

OFFERING MEMORANDUM

— FOR SALE —



HIGH-VISIBILITY DEVELOPMENT SITE IN MEDFORD, OR

- Medical Adjacent & Near Regional Health Center -

0 E Barnett Rd, Medford, OR 97504 / www.Merit-Commercial.com / (541) 608-6704

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Parcel boundaries are approximate and are for illustration purposes only.

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **0 East Barnett Rd**, an attainable commercial development site located in beautiful east Medford, Oregon (the "Site").

The Site is situated on a level, highly visibility parcel totaling approximately 0.62 acres.

As part of a small, two-tenant development project, the neighboring parcel was recently developed as a BestMed Urgent Care clinic. The Site shares the driveway off of Barnett Road via permanent shared access easement (see following pages for more info).

As a nearly shovel-ready site, most horizontal development is complete, and could fit a wide variety of users. There are currently no specific use restrictions, although current ownership reserves the right to disapprove certain competing uses to the adjacent clinic.

Conveniently located in East Medford, the Site also offers excellent access to multiple main arterials in the Rogue Valley. The Site is situated 3,000' to direct Interstate 5 access, and <1 mile to Asante RPMC, the region's foremost medical center and largest employer in the County.

The surrounding area consists of a wide variety of well-established commercial buildings including retail, medical offices and practices, financial institutions, and other employers. There is also a substantial portion of multifamily and residential neighborhoods around the Site, strengthened by the active public transportation routes on Barnett Road.

The opportunity at 0 East Barnett Road is clear for a variety of commercial development projects. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$450,000 or \$16.66/SF
Address:	0 East Barnett Rd, Medford, OR 97504
Legal:	37-1W-32AB TL 3800 APN 10563026 Subject to change; PLA in progress
Annual Taxes:	\$4,954.87 (2025 - subject to change)
Zoning:	C-C (Community-Commercial)
Gross Acreage:	± 0.62 ac (27,007 SF)
Utilities:	- Water at street - Sanitary sewer is at street; stubbed to property (condition is unknown) - Storm water is on site, stubbed to site - Nat. gas and electric is at street
Access:	1 right/left driveway onto Barnett Road
Visibility:	28,456+ VPD via Barnett Road
Floodzone:	Within 100-year & 500-year flood; buyer to confirm flood risks
Wetlands:	Very small portion of wetlands appears to touch north property boundary; buyer to confirm

Investment Highlights

High Visibility Location

0 E Barnett Road is a short 2-minute or 0.5 mile drive to Interstate-5 access as well as \pm 1.00 mile to Asante RRM. The Site also enjoys high visibility from one of the main roadways in the Rogue Valley via Barnett Road.



Proven Commercial Corridor

The Site is currently one of just a handful of remaining developable lots in East Medford, and is within an well-established commercial corridor featuring primarily medical, retail and some office uses.



Flexible Development

The flat, accessible parcel could make for an easy development process. The Site is also part of flexible C-C (Community-Commercial) zoning. Utilities are either stubbed to the Site or very close at the street.



Parcel boundaries are approximate and are for illustration purposes only.

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:	C-C (Community-Commercial) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	Yes
Wetlands:	Yes
Soils:	33A Coker Clay
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	City of Medford
School District:	549c (Medford)
Airport:	N/A
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A



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Subject Property Aerial Summary

