

FOR SALE, GROUND LEASE OR BUILD TO SUIT
TABLE ROCK LAND - DEVELOPMENT OPPORTUNITY
4913 TABLE ROCK ROAD MEDFORD, OREGON 97502



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PROPERTY SUMMARY

Excellent opportunity to acquire Light Industrial land located directly adjacent to Rogue Valley International Airport; 2.11 and 2.41 acres each [4.52 total]. The airport is Southern Oregon's primary air cargo hub, serving over 1 million passengers annually. This highly accessible site is ideally suited for warehouse, transportation, logistics, cargo handling, storage, trailer parking, and other industrial uses. The property benefits from strong visibility near a busy intersection and sits directly next to a high-traffic Dutch Bros Coffee location with over 315,000 annual visits.

Southern Oregon offers a pro-business environment with no inventory tax and some of the lowest workers' compensation rates in the nation. Water and energy utilities are available along Table Rock Road. Ownership is flexible—offering ground lease, sale and build-to-suit options.

Please contact [Eric Larpenteur](#) or [Andre Davis](#) for additional information.

TABLE ROCK DEVELOPMENT LAND

4913 TABLE ROCK ROAD
MEDFORD, OREGON 97502



\$735,400

LOT 1 SALE PRICE

\$839,960

LOT 2 SALE PRICE

\$1,575,360

TOTAL SALE PRICE



\$348,531

PRICE/ACRE



LIGHT INDUSTRIAL DISTRICT

ZONING



~4.52 AC

LOT SIZE



11012531 & 11015516

APN NUMBERS

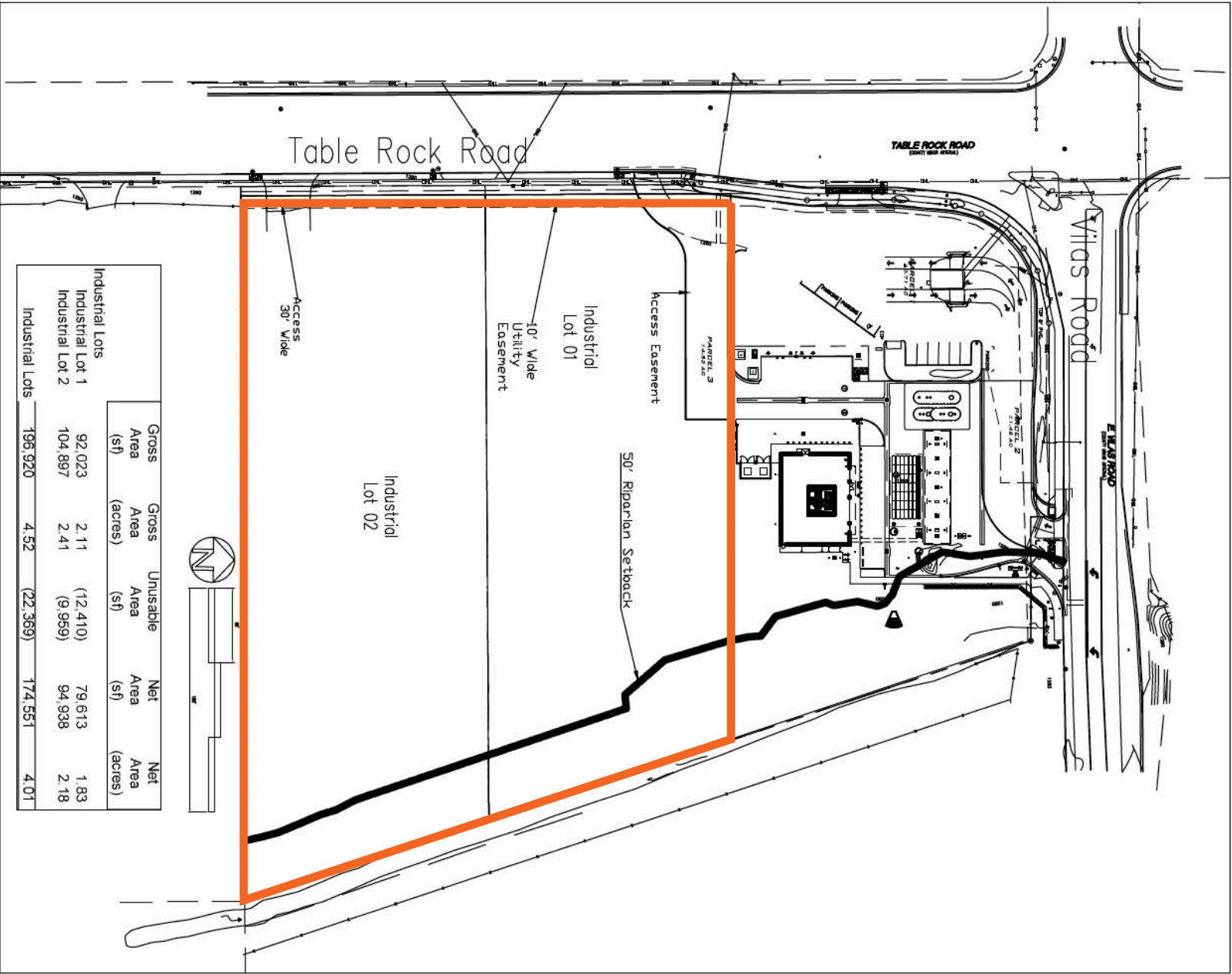




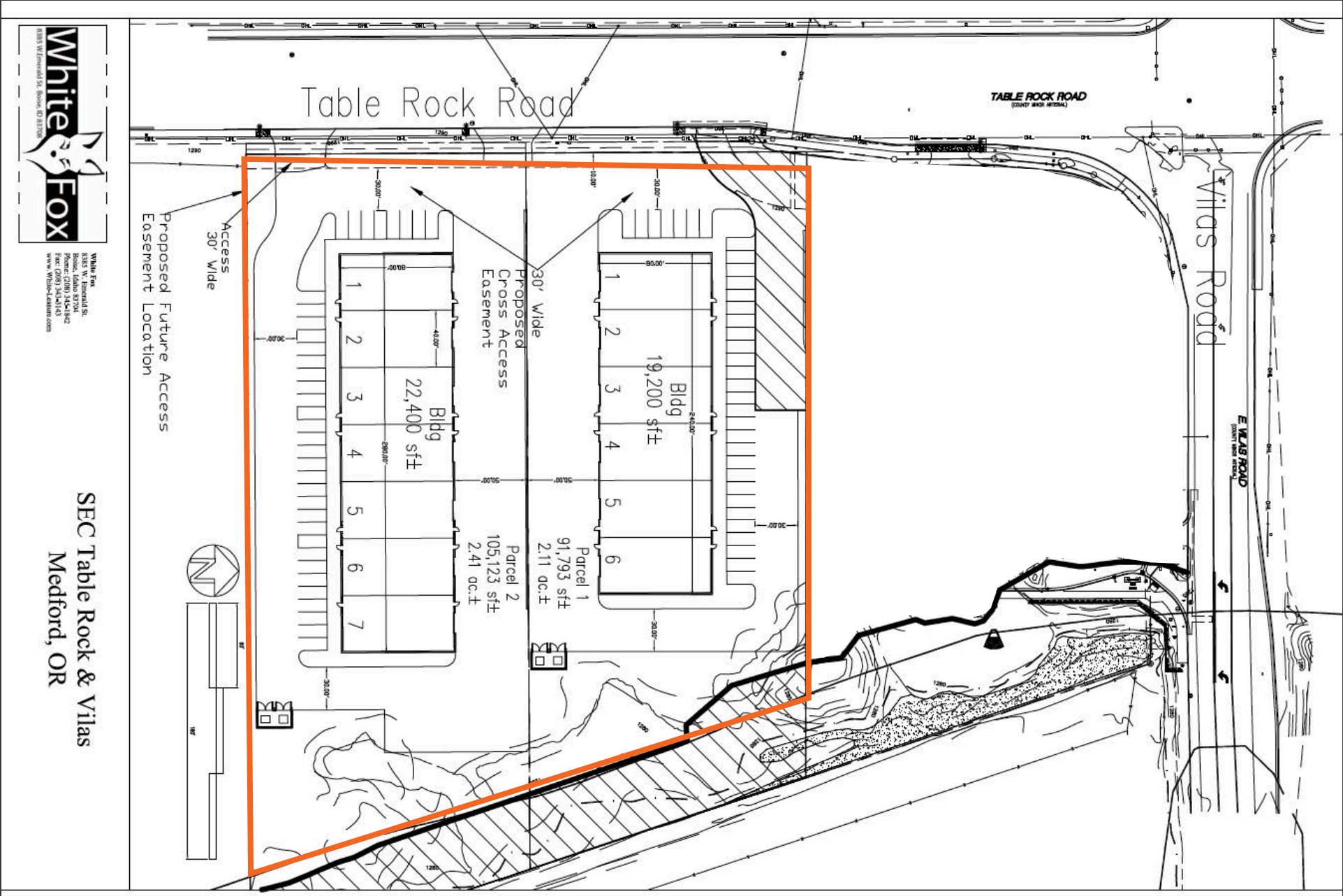
DEVELOPMENT HIGHLIGHTS

- OWNER WILLING TO BUILD TO SUIT
- SEE ATTACHED RENDERINGS OF POSSIBLE LIGHT INDUSTRIAL BUILDS
- EXCELLENT ACCESS TO I-5 FREEWAY AND AIRPORT
- BUSY FOUR CORNERS LOCATION
- TOTAL OF 4.52 ACRES (4.01 USABLE)

