

# ~17 Acres of Mixed Use Land in East Medford



**PULVER & LEEVER**  
REAL ESTATE COMPANY  
**COMMERCIAL**

**1060 Crater Lake Ave., Suite C**  
**Medford, OR 97504 (541) 773-5391**

**DISCLAIMER:**

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### **Property Summary**

**Price: \$4,011,815**

**Size: ~17.27 Acres**

**Map / Tax Lot: 37 1W 21D TL 103**

**GLUP: UR (Urban Residential), UM (Medium Density Residential), CM (Commercial)**

**Property is located at the NW Corner of Hillcrest and newly improved/expanded Foothill Road. Foothill Road connects to White City and Hwy. 140 to the North, and to Phoenix to the South. Property is in desirable East Medford, near hospitals, golf courses and wineries, as well as being adjacent to the existing Brookdale Meadows Subdivision.**

**Medford boasts a population of ~90,000 and is strategically situated between Portland, OR and the Bay Area on the I-5 corridor and is home to the Rogue Valley International - Medford Airport. The greater area is known for Arts, Outdoor Recreation and Sports.**

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**CONCEPTUAL SITE PLAN**

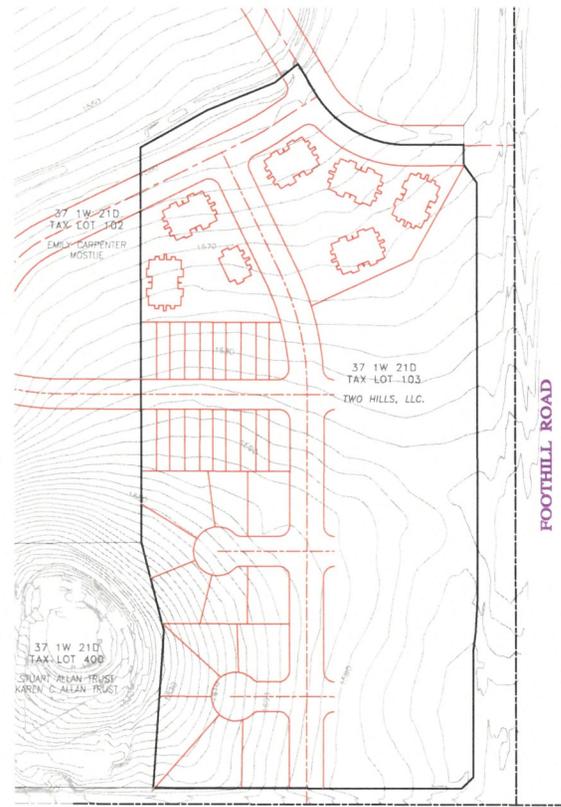
Located in a portion of Donation Land Claim Number 65  
in Section 26, Township 37 South, Range 1 West of  
the Willamette Meridian, in the City of Medford,  
Jackson County, Oregon.

**PREPARED FOR:**

**TWO HILLS, LLC.**  
2025 Hillcrest Road  
Medford, OR 97504

**LEGEND:**

- Indicates a utility marked natural gas line.
- Indicates an existing natural gas meter.
- Indicates an existing natural gas meter.
- Indicates an existing natural gas fiberglass planter.
- Indicates a utility marked sanitary sewer line.
- Indicates an existing sanitary sewer manhole.
- Indicates an existing sanitary sewer lateral.
- Indicates an existing sanitary sewer lateral.
- Indicates a utility marked storm drain line.
- Indicates an existing storm drain manhole.
- Indicates an existing storm drain cleanout.
- Indicates an existing roof line.
- Indicates an existing street light.
- Indicates an existing electric meter.
- Indicates an existing electric panel.
- Indicates an existing electric meter box.
- Indicates an existing utility pole and guy anchor.
- Indicates an existing aerial utility line.
- Indicates an existing aerial electric line.
- Indicates a utility marked electric line.
- Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates an existing fire hydrant.
- Indicates an existing water appurtenance.
- Indicates an existing domestic irrigation box.
- Indicates a distance tree with drop-the-diameter drawn to scale.
- Indicates a non-decision tree with drop-the-diameter drawn to scale.
- Indicates the elevation of the top of a valve for a water valve.
- Indicates centerline of an existing fence line as noted herein.



**SURVEY REFERENCE NOTES:**

Linear unit (horizontal), International Foot (ft).  
Linear unit (vertical), U.S. Survey Foot (sft).  
Vertical datum, City of Medford Vertical Datum (MSVD24)  
Geoidetic information:  
Datum, North American Datum (NAD) of 1983 (2011 epoch 2010.00)  
System, Oregon coordinate Reference System  
Zone, GRS85 FASE-Ashland  
Projection, Transverse Mercator  
Latitude of grid origin, 41°49'00" N  
Longitude of central meridian, 123°20'00" W  
Northing at grid origin, 0.000 m  
Easting at central meridian, 50,000,000 m (84,641,495 ft)  
Scale factor on central meridian, 1.000 043 (exact)

All bearings and distances shown herein are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geoidetic North. Note that the grid bearings shown or implied herein do not equal Geoidetic North due to meridian convergence.

Orthometric heights (elevations) were originally referenced to NAVD83 vertical datum, and were obtained via GPS measurements utilizing the Oregon Real-time GPS Network (ORGN), thence via classical terrestrial methods. From which, mode ties to City of Medford benchmarks and performed a vertical shift of -3.985 feet to be on the City of Medford Vertical Datum (MSVD24).