0 E Barnett Rd | Merit Commercial Real Estate | 6



Easement Location

Identification Key



= Subject Site

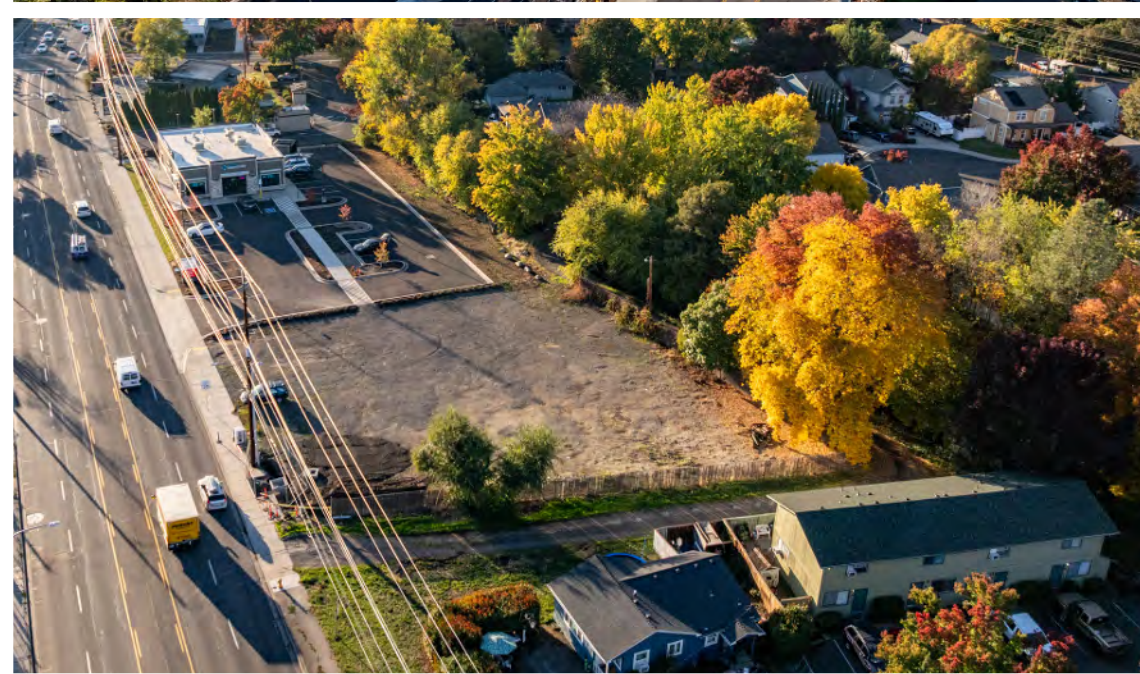


= Approx. shared
access easement area



Parcel boundaries are approximate and are for illustration purposes only.