SITE PLAN

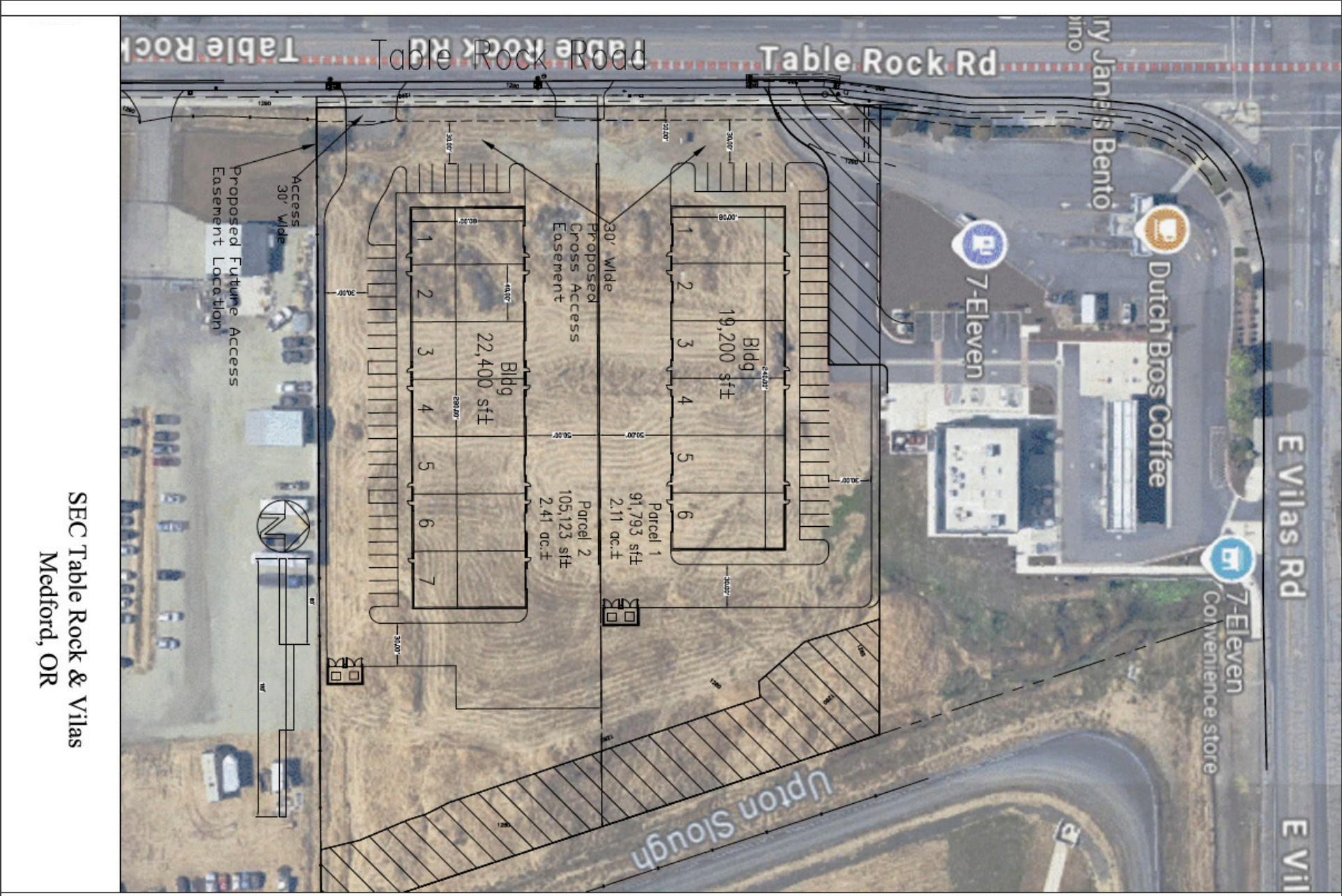


INDUSTRIAL OPTION 1



* ALL IMAGES ARE CONCEPTUAL RENDERINGS

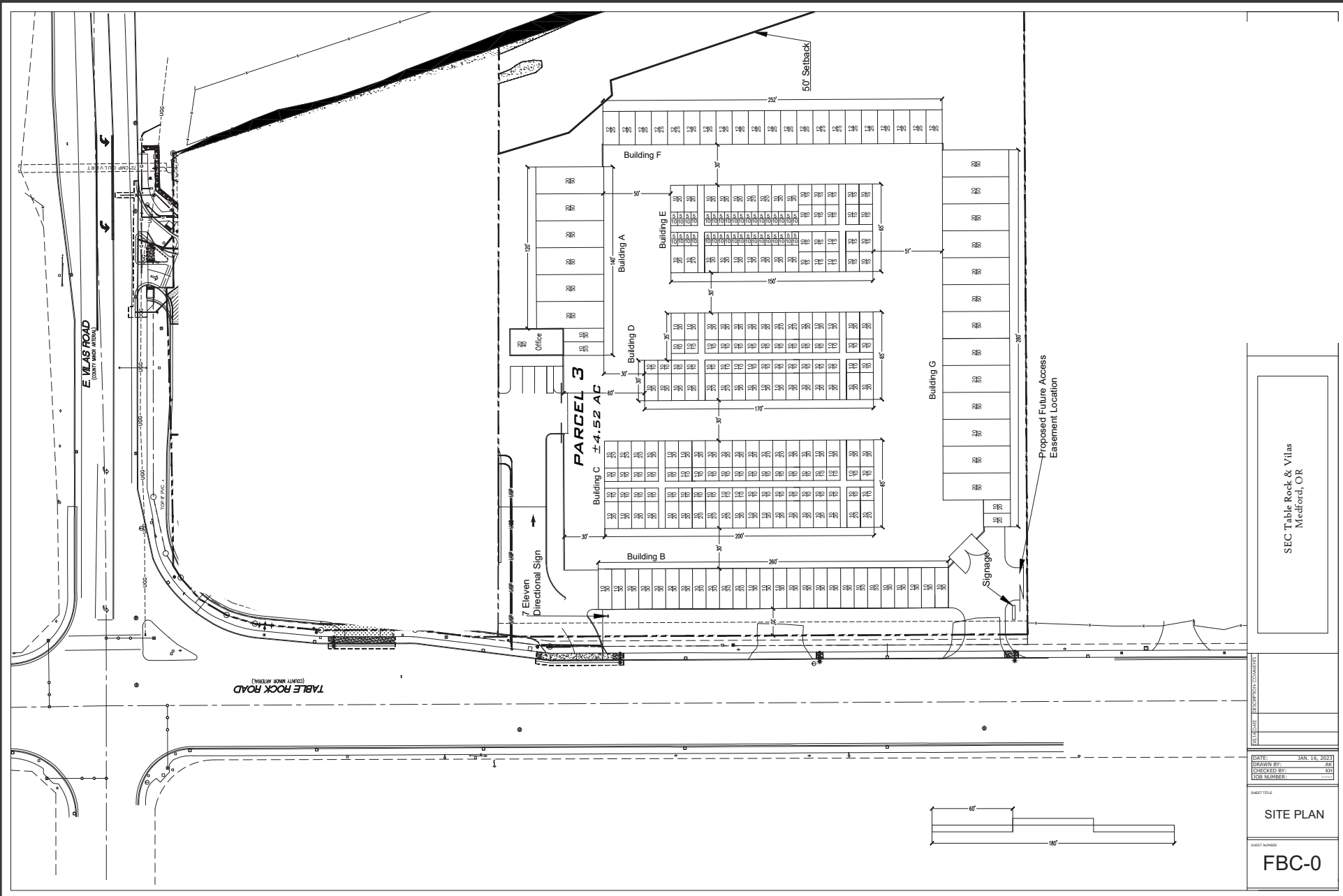
INDUSTRIAL OPTION 1 AERIAL



SEC Table Rock & Vilas
Medford, OR

* ALL IMAGES ARE CONCEPTUAL RENDERINGS

SELF STORAGE OPTION



* ALL IMAGES ARE CONCEPTUAL RENDERINGS



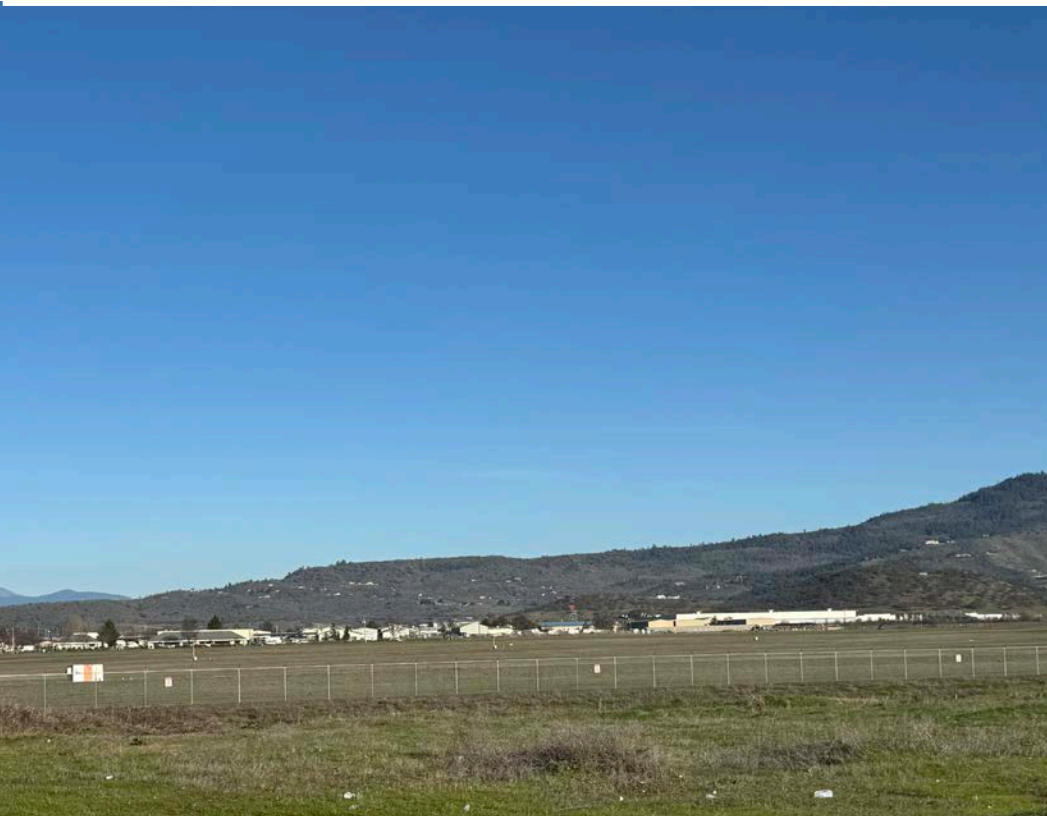
CITY OF MEDFORD PLANNING DEPARTMENT

