

# COMMERCIAL LAND AT I-5 INTERCHANGE

Phoenix, OR

DOWNTOWN  
MEDFORD



41,600 ADT



N PHOENIX RD



FERN VALLEY ROAD



# COMMERCIAL LAND AT I-5 INTERCHANGE

FUTURE MASTER  
PLANNED  
DEVELOPMENT



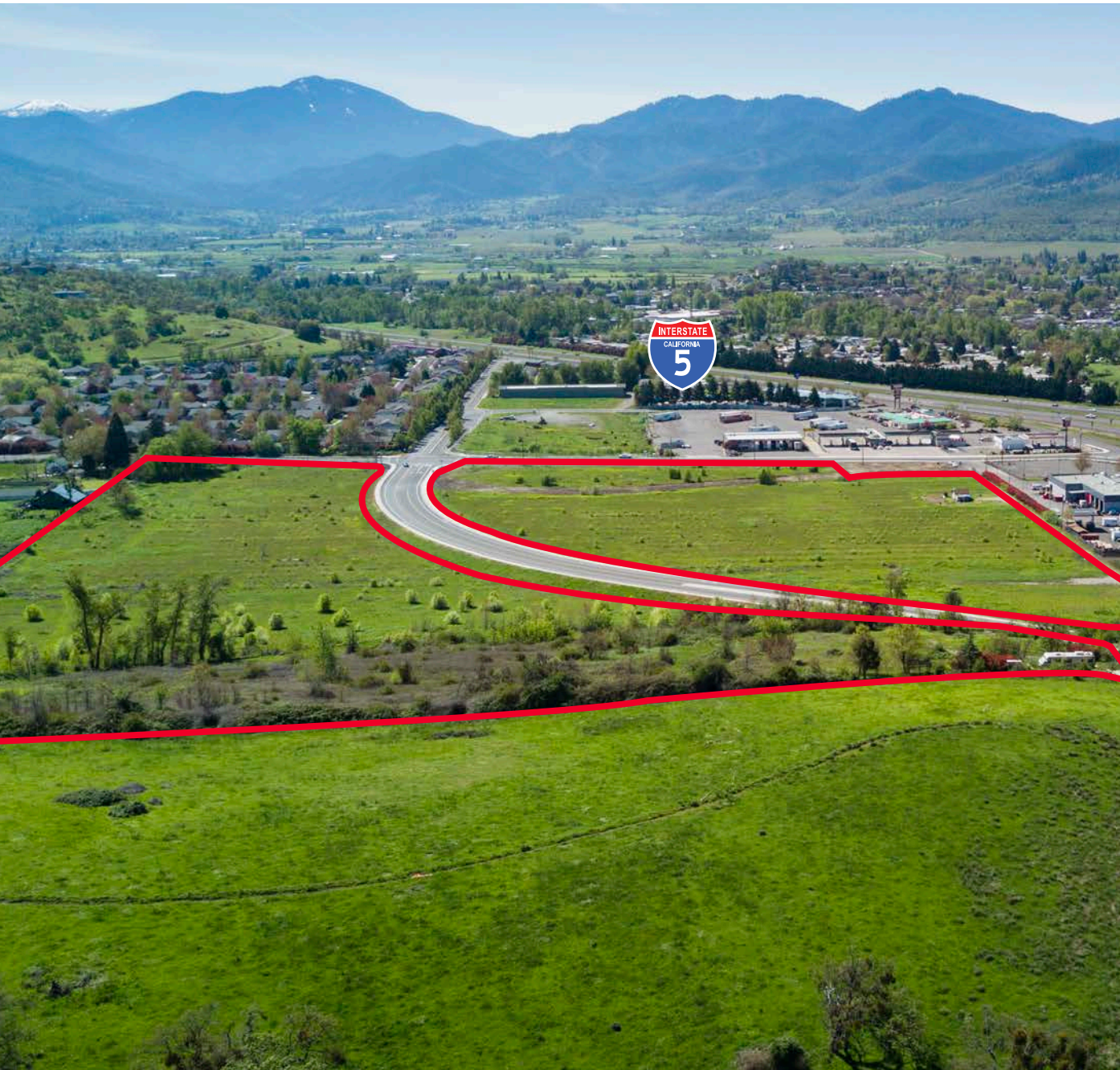
41,600 ADT



## 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

# COMMERCIAL LAND AT I-5 INTERCHANGE



**ADDRESS:**

N Phoenix Rd & Grove Rd,  
Phoenix, Oregon, 97535

**ACCESS:**

Exit 24 - Interstate 5, Fern Valley Interchange

**APN:**

PARCEL NUMBER	SIZE
381W10501	11.83 Acres
381W10507	19.59 Acres
381W10502	2.35 Acres
381W10503	.38 Acres
381W10500	.35 Acres
<b>TOTAL</b>	<b>34.5 ACRES</b>