Easement Location



Subject Photos

Identification Key

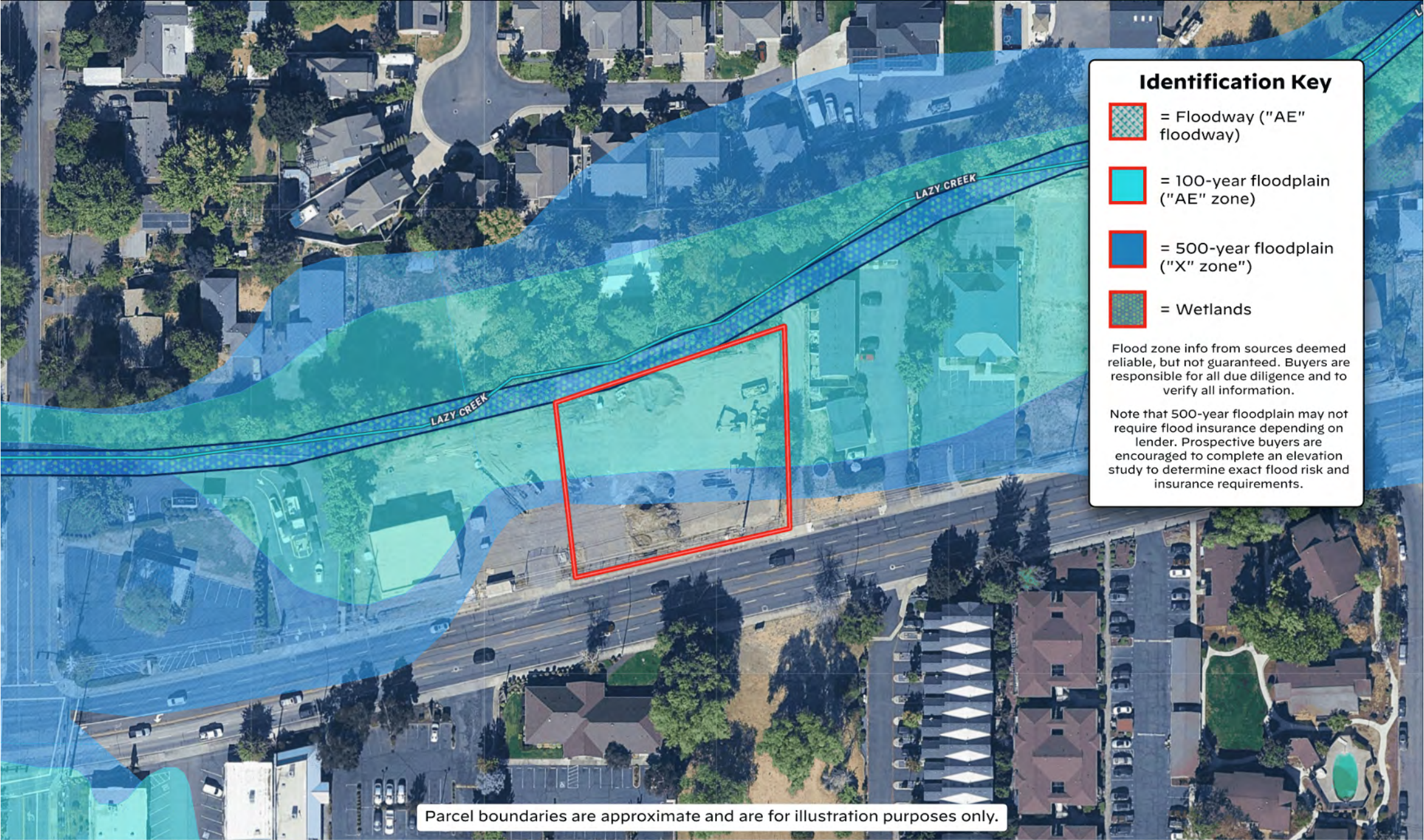
- = Water mains
- = Sewer mains
- = Stormwater mains

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





Sources: City of Medford, Medford Water Commission

Parcel boundaries are approximate and are for illustration purposes only.

Existing Utility Map (approx.)