10.330 Light Industrial District, I-L.

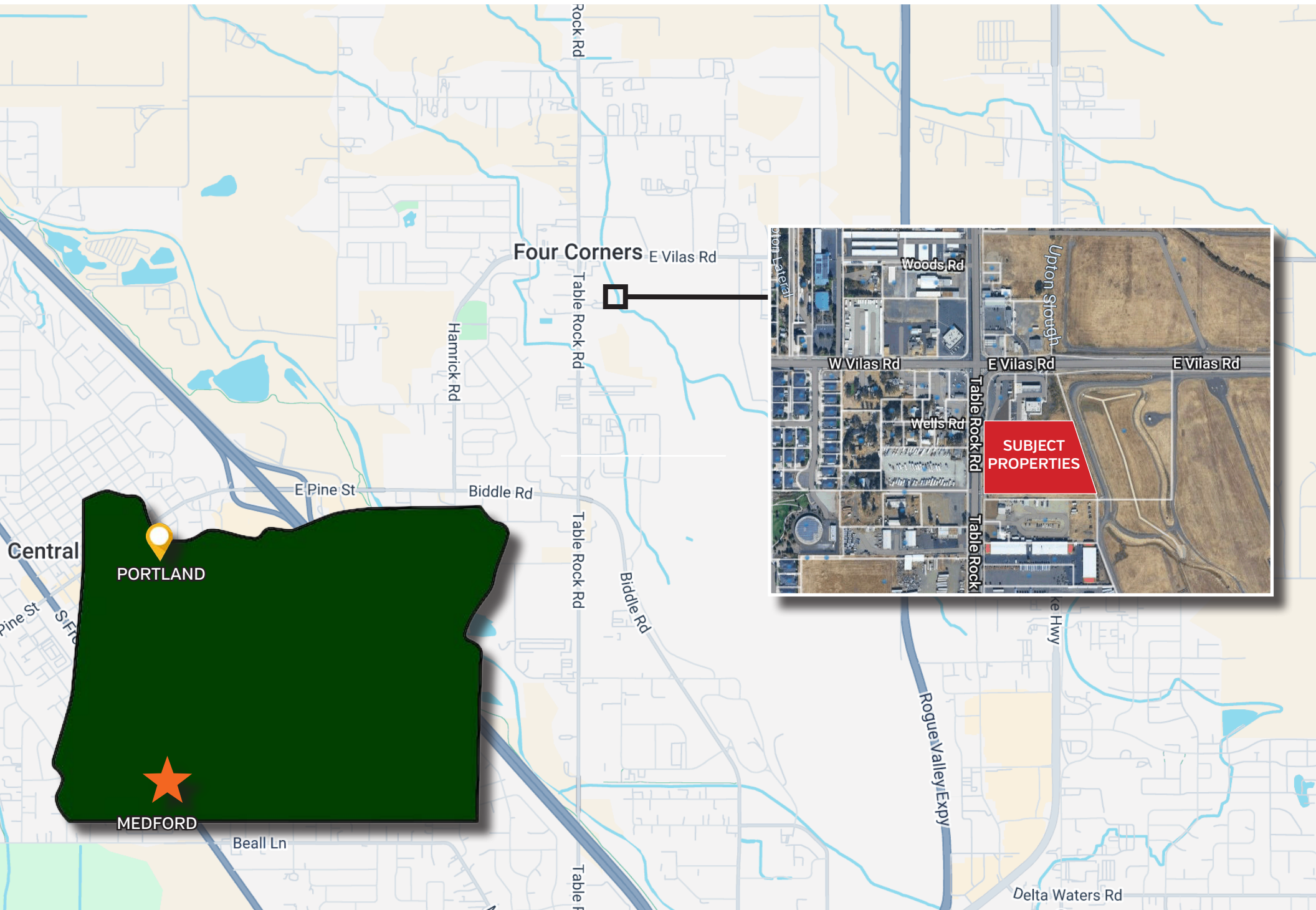
The I-L district provides land for warehouse, office, and low intensity industrial uses in areas near residential and commercial zones. It is intended for industrial uses which involve the lowest level of noise, vibration, air pollution, radiation, glare, or fire and explosive hazards. This district is not intended to be retail customer-oriented, and retailing shall be permitted as an accessory use only or as specifically allowed. Because of the locational character and proximity of the I-L district to residential lands, restrictive performance standards shall be imposed to limit the physical effects of industrial activities to levels as per the performance standards set forth in Article V.

