

OFFERING MEMORANDUM

FOR SALE

INDUSTRIAL DEVELOPMENT SITE - EAGLE POINT, OREGON

10569 Hannon Road, Eagle Point, OR 97524

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(541) 944-9967



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EXCLUSIVELY REPRESENTED BY
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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the former **10569 Hannon Road**, a flexible, unique development site in beautiful Eagle Point, Oregon (the "Site").

Eagle Point - the "Gateway to the Lakes" - is a growing, standalone community situated at the northern end of the Rogue Valley. Eagle Point offers a suburban, small-town feel combined with many conveniences and access to incredible outdoor recreation.

The Site is located within a developing commercial core, sharing frontage on Hannon Road with a Wal-Mart Superstore, Ace Hardware, storage facilities, and various other QSRs. As one of the last vacant lots in the immediate vicinity, the Site offers control of a right-sized, flexible commercial development site.

Including 3 separate parcels, the largest of which ("Parcel 1"), totals ±4.85 acres of land and is located on the western side of Hannon Road. The other two lots ("Parcel 2") and ("Parcel 3"), are situated on the eastern side of Hannon Road (little value applied - buyer to investigate possible uses).

Access to and from the Site is convenient; access from the South is via a signalized intersection at Hwy 62 ±850' from the Site, and Hannon Road to the north provides traffic from the Wal-Mart and to the rest of Eagle Point.

Formerly a single-family residence on acreage, power is pulled to the Site, and a 14-inch water main is at the street running the length of Hannon. An 8-inch sewer main is stubbed in street approximately ±475' north.

The main parcel of the Site is zoned L-1, and lends itself well to a complementary storage facility, small-bay warehouse development, or a wide variety of other much-needed industrial projects for the area.

The opportunity at 10569 Hannon Road is clear for prospective buyers. The property is an exceptionally rare, attainable industrial-zoned development site located in the stunning Eagle Point market. Buyers are responsible for their own due diligence regarding the uses and condition of the property. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$580,000 (\$104k/acre or \$2.39/SF)
Address:	10569 Hannon Road, Eagle Point, OR, 97524 - Jackson County
Legal:	36-1W-03C TL 500 APN 10249111 36-1W-03C TL 503 APN 10911117 36-1W-03C TL 504 APN 10239206
Annual Taxes:	\$4,173.86 (2025)
Zoning:	L-1 (Limited Industrial) BP (Business Park)
Gross Acreage:	5.55 acres total (241,758 SF)
Elevation/Slope:	±1,300 - 1,340 MSL / Slope varies; 6% avg.
Access:	1 existing driveway off of Hannon Rd
Floodplain:	Small area within 500-year flood zone on Parcel 2; no flood on main parcel
Wetlands:	Small wetlands bisecting main parcel; see following pages for more info
Utilities:	Water: main line runs length of Hannon Rd directly in front of the Subject. Sewer: Mainline stubbed ±475' north See page 08 for more information.

Investment Highlights

Flexible Zoning

The Site includes two types of zoning L-1 (Limited Industrial) and BP (Business Park). The flexible zoning allows for a multitude of uses from light industrial and manufacturing to retail and professional/service uses.



Convenient Access

10569 Hannon Road is located just off of Highway 62, one of the main high-traffic roadways that connects the Site to Eagle Point and the rest of the Rogue Valley. Access is very convenient with one existing left/right private paved road off of Hannon Road.



Rare Development Site

As a rare public offering, 10569 Hannon Road is one of just a handful of remaining developable lots in Eagle Point, a growing and demographically desirable region within the Rogue Valley. The Site has endless development potential. Utilities are either stubbed to the Site or very close at the street.



Parcel boundaries are approximate and are for illustration purposes only.

