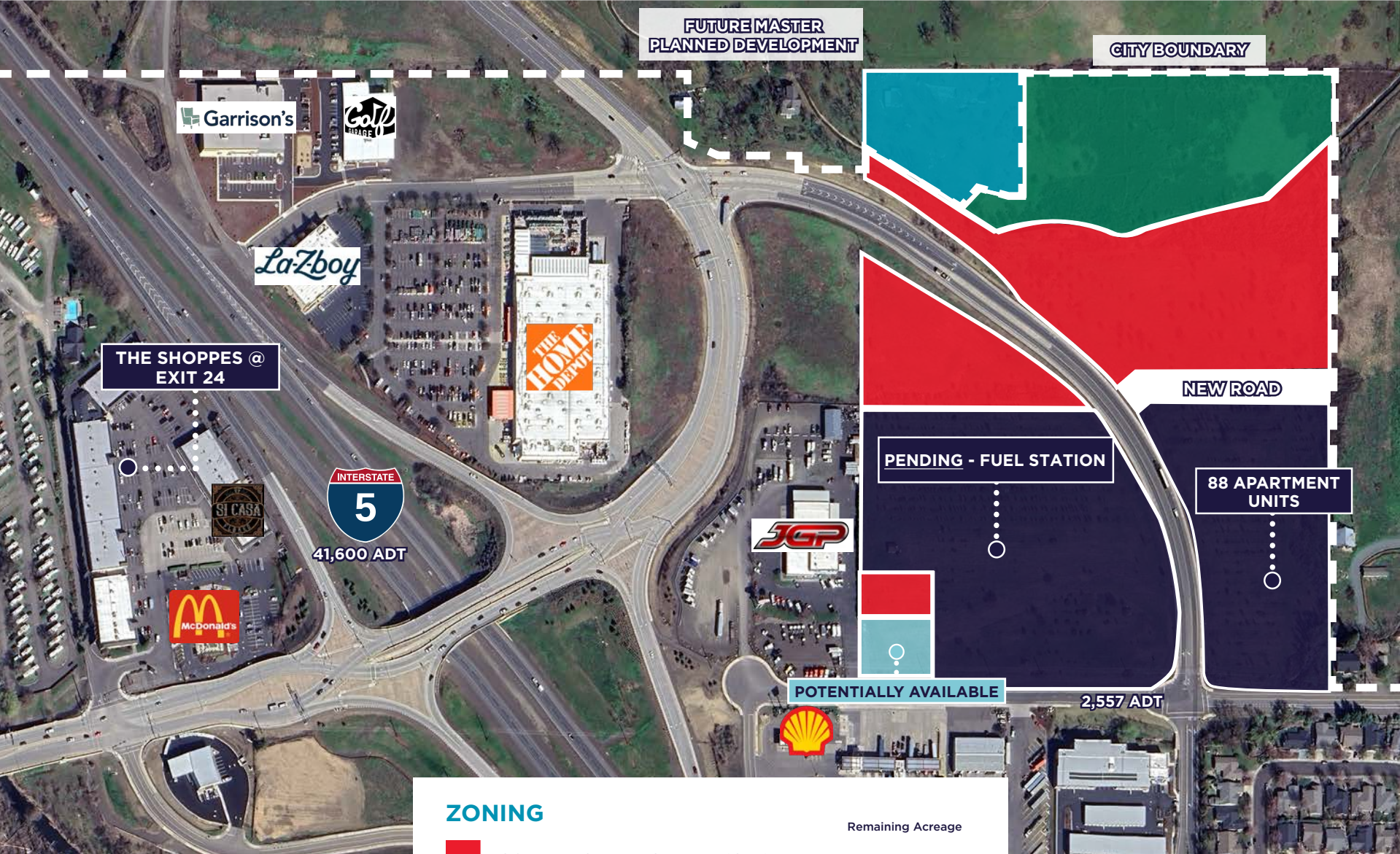
Proximity to California draws shoppers for no sales tax in Oregon

PROPERTY DETAILS

ADDRESS	N Phoenix Rd & Grove Rd, Phoenix, Oregon, 97535
ACCESS	Exit 24 - Interstate 5, Fern Valley Interchange
APN - AVAILABLE ACREAGE	1-0040365 (2.35 Acres) 1-0998151 (14.21 Acres) 1-0808572 (2.35 Acres) 1-0807081 (.38 Acres) 1-0025672 (.35 Acres)
TOTAL AVAILABLE ACREAGE	19.64 Acres
UTILITIES	Water, Wastewater, Electric & Gas - in the street

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ZONING

	Remaining Acreage
 COMMERCIAL HIGHWAY (C-H)	11.4 Acres
 LOW DENSITY RESIDENTIAL (R-1)	5.89 Acres
 RURAL RESIDENTIAL - 5 (RR-5)	2.35 Acres

**Located in the Unincorporated County*

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Phoenix is located just south of Medford, Oregon in the Rogue Valley on Interstate 5, the primary linkage to California. The greater Medford area is the economic center of Southern Oregon and like much of Oregon, the region's economy was historically centered on agriculture and timber. This remains evident in Jackson County's robust viticulture industry and many vineyards. Today, the region also serves as the commercial and retail hub for southern Oregon and northern California.

Southern Oregon's robust natural, civic and cultural resources, combined with well-established transportation and shipping infrastructures and appealing and affordable real estate, make the Rogue Valley an ideal location for industry and commerce of all kinds.