**UTILITIES:**

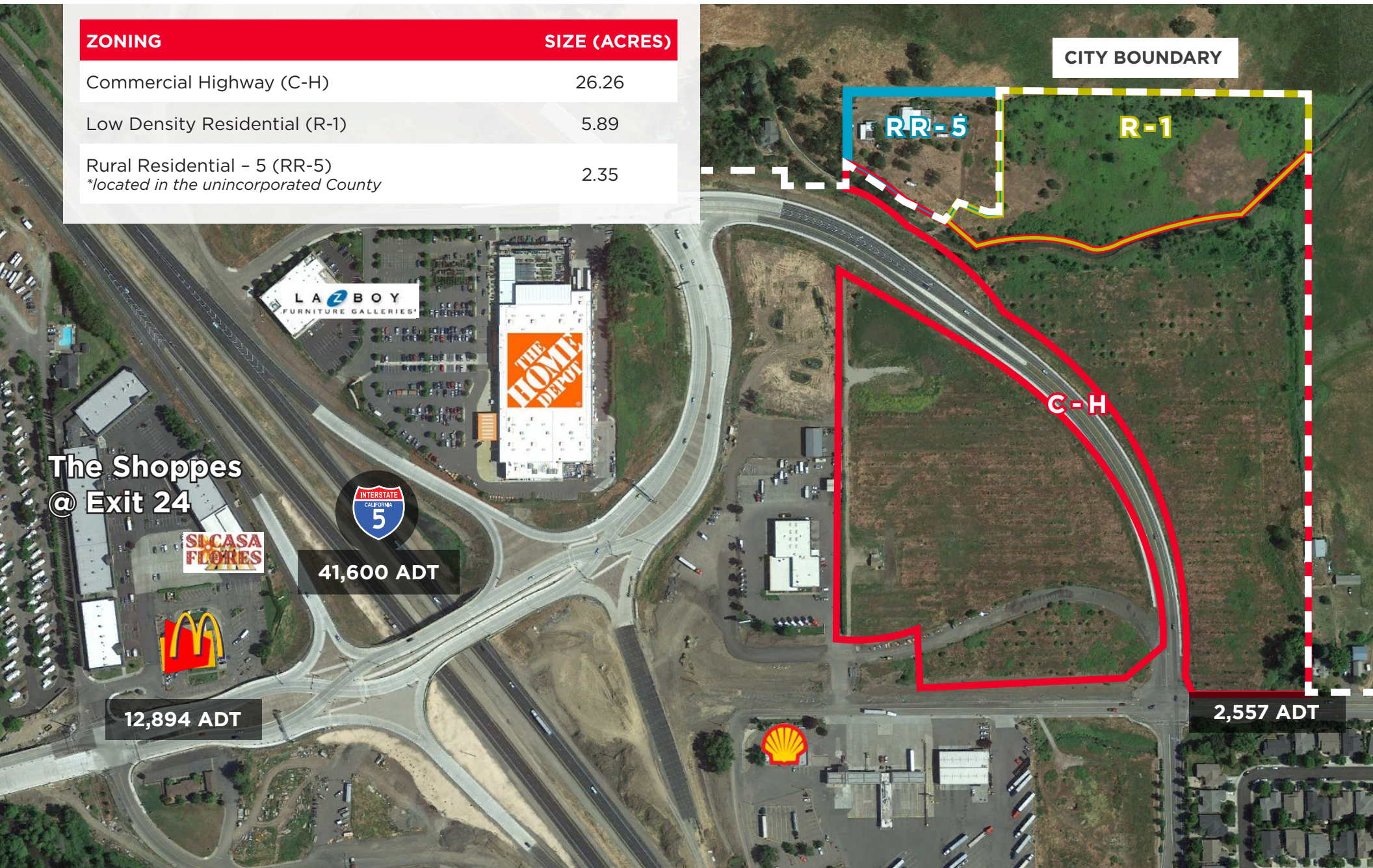
Water, Wastewater, Electric & Gas -  
believed to be at or near the site

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## ZONING

## SIZE (ACRES)

Commercial Highway (C-H)	26.26
Low Density Residential (R-1)	5.89
Rural Residential - 5 (RR-5) <i>*located in the unincorporated County</i>	2.35



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## MARKET INFORMATION

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.