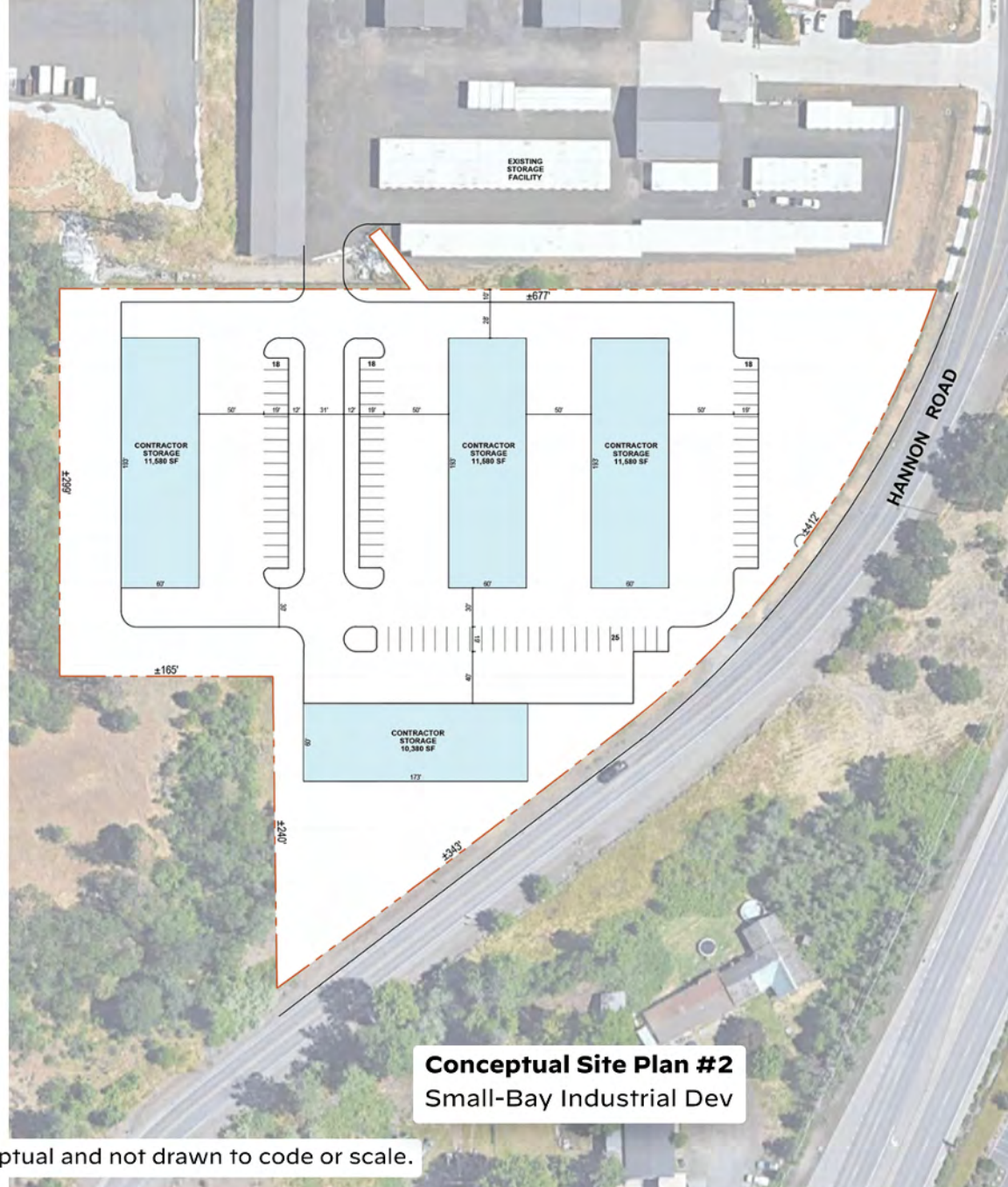
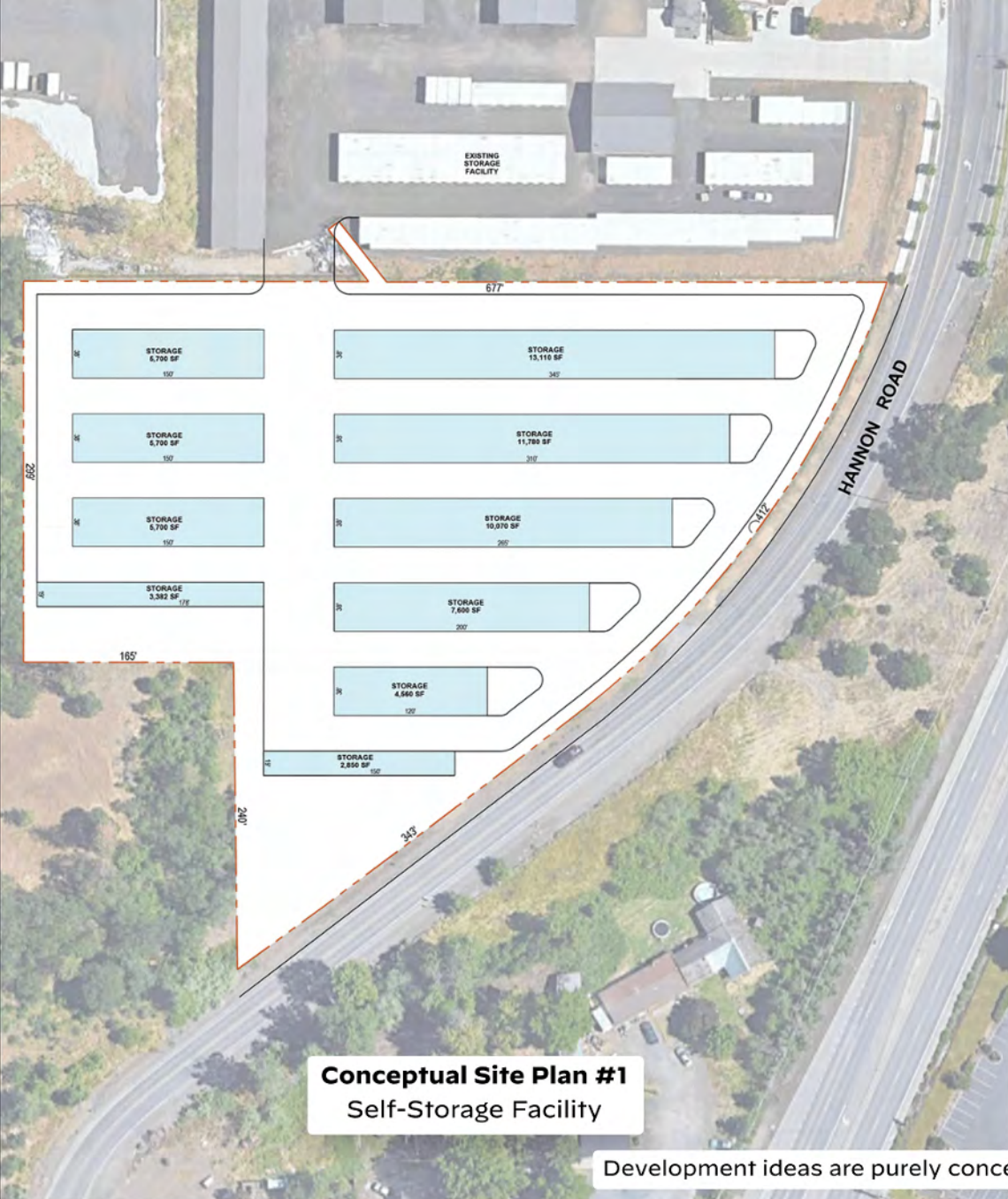
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Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	L-1 (Limited Industrial) External link to Eagle Point Zoning Code
City Limits:	Inside city limits of Eagle Point
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	Yes
Wetlands:	Riverine
Soils:	27D - Carney Clay; 139A - Padigan Clay; 44E - Debenger-Brader loams
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Fire District #3
School District:	9 (Eagle Point)
Airport:	N/A
Air Quality Mgmt:	Within AQM Area
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A