SIC Code	General List of Permitted Uses*	SIC Code	General List of Permitted Uses* Continued	Conditional Uses:	
001	Business offices, not elsewhere classified				
01	Agricultural production – crops (cash grains only within the Exclusive Agricultural Overlay)	45	Transportation by air	244	Wood containers manufacturing
		47	Transportation Services	245	Wood buildings and mobile homes manufacturing
07	Agricultural services (except dog grooming)	48	Communication services	249	Miscellaneous wood products manufacturing
15	General building contractors	49	Electric, gas and sanitary services generation, transmission or distribution	265	Paperboard and containers and boxes manufacturing
16	Heavy construction contractors	50	Wholesale trade – durable goods	266	Converted paper and paperboard products manufacturing
17	Special trade contractors	51	Wholesale trade – nondurable goods, EXCEPT 516 – chemicals and allied products, and 5171 petroleum bulk stations and terminals	527	Mobile home dealers
20	Food and kindred products manufacturing and processing			551	New car dealers
22	Textile mill products manufacturing	523	Paint, glass and wallpaper stores	552	Used car dealers
23	Apparel and other textile products fabrication and production	554	Gasoline service stations (special standards)	555	Boat dealers
25	Furniture and fixtures manufacturing	58	Eating and drinking places without entertainment (special standards)	556	Recreation and utility trailer dealers
27	Printing and publishing	596	Non-store retailers	557	Motorcycle dealers
283	Drug manufacturing	598	Fuel dealers	559	Automotive dealers, not elsewhere classified
284	Soap, cleaners and toilet goods manufacturing	60	Banking, EXCEPT central reserve depository institutions (special standards)	842	botanical and zoological gardens.
31	leather and leather products manufacturing, except leather tanning and finishing	61	Credit agencies other than banks, EXCEPT federal and federally-sponsored credit Agencies		
32	Stone, clay and glass products manufacturing, except hydraulic cement				
342	Cutlery, hand tools and hardware manufacturing	62	Security, commodity brokers and services		
343	Plumbing and heating, except electric	63	Insurance carriers		
344	Structural metal products fabrication	64	Insurance agents, brokers and services		
347	Coating, engraving and allied services	65	Real estate operators, lessors, owners, agents, developers, buyers and sellers		
35	Machinery manufacturing, except electrical	67	Holding and other investment offices		
36	Electric and electronic equipment manufacturing	726	Funeral services and crematories (special standards)		
37	Transportation equipment manufacturing	73	Business services, EXCEPT credit reporting and collecting and mailing reproduction and stenographic services		
38	Instruments and related products manufacturing	75	Auto repair, services and garages		
39	Miscellaneous manufacturing industries (jewelry, toys, pens, pencils, etc.)	76	Miscellaneous repair shops		
40	Railroads	781	Motion picture production and services		
41	Local and inter-urban passenger transit, except bus terminals	782	Motion picture distribution and services		
42	Trucking and warehousing	794	Commercial sports		
43	US Postal Service	799	Miscellaneous amusement, recreational services		
		807	Medical and dental laboratories		
		809	Occupational health facilities only as defined in Section 10.012		
		82	Educational services, EXCEPT elementary and secondary schools		
		833	Job training and vocational rehabilitation services		
		834	Child day care services (special standards)		
		86	Membership organizations		
		87	Engineering, accounting and miscellaneous professional and management services		
		881	Residence for caretaker or security guard (special standards)		
		899	Miscellaneous services, not elsewhere classified		
		922	Public order and safety establishments		
		94	Administration of human services (government establishments)		
		95	Administration of environmental quality and housing (government establishments)		
		96	Administration of economic programs (government establishments)		
		97	National security and international affairs (government establishments)		

*FOR A COMPLETE LIST OF PERMITTED USES, REFER TO SECTION 10.337 OF THE CITY OF MEDFORD LAND DEVELOPMENT CODE. USES NOT SPECIFICALLY LISTED MAY BE PROHIBITED. THE NUMBERS AND TITLES LISTED ARE BASED ON THE 1987 STANDARD INDUSTRIAL CLASSIFICATION MANUAL [SIC].



