

OFFERING MEMORANDUM

FOR SALE

TURN-KEY MEDICAL OFFICE - EAGLE POINT, OREGON

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EXCLUSIVELY REPRESENTED BY
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Executive Summary

10830 Hwy 62 - a well located, flexible medical office building in Eagle Point, Oregon (the "Property").

The well maintained Property is suitable for a variety of medical or similar users, and presents a rare opportunity for medical professionals to start a new clinic or expand an existing business.

The site is laid out well, and highly visible from 21,000+ VPD on Highway 62 in addition to the consistent traffic from "Old" Highway 62 which the Property fronts.

Accessed via a right/left driveway onto the quieter Old Hwy. 62, the site features a private, paved parking lot with 10 dedicated spaces and beautiful low-maintenance landscaping.

Inside the 2008-built medical office building, the layout is extremely efficient. The large

waiting room has access to a dedicated bathroom, and behind two secure doors leads to 5 exam / procedure rooms, bathroom, storage, break room, and a large admin/office area behind the reception desk. The interior design is light and airy, with several large skylights, and numerous windows.

A prospective user could likely re-arrange the interior layout to suit their needs, as several interior walls do not appear to be load-bearing (buyer to complete all due diligence).

Outside, there are several possible locations for signage, either as a monument sign or on the face of the building.

The opportunity is clear at 10830 Hwy 62 for a wide variety of medical users to establish a productive and efficient practice in Eagle Point.

Offering Summary

Offering Price:	\$575,000
Occupancy:	To be delivered vacant
Address:	10830 Hwy 62, Eagle Point Oregon 97524 - Jackson County
Legal:	36-1W-03C TL 3300 APN 10208978
Annual Taxes:	\$4,150.89 (2024)
Zoning:	C-1 (Retail Commercial)
Year Built:	2008 (per County)
Gross Building SF:	1,645 SF (per County)
Gross Acreage:	0.17 acres (7,405.2 SF)
Construction:	Wood-frame on concrete perimeter
Utilities:	All public
Floodplain:	Not within floodplain/zone
Access:	1 driveway with left/right ingress & egress
Signage:	Various sign locations fronting Old Hwy 62 possible; buyer to complete due diligence



Parcel boundaries are approximate and are for illustration purposes only.

Subject Aerial



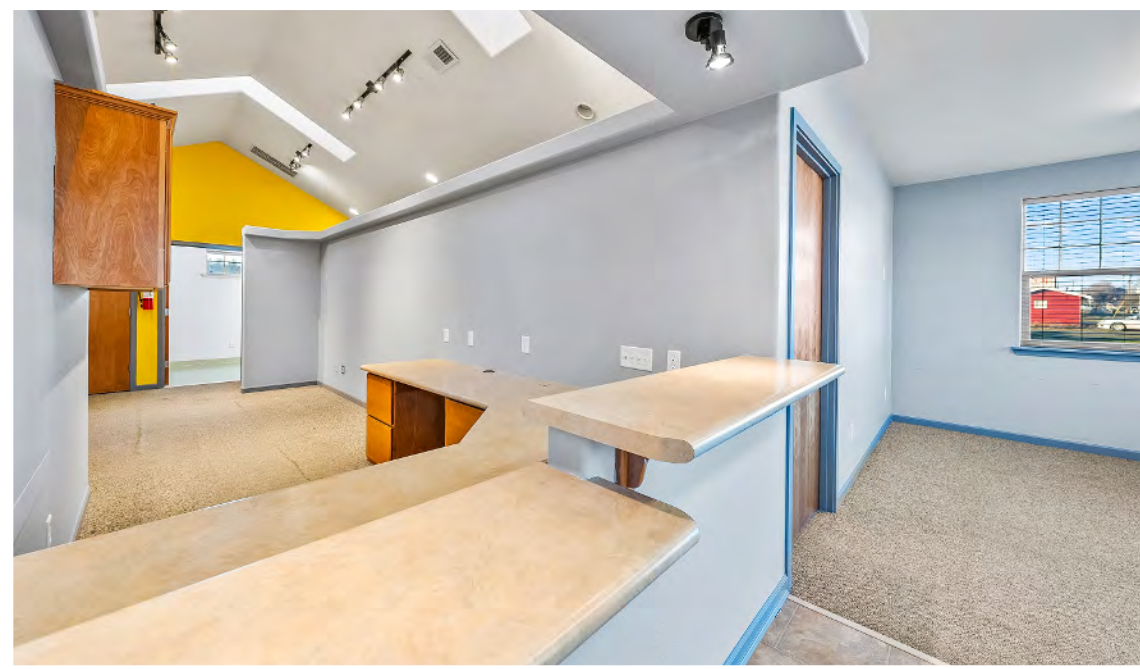
Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