Development ideas are purely conceptual and not drawn to code or scale.

Conceptual Development Siteplans

Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-1W-03C TL 500	10249111	4.85-ac	C-1
(02) 36-1W-03C TL 504	10239206	0.57-ac	BP
(03) 36-1W-10AB TL 905	11014052	0.13-ac	BP



Subject Property Aerial Summary



Subject Property Topo Map

Identification Key

Blue = 14" Water main

Black = 12" Water main

Orange = 8" Water main

Light Orange = 4" Water main

Green = 21" Sewer main

Red = 18" Sewer main

Pink = 14" Sewer main

Cyan = 12" Sewer main

Magenta = 10" Sewer main

Yellow = 8" Sewer main

Note: Line diameters vary widely. Utility locations and boundaries are **approximate and not guaranteed**. Stormwater mains are not reported. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

Sources: Rogue Valley Sewer Services

Subject Property

Parcel boundaries are approximate and are for illustration purposes only.

Existing Utility Map (approx.)

Soil Info Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27D	Carney clay, 5 to 20 percent slopes	4.65	84.09	0	48	4e
139A	Padigan clay, 0 to 3 percent slopes	0.7	12.66	0	23	4w
44E	Debenger-Brader loams, 15 to 40 percent slopes	0.18	3.25	0	41	4e
TOTALS		5.53(*)	100%	-	44.61	4.0

Capability Legend

Increased Limitations and Hazards
Decreased Adaptability and Freedom of Choice Users