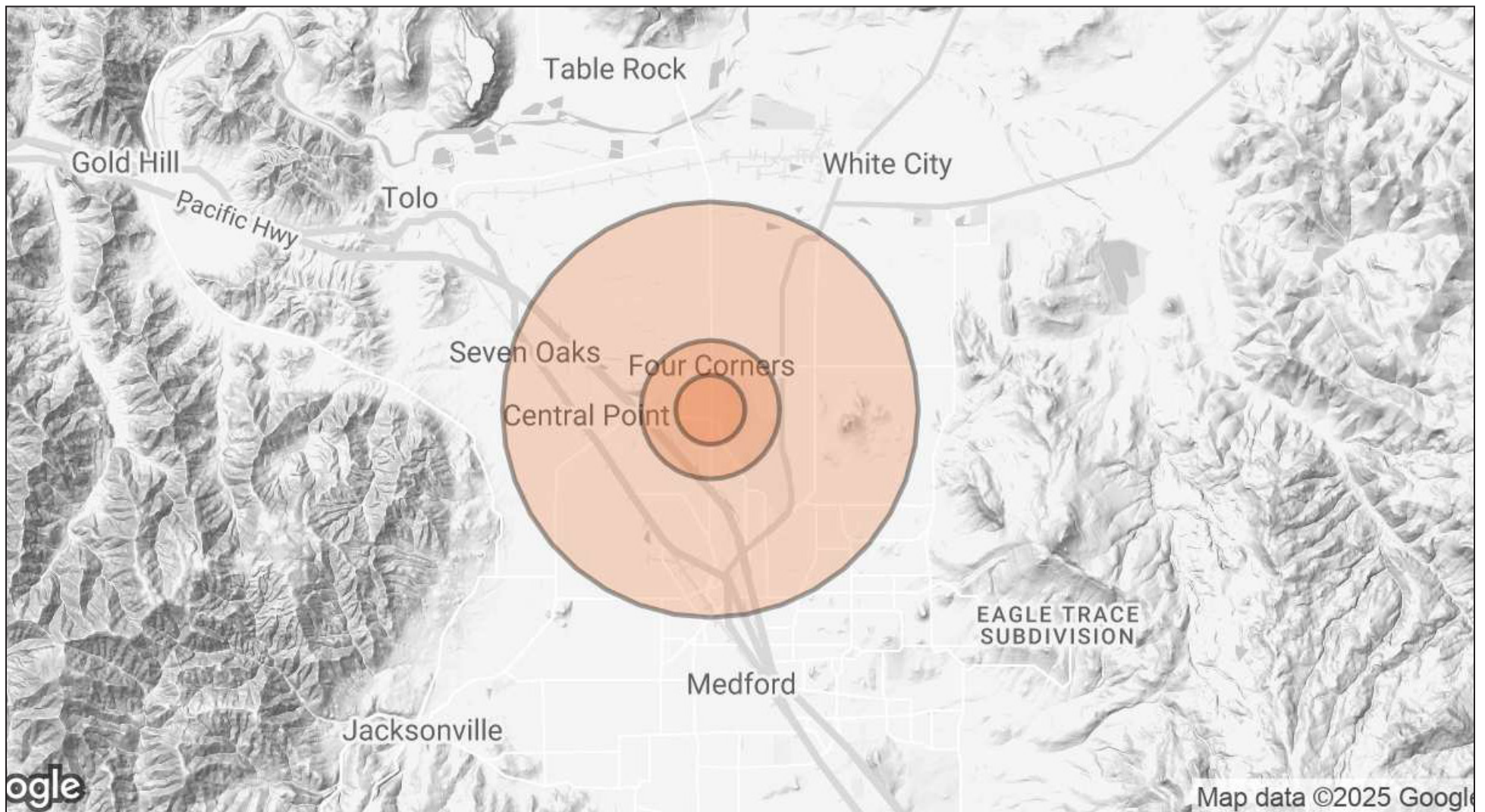
* ADDITIONAL PHOTOS AVAILABLE UPON REQUEST



LOCATION MAP



AERIAL MAP



POPULATION	1/2 MILE	1 MILE	3 MILE	HOUSEHOLD & INCOME	1/2 MILE	1 MILE	3 MILE
TOTAL POPULATION	1,171	4,092	45,009	TOTAL HOUSEHOLDS	421	1,578	17,172
AVERAGE AGE	41	43	41	# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE (MALE)	40	42	39	AVERAGE HH INCOME	\$106,406	\$94,029	\$90,658
AVERAGE (FEMALE)	43	44	42	AVERAGE HOUSE VALUE	\$416,641	\$384,541	\$372,177

Medford, Oregon, serves as a central hub in Jackson County, with a population of approximately 85,824 residents as of 2020. The city covers an area of 27.73 square miles, resulting in a population density of about 3,001.9 people per square mile. The median age of Medford's residents is 40.4 years, reflecting a balanced mix of age groups within the community.