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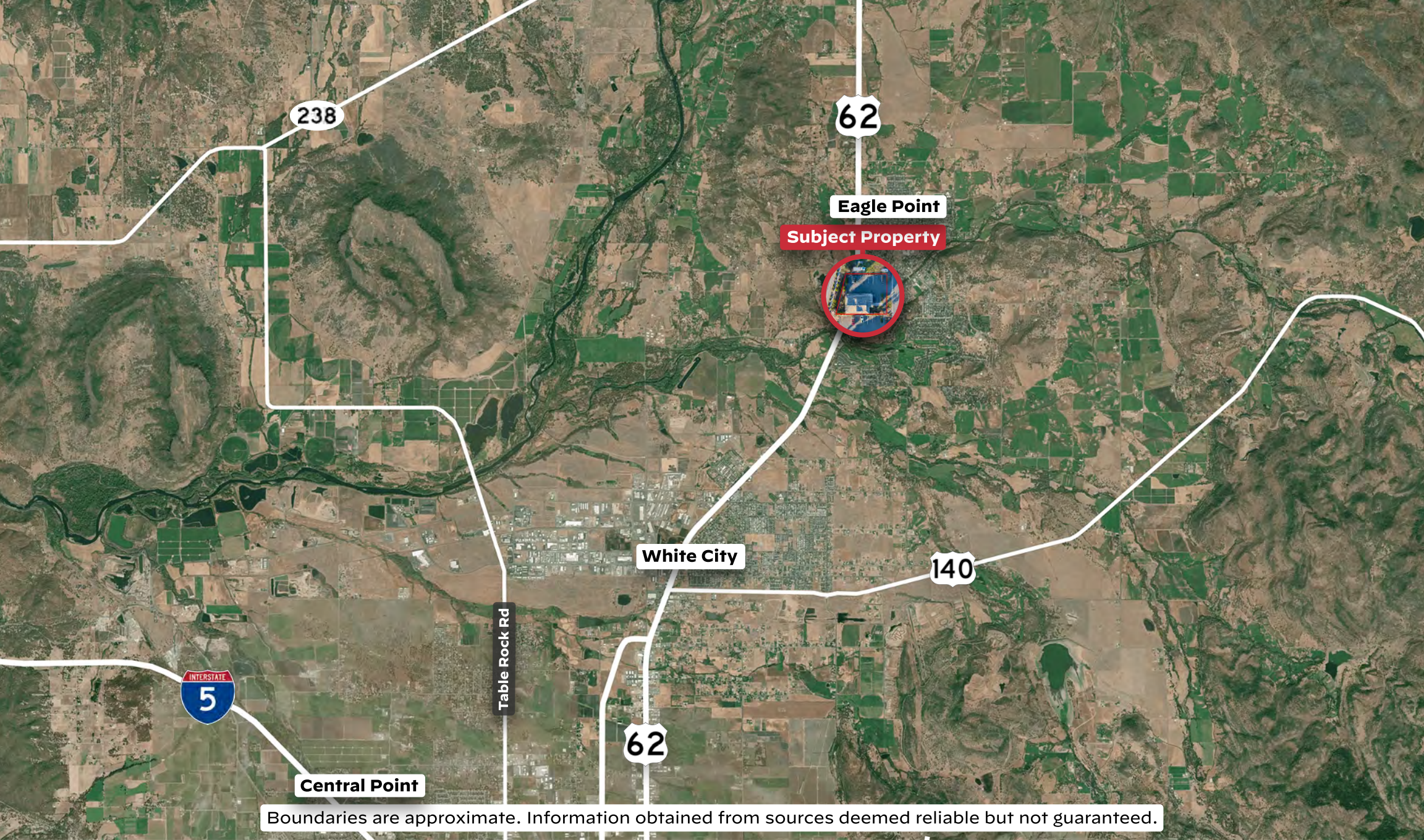
Subject Property Aerial