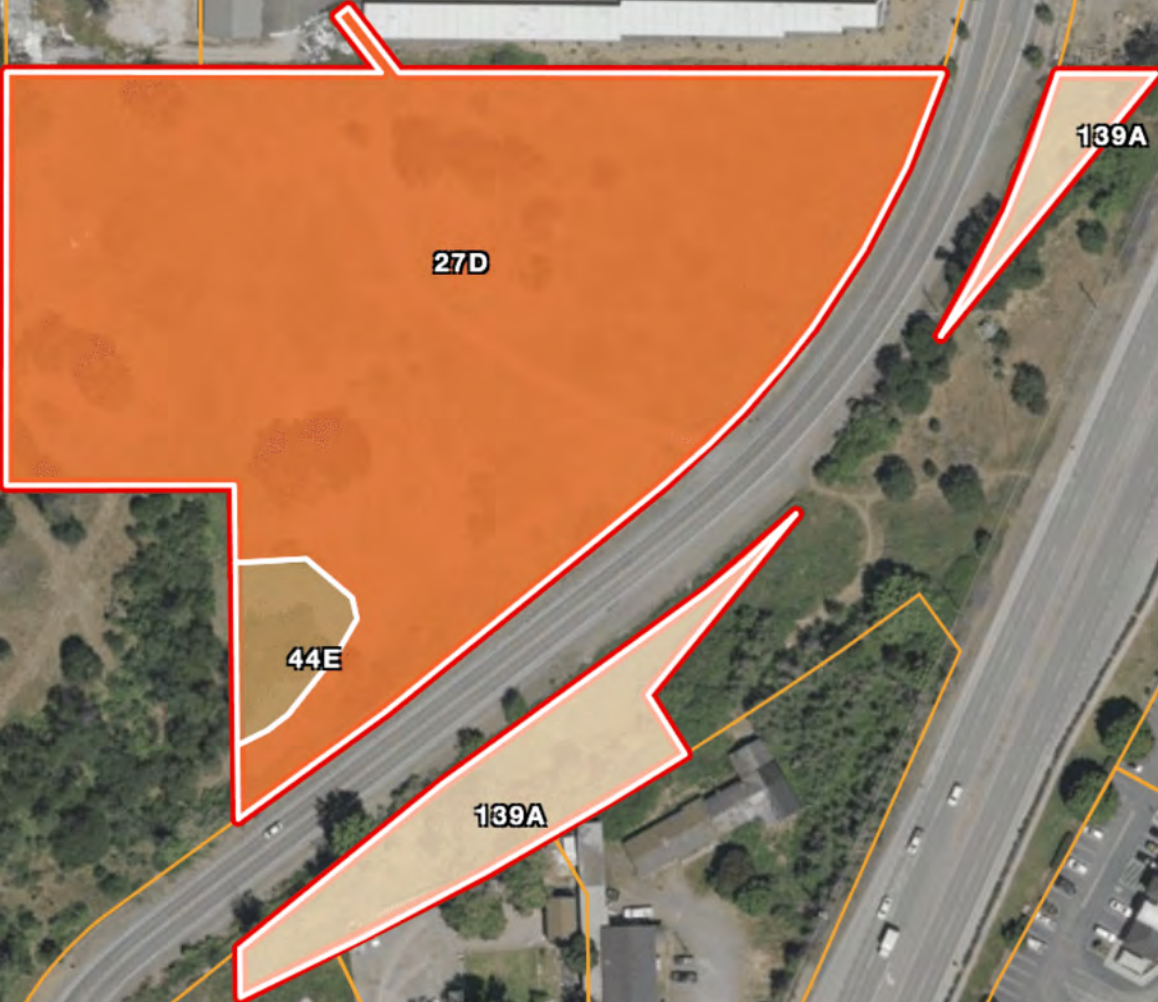
Land, Capability



'Wild Life'	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•





Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



Parcel boundaries are approximate and are for illustration purposes only.