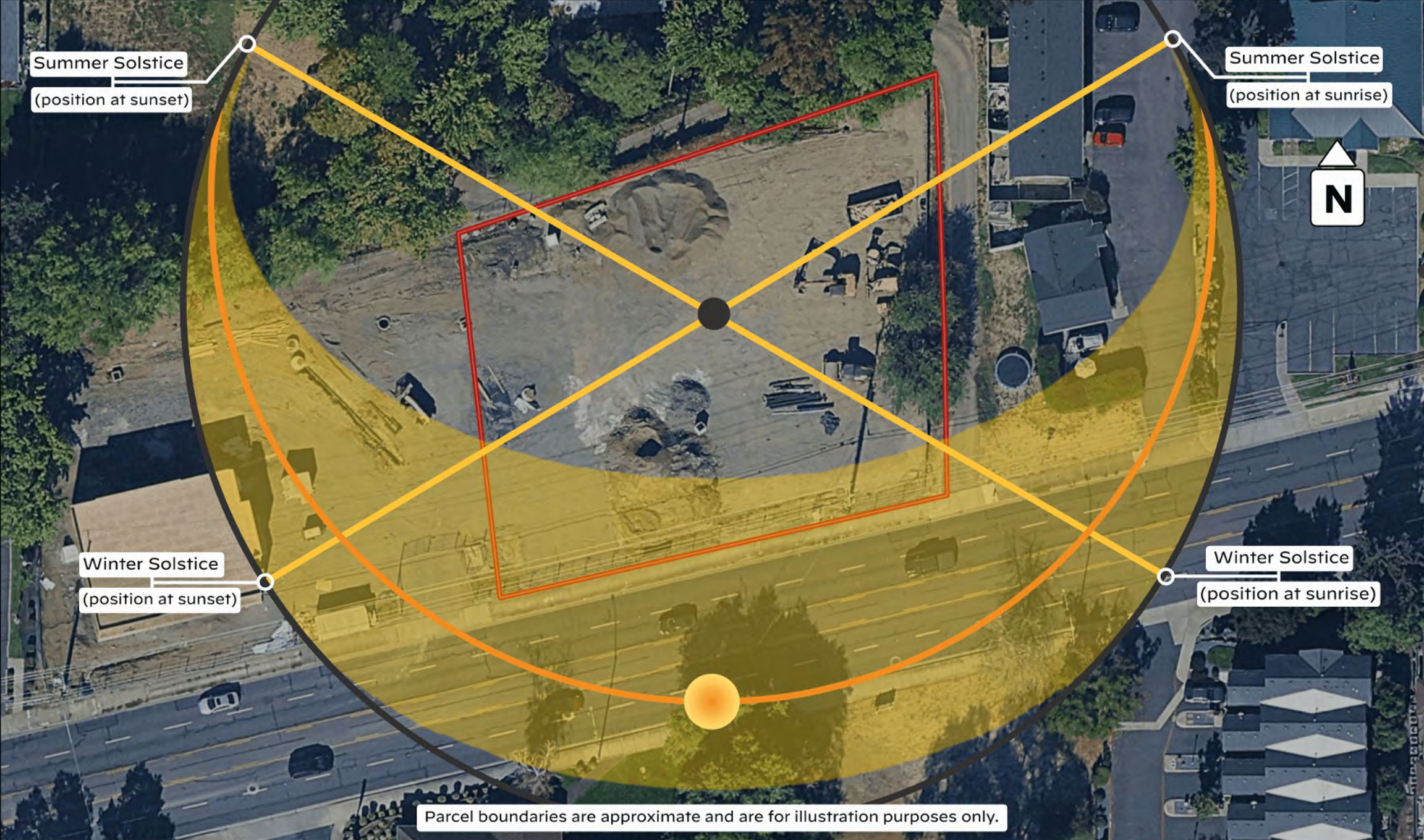
Identification Key

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

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.

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Sun Path Overlay (approximate)