# COMMERCIAL LAND AT I-5 INTERCHANGE



DRIVE TIMES	
MEDFORD	10 MIN
CALIFORNIA	27 MIN
PORTLAND	4 HR 19 MIN
SACRAMENTO	4 HR 44 MIN

## MARKET TRENDS

### RETAIL



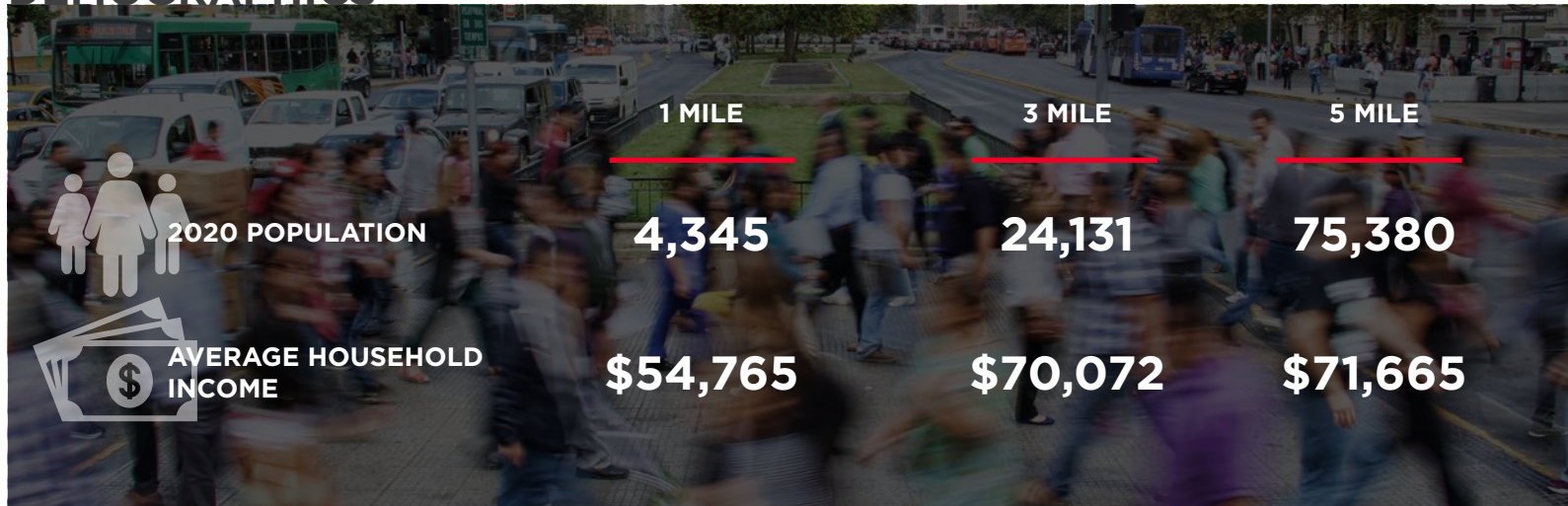
VACANCY	3.6%	Forecast: ↓
RENT GROWTH	.7% (2.1% avg of last 3 years)	Forecast: ↔
PLANNED DELIVERIES	14,000 SF (±.1%)	Forecast: ↔

### INDUSTRIAL



VACANCY	.5%	Forecast: ↑
RENT GROWTH	2.2% (4.6% avg of last 3 years)	Forecast: ↑
PLANNED DELIVERIES	5,800 SF (+.1%)	Forecast: ↔

## DEMOGRAPHICS



# TERMS

**PRICE: \$16,415,000\***

**Commercial Land:** \$12/sqft | \$13,730,000

**Residential Land:** \$2,350,000

*\* Seller will consider offers for all or part*

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



41,600 ADT



FERN VALLEY ROAD



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