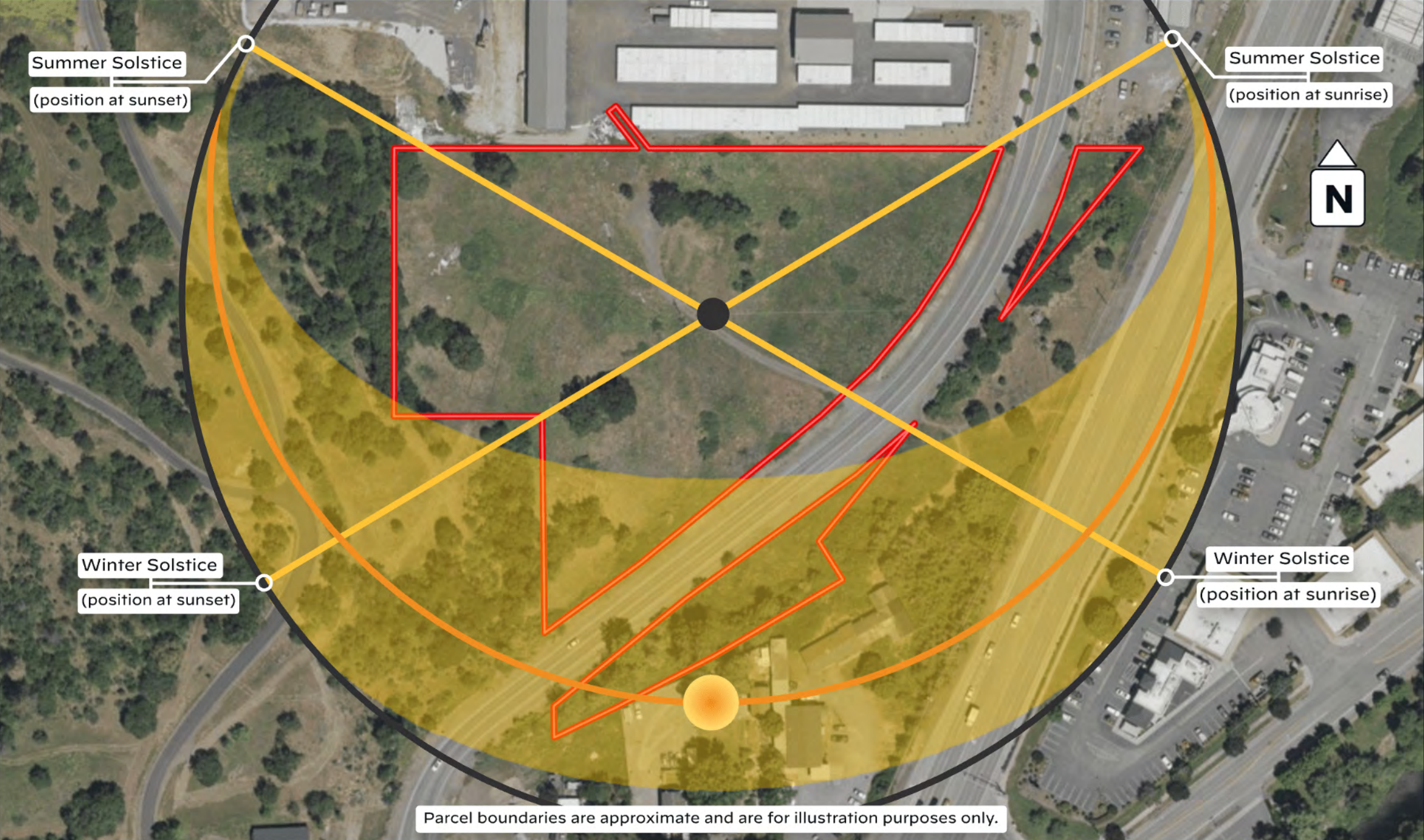
Identification Key

-  = Floodway ("AE" floodway)
-  = 100-year floodplain ("AE" zone)
-  = 500-year floodplain ("X" zone")
-  = Wetlands (Riverine)

Flood zone info from sources deemed reliable, but not guaranteed. Buyers are responsible for all due diligence and to verify all information.

Note that 500-year floodplain may not require flood insurance depending on lender. Prospective buyers are encouraged to complete an elevation study to determine exact flood risk and insurance requirements.

Parcel boundaries are approximate and are for illustration purposes only.



Sun Path Overlay (approximate)

Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

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Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo

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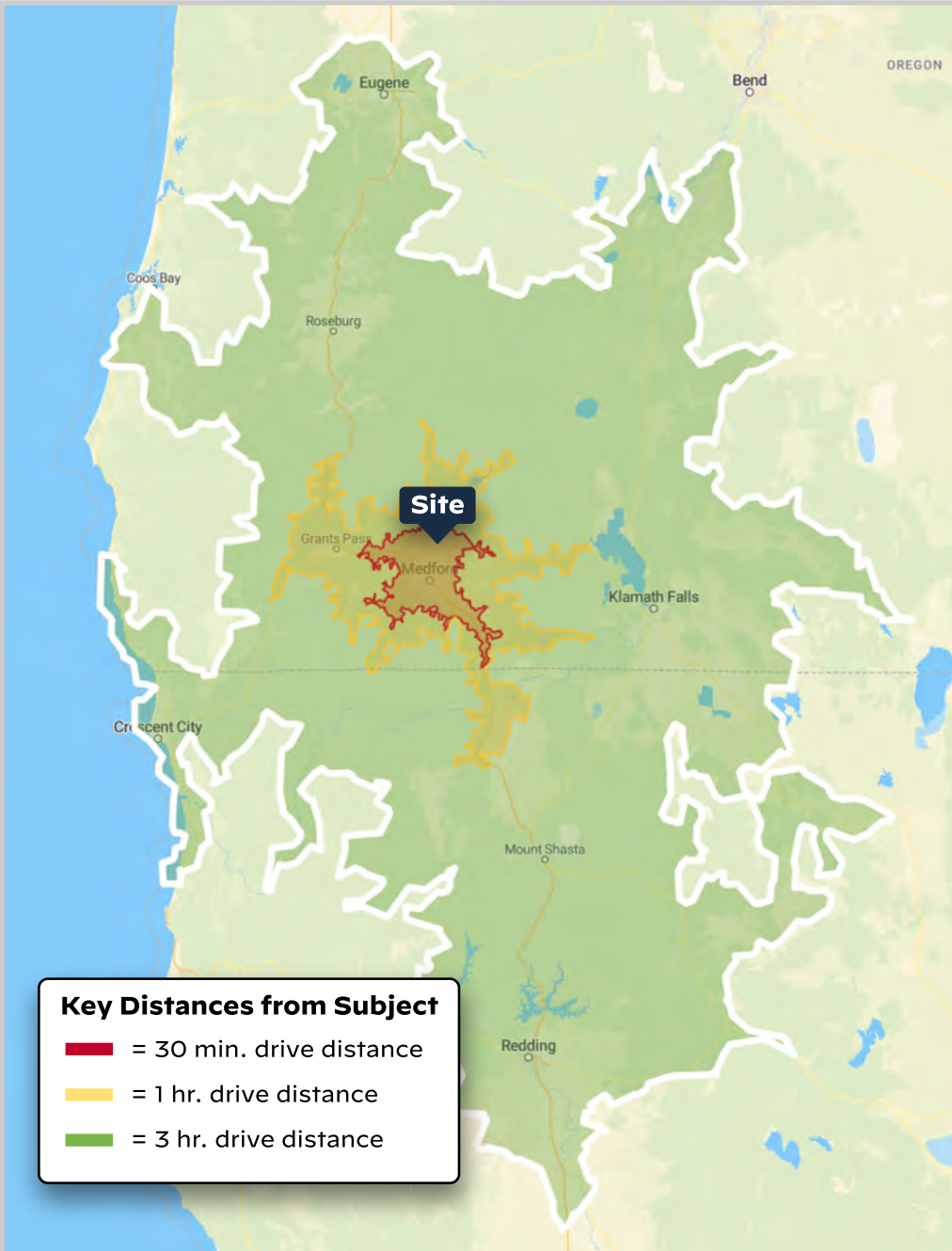
Parcel boundaries are approximate and are for illustration purposes only.