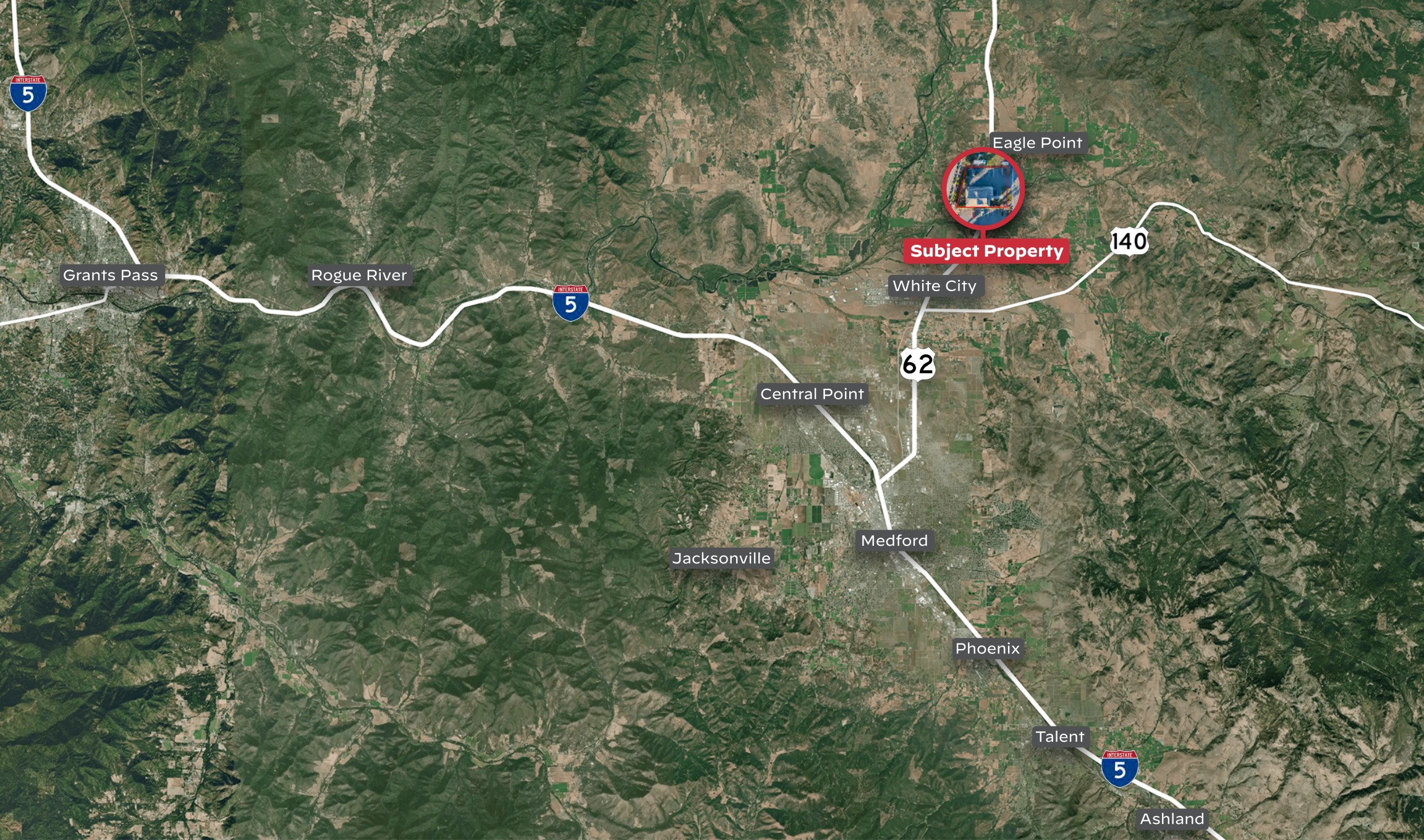
Subject Photos



Subject Photos



Region Map 1



Region Map 2



Eagle Point History and Profile

Eagle Point, Oregon - a picturesque city with deep historical roots and a steadily growing community. Established in the late 1800s, Eagle Point initially thrived as a stop along the wagon trail and later grew as a center for agriculture and ranching, benefiting from the region's fertile soil and access to Little Butte Creek. Its historic Butte Creek Mill, originally built in 1872, stands as a testament to the city's rich history and serves as a beloved landmark. Over the years, the town has retained its charm while evolving into a dynamic residential and commercial hub in Southern Oregon.

Known as the "Gateway to the Lakes," Eagle Point offers close proximity to popular outdoor destinations like Crater Lake, Lost Creek Lake, and the Rogue River. With a population of approximately 10,000, the city has seen consistent growth due to its family-friendly environment, strong school system, and access to recreational opportunities. Eagle Point's economy is bolstered by a mix of agriculture, retail, and