

Prime Interchange Land Available: 17.39 Acres Total: 5.54 acres+0.01 acre: C-H zoned + 11.85 acres R-3 zoned, IB Overlay PUD Possible



For Sale: \$11,650,000 (all 4 lots)
Lot 2901 - 5.54 acres*; zoned C-H Highway Commercial - \$6,035,000**
Lot 3200 - 7.57 acres; zoned R-3 High Density Residential - \$3,650,000
Lot 3290 - 0.01 acre; zoned R-3 Highway Commercial (\$11,000)
Lot 3100 - 4.27 acres & zoned R-3 Residential - \$1,965,000
Lot 2901+3290 and Lot 3200+3100 can be sold separately*
 or **Ground Lease: 40 years or 99 years** (development/construction subject to owner approval)
Lot 2901(3290)- C-H \$40,000/m NNN \$25,000 \$15,000 (*lot 2901 Dissected by Luman Road)
Lot 3200 - R-3 \$33,000 per month NNN
Lot 3100 - RR-5 \$12,500 per month NNN

Total Gross Land Area 17.39 acres ****Residential development allowed**

Madison Bordner & Amy Shum, CCIM, CIC International Realty presents the rare opportunity of prime land directly off Exit 24 of Interstate 5 at the City of Phoenix, Oregon. The offering consists of four contiguous tax lots totaling 17.39 acres. Lot 2901+3290: 5.54+0.01 acres zoned CH, Highway Commercial and Lot 3200+3100 total 11.85 acres zoned R3 High Density Residential. The land benefits from the newer state of the art diverging diamond interchange, the first of its kind in Oregon. It was designed to keep traffic flowing, increase safety for drivers, bikers and pedestrians, and reduces congestion. This interchange revamp also extends into downtown Phoenix itself and brings a new, smoother transition onto Highway 99 which runs parallel to the Interstate 5 through Phoenix to City of Medford, Central Point north, City of Talent and City of Ashland south and surrounding cities providing an alternative route from Interstate 5. **PUD**, Planned Unit Development is recommended for mixed use development. Pad Lot Subdivision can be done for the whole, 17.39 ac



Exit 24 I-5 Interchange prime land SW Quadrant: 17.39 acres PUD, Planned Unit Development; Pad Lot Subdivision Possible

Prime Commercial & Residential Land PUD Mixed Use Development off Exit 24 of I-5 S. Oregon

Prime CH R3 Land
 Presented Exclusively by
Madison Bordner & Amy Shum, CCIM

Call It Closed International Realty
541.821.3668 / 971.977.0938
 madisonhopefung@outlook.com

- Prime Commercial - Residential Land, Phoenix, OR
- Rare Opportunity with Direct Visibility of Interstate 5
- 17.39 Total Acres - 4 lots Offered Together or Group
- Immediately off New Diamond Interchange of Exit 24
- Mixed Use Development PUD with 'Blue Zone' Concept'
- Campus Setting with Pond and Bear Creek as Amenities
- 5.54 acres C-H Zoned Dissected by Luman Road
- 7.57 acres + 4.27 acres: R-3 High Density Residential
- Exit 24 Immediately Off Interstate 5 in the City of Phoenix, Oregon - +/- 4 Miles from the City of Medford, Oregon
- New Diverging Diamond Interchange Allows High Traffic Flow - Easy Access to Downtown Phoenix and Hwy 99
- Interstate 5 ADT 41,000+ Great Visibility For Commercial Development - High Demand in Residential Housing
- Nearby Business includes Home Depot, La-Z-Boy, Petro Truck Travel Center, Hotel, Restaurant and Retail Center

The information provided herein, while not guaranteed, are deemed reliable. Interested party shall do due diligence upon accepted offer, lease or any other arrangement. **Detail Information Package Available**