 **ROGUE VALLEY**
International
Medford Airport
5.80 Miles North



99

 **ASANTE**
1.00 Mile East

Subject Property



Connectivity to I-5
±2 min / 0.5 miles

EXIT
27

California/Oregon Border
30 Miles South

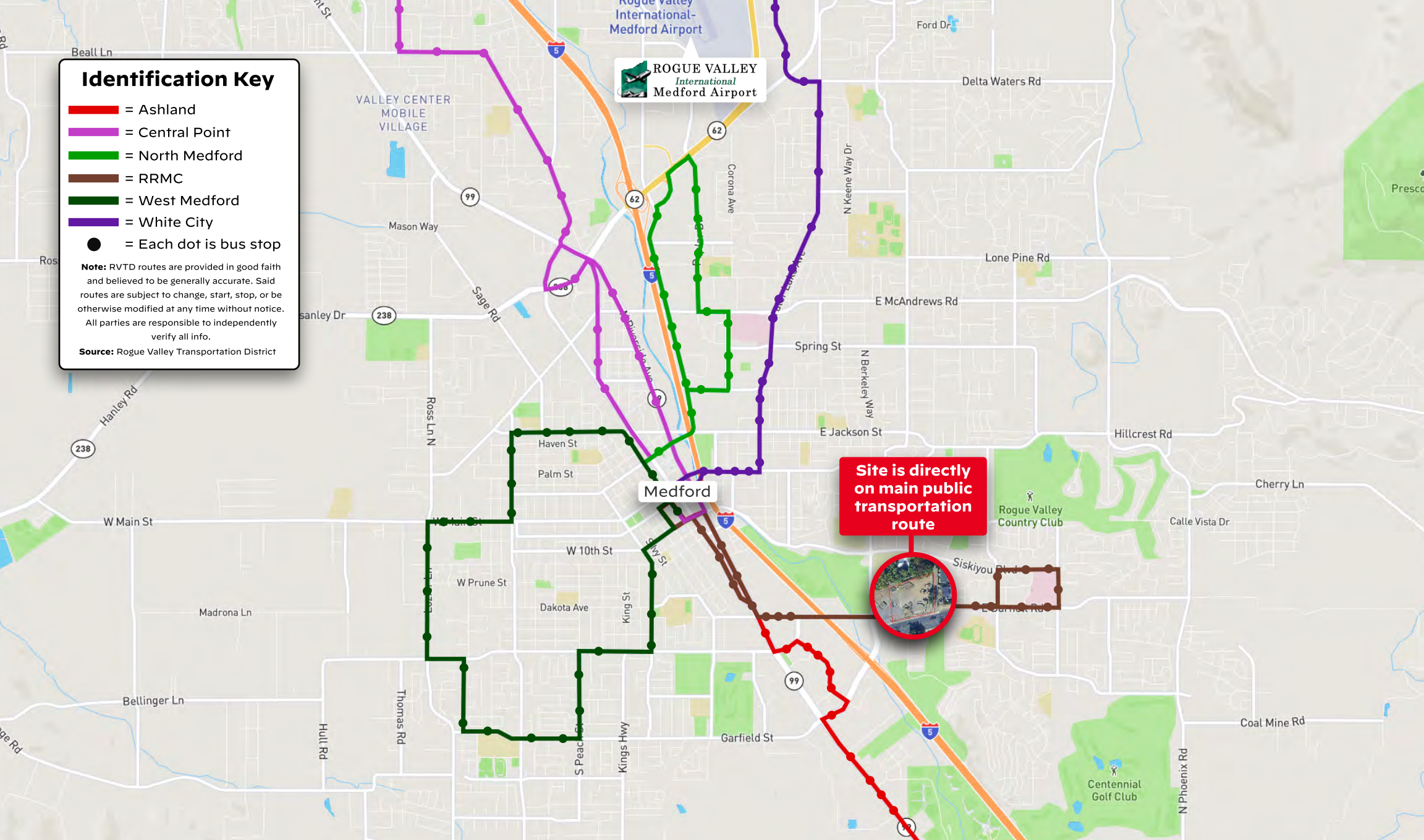
Transportation Map

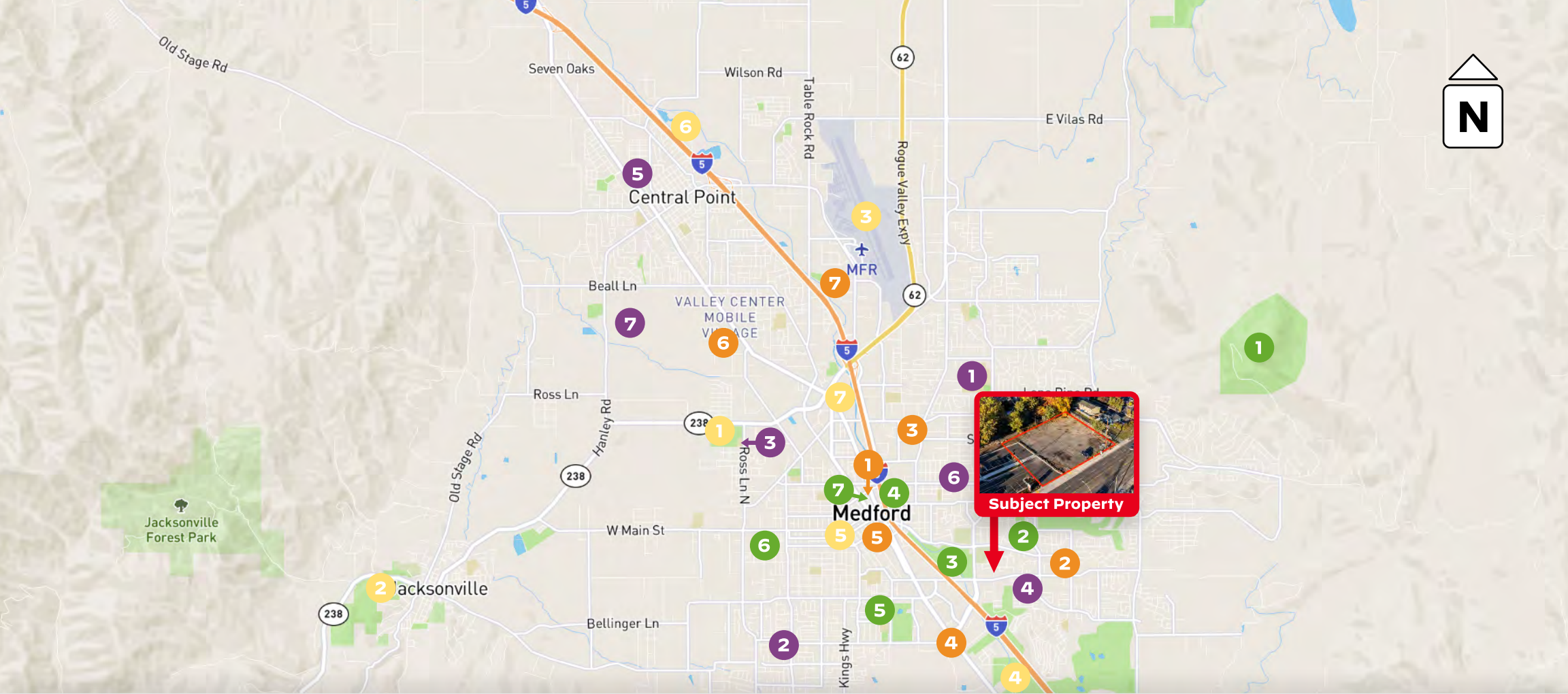
Identification Key

- = Ashland
- = Central Point
- = North Medford
- = RRMC
- = West Medford
- = White City
- = Each dot is bus stop

Note: RVRTD routes are provided in good faith and believed to be generally accurate. Said routes are subject to change, start, stop, or be otherwise modified at any time without notice. All parties are responsible to independently verify all info.

Source: Rogue Valley Transportation District





Greenspace / Parks

- 1** Prescott Park/ Roxy Ann Peak
- 2** Holmes Park
- 3** Bear Creek Park
- 4** Hawthorne Park
- 5** Fichtner-Mainwaring Park
- 6** Lewis Park
- 7** Pear Blossom Park

Schools

- 1** North Medford High School
- 2** South Medford High School
- 3** Logos Public Charter School
- 4** St. Mary's School
- 5** Crater High School
- 6** Hedrick Middle School
- 7** McLoughlin Middle School

Major Employers

- 1** Lithia
- 2** Asante
- 3** Providence
- 4** Harry and David
- 5** Pacific Retirement Services
- 6** Roseburg Forest Products
- 7** C&K Market

Landmarks

- 1** Rogue X
- 2** Britt Gardens
- 3** Rogue Valley International Airport
- 4** U.S. Cellular Fields
- 5** Jackson County Courthouse
- 6** The Jackson County Expo
- 7** Rogue Valley Mall

Market Summary

	Demographics	Medford	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	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.



Key Distances from Subject

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

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.