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DRIVE TIMES

10 MIN
MEDFORD

27 MIN
CALIFORNIA

4 HR 19 MIN
PORTLAND

4 HR 44 MIN
SACRAMENTO

MARKET TRENDS

RETAIL

VACANCY 3.6% Forecast: ▼

RENT GROWTH .7% (2.1% avg of last 3 yrs) Forecast: ▬

RENT PLANNED DELIVERIES 14,000 SF (±1%) Forecast: ▬

INDUSTRIAL

VACANCY .5% Forecast: ▲

RENT GROWTH 2.2% (4.6% avg of last 3 yrs) Forecast: ▲

RENT PLANNED DELIVERIES 14,000 SF (±1%) Forecast: ▬

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

POPULATION

4,065

22,970

81,692

**AVERAGE
HOUSEHOLD
INCOME**

45,146

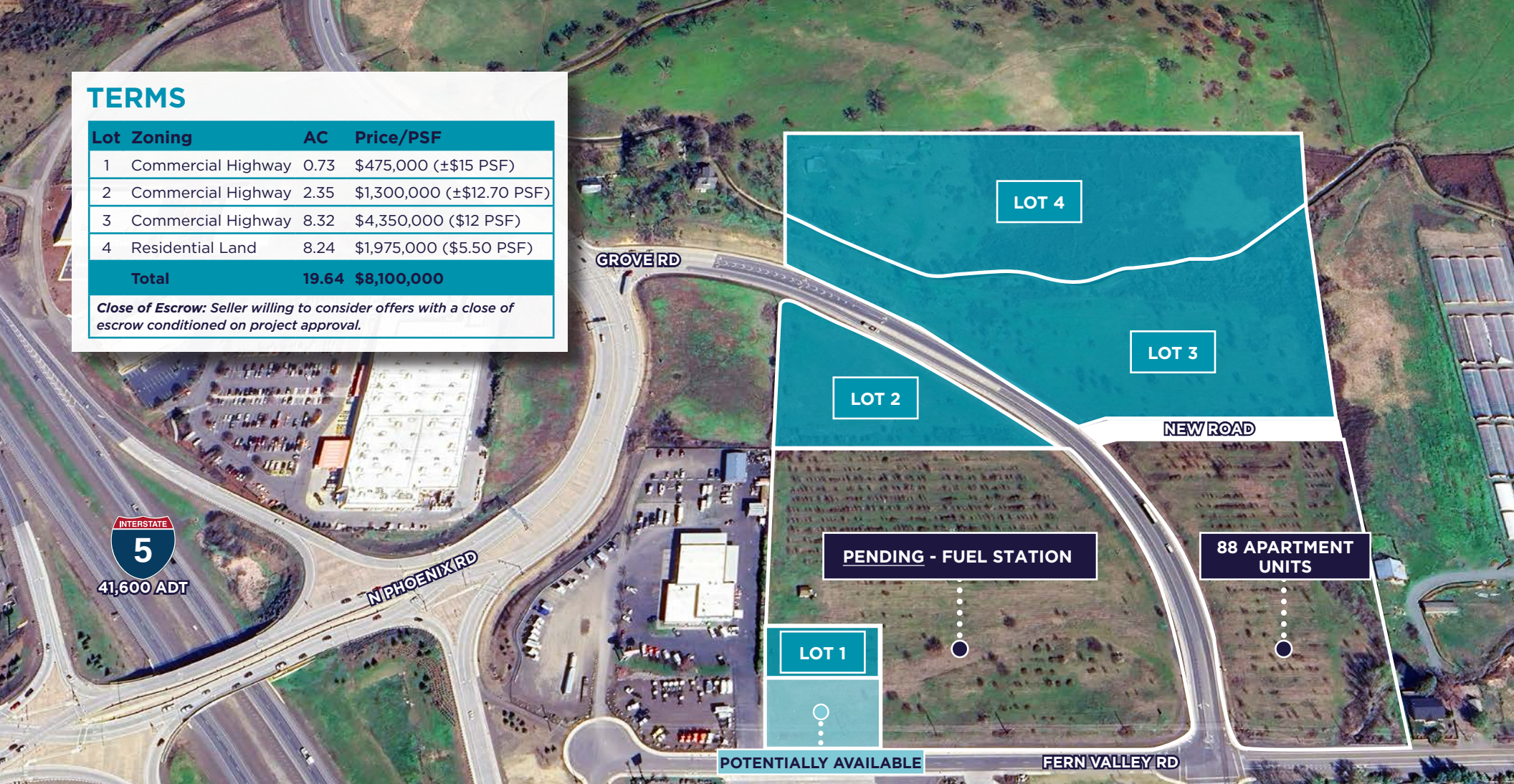
\$62,398

\$65,755

TERMS

Lot	Zoning	AC	Price/PSF
1	Commercial Highway	0.73	\$475,000 (±\$15 PSF)
2	Commercial Highway	2.35	\$1,300,000 (±\$12.70 PSF)
3	Commercial Highway	8.32	\$4,350,000 (\$12 PSF)
4	Residential Land	8.24	\$1,975,000 (\$5.50 PSF)
Total		19.64	\$8,100,000

Close of Escrow: Seller willing to consider offers with a close of escrow conditioned on project approval.



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