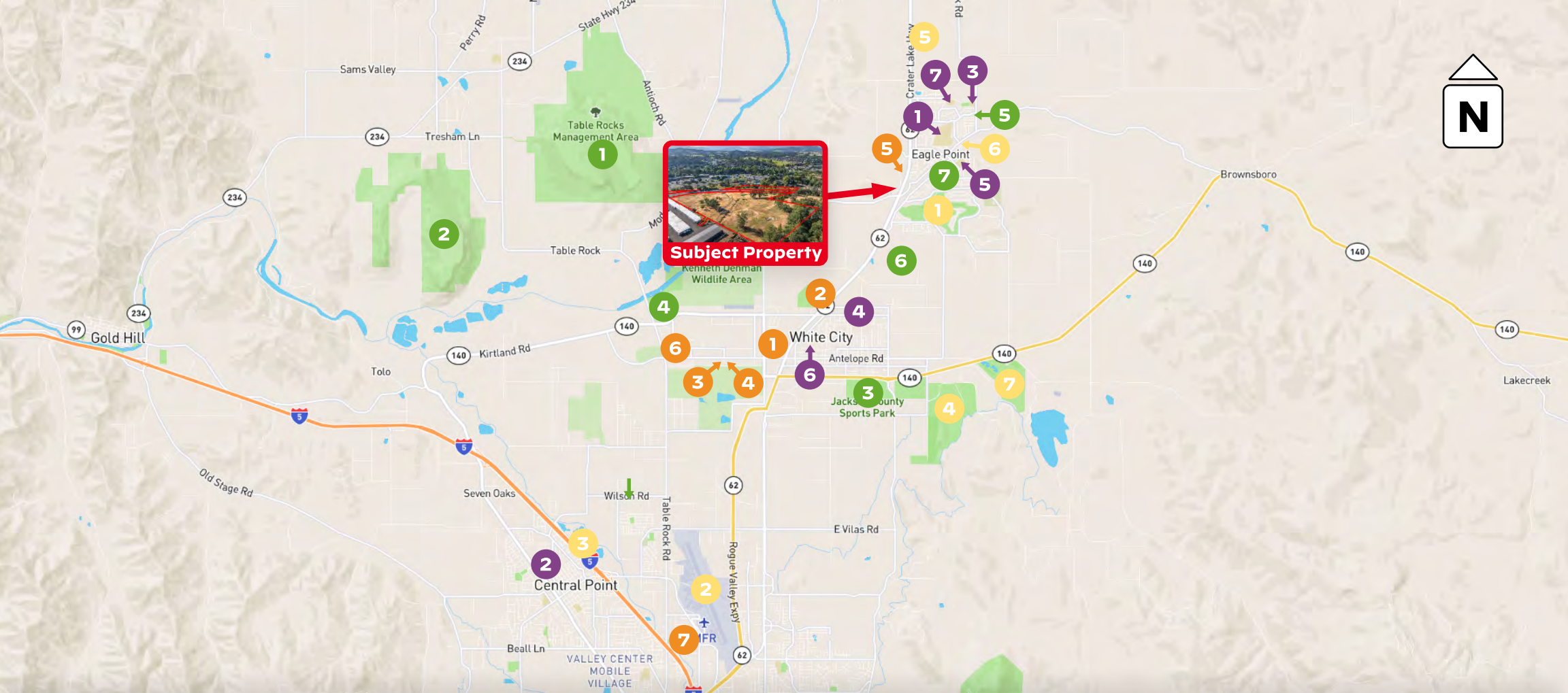
Corporate Neighbors

Market Summary

	Demographics	Eagle Point	Jackson County	National
Population	2021 Census Population	9,600	222,258	-
	2015 Population	8,701	219,616	-
	2010 Population	8,469	203,357	-
	Pop. Growth 2010-2015	2.74%	8.00%	-
	Pop. Growth 2016-2021	10.33%	1.02%	-
Personal/Education	Median HH Income	\$89,187	\$61,020	\$75,989
	Per Capita Income	\$33,439	\$33,346	\$35,384
	Median Age	36.1	42.6	38.1
	Unemployment Rate	2.7%	2.8%	3.7%
	High School Degree	87.7%	90.8%	91.1%
	Bachelor's Degree	18.8%	25.1%	36.0%
Housing	Median Home Value	\$393,400	\$465,000	\$428,700
	# Households	3,724	104,318	-
	Owner Occupied	74.5%	64.3%	64.4%
	Tenant Occupied	25.5% (±)	34.1% (±)	29.3%
	Vacancy	-	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable (Census Bureau and datausa.io) and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.