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

O E Barnett 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, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

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

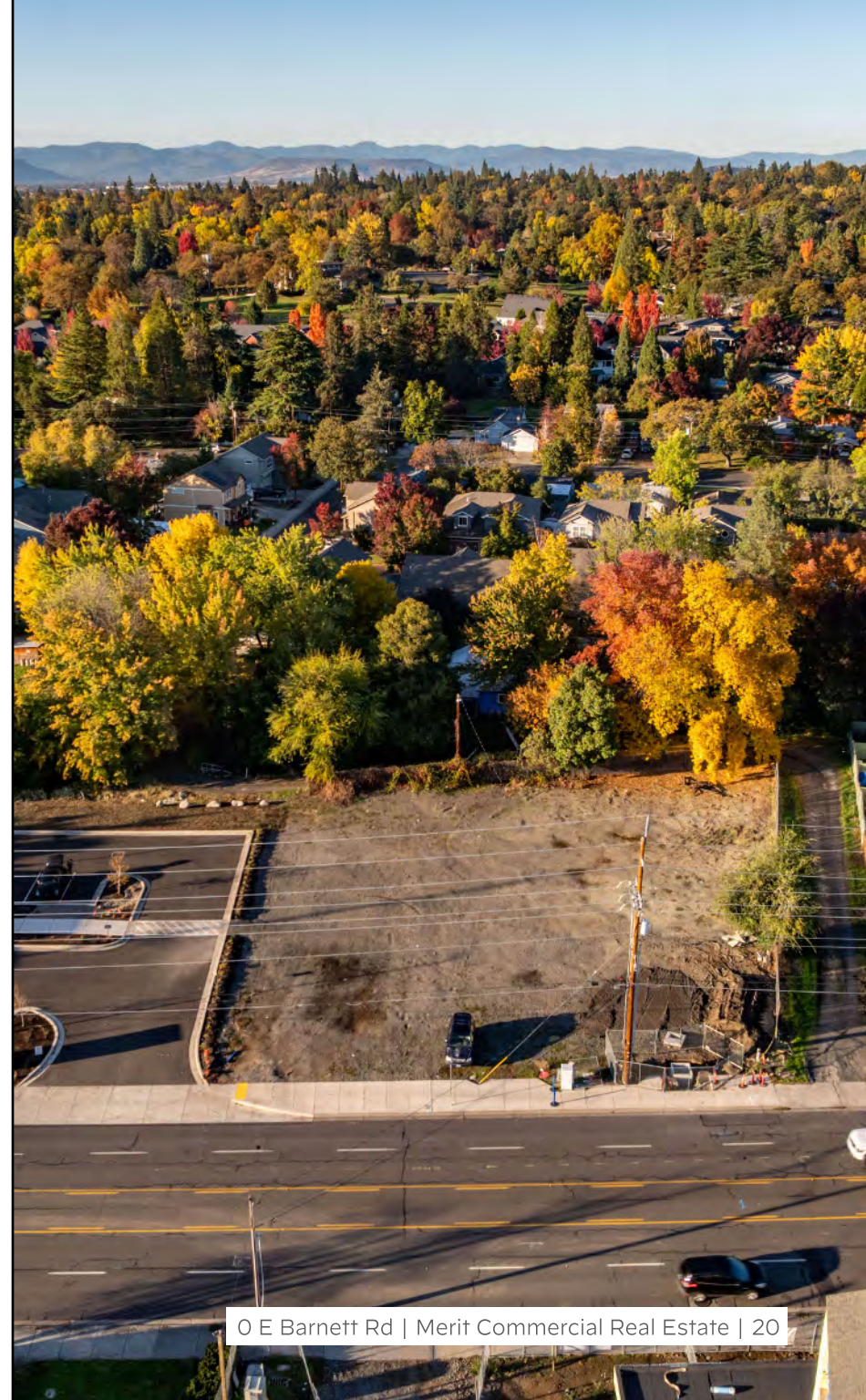
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