service-based industries, with its historic downtown and modern shopping centers providing a balance of small-town charm and convenience. The city's strategic location, just 12 miles from Medford, makes it an attractive option for businesses and residents seeking a peaceful yet connected community.



Eagle Point Golf Club

Why Southern Oregon?

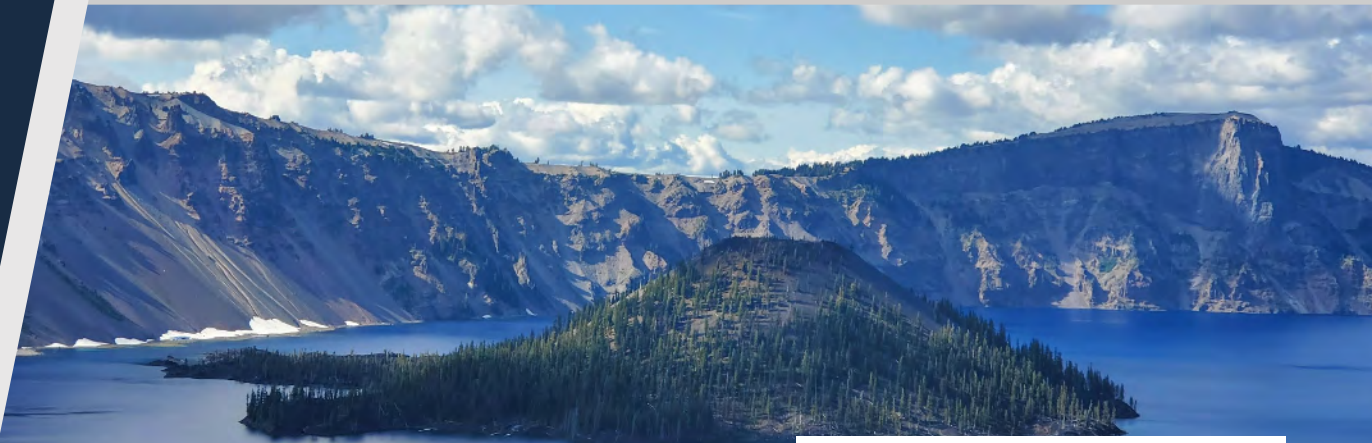
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Dutch Bros (NYSE: BROS), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.





Southern Oregon Market

Transaction Guidelines

10830 Hwy 62 is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. Site tours of the property and market, for qualified prospective purchasers, can be arranged with MCRE upon request. The Listing Brokers and Seller request that all initial meetings requested by prospective purchasers be arranged and coordinated through MCRE. There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any of the Properties, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Chris and Caspian for additional information.

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