Greenspace / Parks

- 1 Upper Table Rock
- 2 Lower Table Rock
- 3 Jackson County Sports Park
- 4 Touvelle State Recreation Site
- 5 Chamberlain Park
- 6 Lucas Park
- 7 Outback Field

Schools

- 1 Eagle Point High School
- 2 Crater High School
- 3 Eagle Point Middle School
- 4 White Mountain Middle School
- 5 Hillside Elementary School
- 6 Table Rock Elementary School
- 7 Eagle Rock Elementary School

Major Employers

- 1 Boise Cascade
- 2 VA Rehabilitation Center
- 3 Metal Masters
- 4 Biomed Diagnostics
- 5 Walmart
- 6 Rogue Community College
- 7 C&K Market

Landmarks

- 1 Eagle Point Golf Course
- 2 Rogue Valley International Airport
- 3 Jackson County Expo
- 4 Southern Oregon Speedway
- 5 The Wood House
- 6 Butte Creek Mill
- 7 Stone Ridge Golf Club



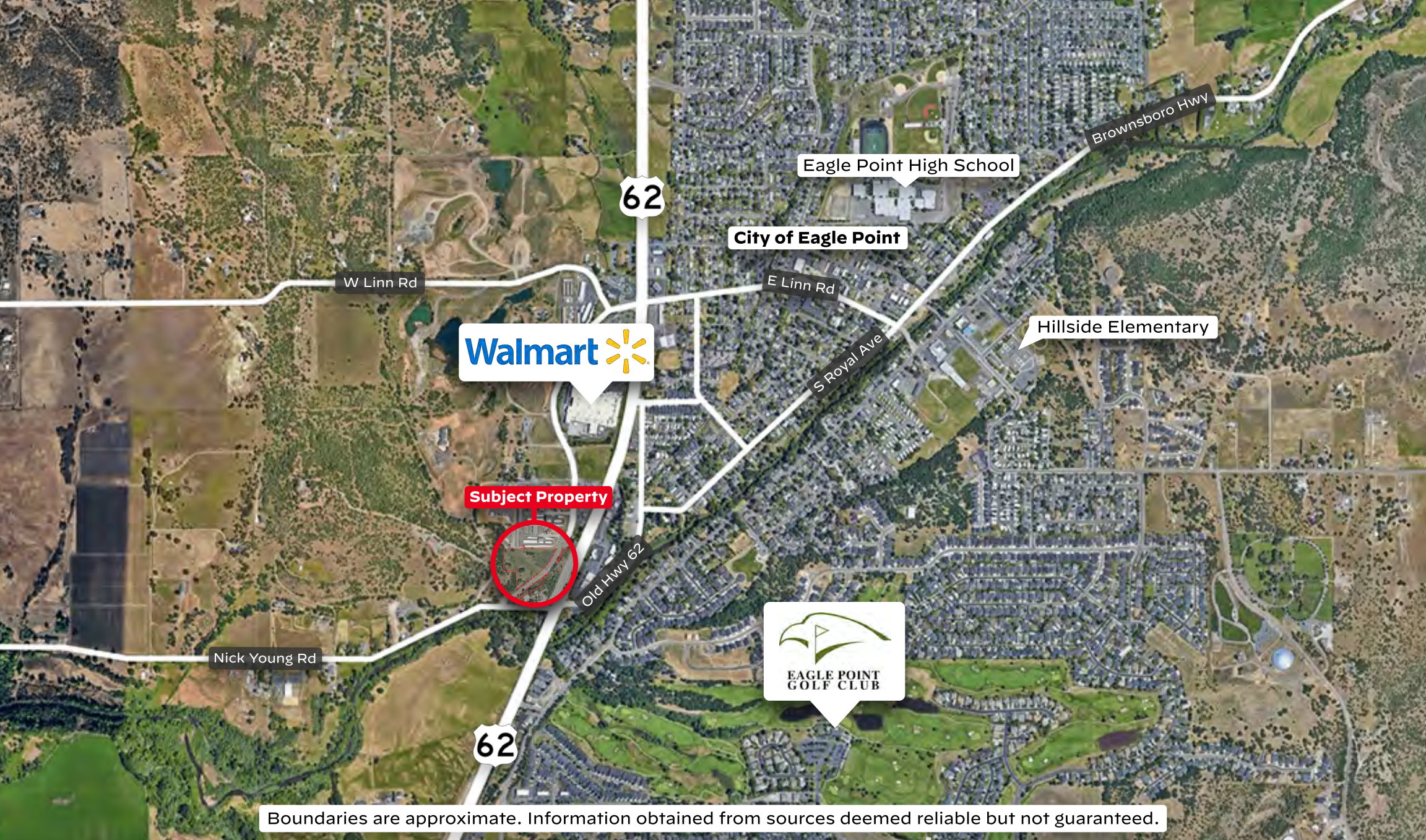
Eagle Point History and Profile

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.