Economically, Medford has experienced significant growth in recent years. Between 2019 and 2022, the median household income in the Medford metropolitan statistical area increased by 23%, outpacing the statewide increase of 5.7% during the same period. This surge is attributed to the expansion of the leisure and hospitality sectors, as well as an influx of new residents seeking the city's amenities and opportunities. Additionally, Medford's investment in recreational facilities, such as the Rogue Credit Union Community Complex and Lithia & Driveway Fields, generated over \$20 million for the local economy in 2024.

The city's economic landscape is further diversified by the presence of major corporations. Lithia Motors, a prominent automotive retailer, is headquartered in Medford, contributing significantly to the local employment and economic stability. Moreover, the healthcare and social assistance sectors play a crucial role in the city's economy, with total receipts and revenue amounting to approximately \$1.65 billion in 2017. These diverse industries collectively foster a robust and resilient economic environment in Medford.





Collective **Strength. Accelerated **Growth.****

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OREGON INITIAL AGENCY DISCLOSURE PAMPHLET - INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

A licensed real estate broker or principal real estate broker is required to give a copy of an Initial Agency Disclosure Pamphlet to each consumer the broker will represent. The pamphlet describes the legal relationship between a broker and the consumer when the broker acts as the consumer's "agent."

Real estate brokers and principal real estate brokers have legal obligations, called affirmative duties, to both buyers and sellers in a real estate transaction.

Oregon Revised Statute [ORS] 696.805 lists the affirmative duties of a licensed real estate broker or principal real estate broker acting as a seller's agent.

The affirmative duties of a broker or principal broker acting as a buyer's agent are found in ORS 696.810. ORS 696.815[1] allows a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement.

Oregon Administrative Rules [OAR], adopted by the Oregon Real Estate Agency, provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The Agency has provided a sample Initial Agency Disclosure Pamphlet after the broken line that meets the requirements of OAR 863-015-0125.

863-015-0215

Initial Agency Disclosure Pamphlet

[1] For purposes of this rule, "at first contact" means at the time the agent has sufficient contact information about a person to be able to provide an initial agency disclosure pamphlet to that person. Contact with a person includes, but is not limited to contacts in person, by telephone, over the Internet, by electronic mail, or by similar methods.

[2] An agent shall provide a copy of the initial agency disclosure pamphlet, which complies with section [5] of this rule, at first contact with:

[a] A prospective party to a real property transaction; or

[b] An unrepresented party seeking representation during the course of a real property transaction.

[3] An agent must provide the initial agency disclosure pamphlet in a written format by electronic mail, over the Internet, by USPS mail, facsimile, hand delivery or similar delivery method.

[4] An agent need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another agent.

Revised 9/9/2013

[5] The initial agency disclosure pamphlet must contain: [a] The following information, directed to the consumer: [A] A licensed real estate broker or principal broker must give a copy of the initial agency disclosure pamphlet at first contact with a prospective party to a real property transaction or at first contact with an unrepresented party seeking representation during the course of a real property transaction. [B]

A licensed real estate broker or principal broker need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. [C] The pamphlet describes the legal relationship between a broker and a consumer when the broker acts as the consumer's agent; and [D] The pamphlet is informational only and may not

be construed to be evidence of intent to create an agency relationship, as provided in ORS 696.820. [b]

A general definition of an agency relationship and the three real estate agency relationships of seller's agent, a buyer's agent and a disclosed limited agent. [c] The definition of "confidential information" in ORS 696.800. [d] The affirmative duties and responsibilities of a seller's agent under ORS 696.805. [e] The affirmative duties and responsibilities of a buyer's agent under ORS 696.810. [f] The affirmative duties and responsibilities of a disclosed limited agent who represents both the buyer and the seller in a transaction under ORS 696.815. [g] The following statement to the consumer, "Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent."

[6] The Real Estate Agency will make available a sample of an initial agency disclosure pamphlet that complies with section [5] of this rule on the Agency's website.

INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker [the "agent"] agrees to act on behalf of a buyer or a seller [the "client"] in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients: Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information"

is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one

to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

[1] The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

[2] The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the seller;

[3] To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

[4] To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

[5] To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the buyer;

[3] To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

[4] To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

[5] To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written

"Disclosed Limited Agency Agreement" signed by the seller and buyer[s].

Disclosed Limited Agents have the following duties to their clients:

[1] To the seller, the duties listed above for a seller's agent;

[2] To the buyer, the duties listed above for a buyer's agent; and

[3] To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

[a] That the seller will accept a price lower or terms less favorable than the listing price or terms;

[b] That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

[c] Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker [a real estate licensee who supervises other agents] establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

[1] To disclose a conflict of interest in writing to all parties;

[2] To take no action that is adverse or detrimental to either party's interest in the transaction; and

[3] To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013

Initial & Date _____