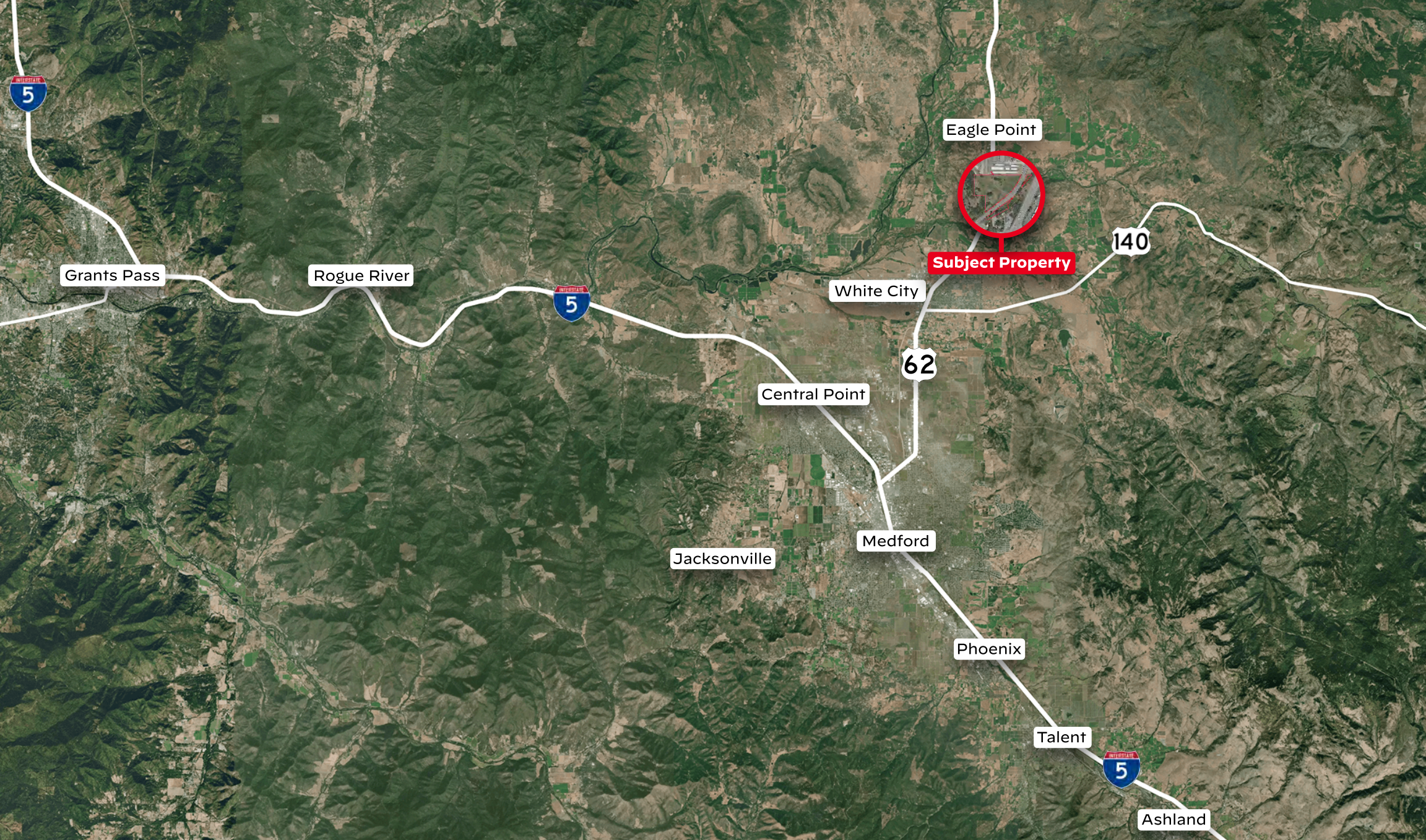
Known as the "Gateway to the Lakes," Eagle Point offers close proximity to popular outdoor destinations like Crater Lake, Lost Creek Lake, and the Rogue River. With a population of approximately 10,000, the city has seen consistent growth due to its family-friendly environment, strong school system, 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



Region Map - Eagle Point



Region Map - Rogue Valley

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), 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

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's drier, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the summer months.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

10596 Hannon Road 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 will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only. Reasonable notice for all tours is requested. Seller reserves the right to suspend tours at any time without notice.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, 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 Robyn and Caspian for additional information.

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Additional Buyer/Tenant Resources



Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (541) 592 9203
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, alpineabatement.com..... (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

Local Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapemedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private), Dane Fitch** (206) 972 8127
- Pacific Capital (Private), pac-capital.com**..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank),** (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 249 7914

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 876 8209
- Purelight Power**, purelightpower.com..... (541) 816 4047
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 236 1767
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

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