This survey was conducted utilizing the Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via Trimble R10 GPS equipment, a Trimble TSC7 data collector with Trimble Access software, and RTK methods in conjunction with the ORGN (Oregon Real-time GPS Network).

Established primary control and ties to found monuments utilizing acid RIO, RTK methods, and ORGN and redundant ties. From which, utilized terrestrial methods with a Trimble S71 robotic instrument and a Trimble TSC7 data collector with Access software to establish all remaining control, monument ties and topographic locations.

HILLCREST ROAD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Robert V. Neethamer*  
ORSON  
JULY 16, 1994  
ROBERT V. NEETHAMER  
2876  
Renewal Date 12/31/26

PREPARED BY: **Neethamer Surveying, Inc.**  
3126 State St., Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382  
PLOT DATE: October 28, 2025 PROJECT NUMBER: 14641-TS-11  
Sheet 1 of 1 © 2025

Jackson County Assessor's Map No. 37 1W 21D, Tax Lot 103

Drawn: NWB Project/Wholly Real, LLC/VAH: 4 H04-B PLA and H05/VAH: H05 PLA/gre

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# Medford Aerial





First American Title™

# 1 Mile Demographics Report Hillcrest Rd

## Key Facts



**7,259**

Total Population



**\$105,217**

Median Household Income



**2,837**

Total Households



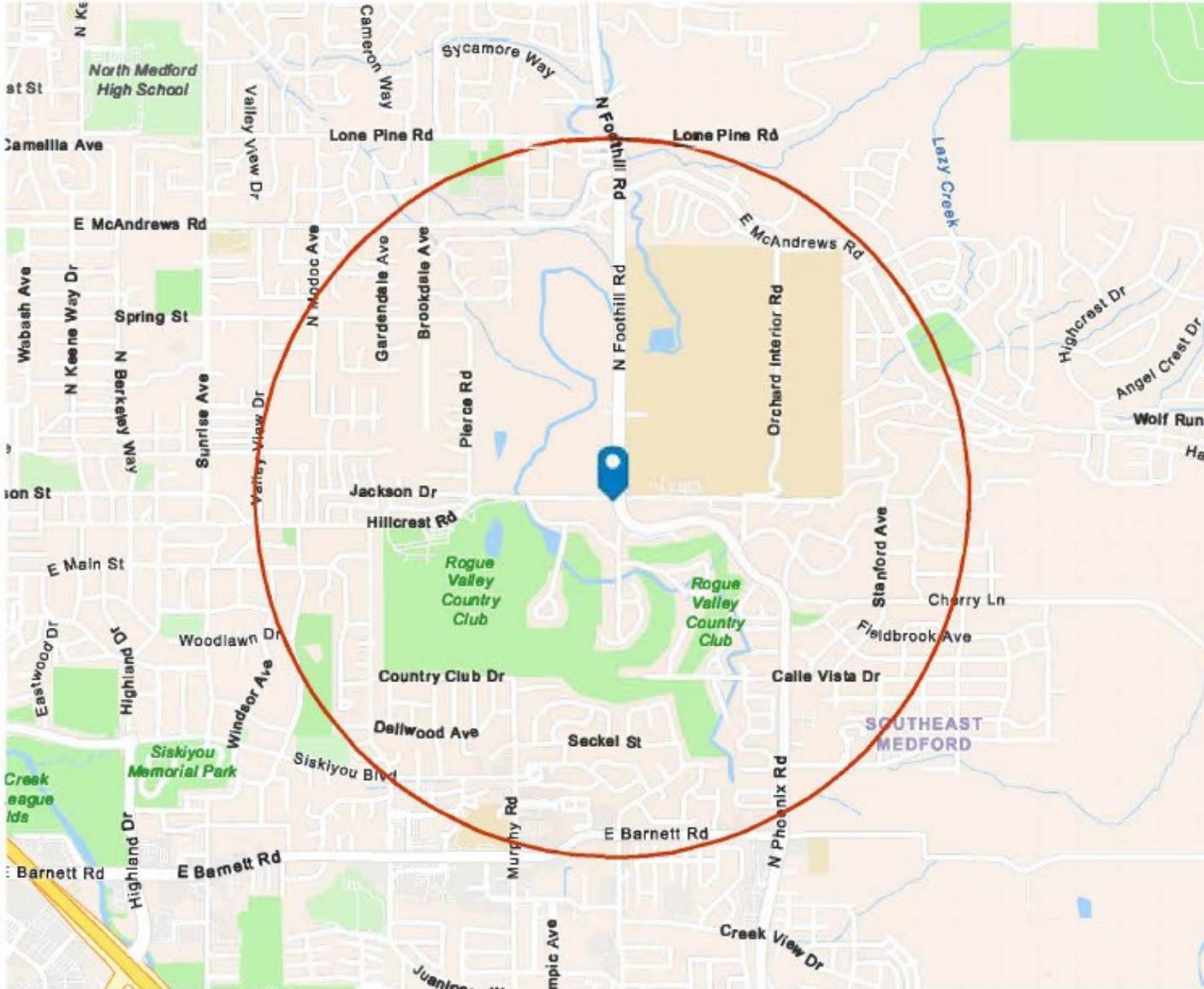
**\$601,111**

Median Net Worth



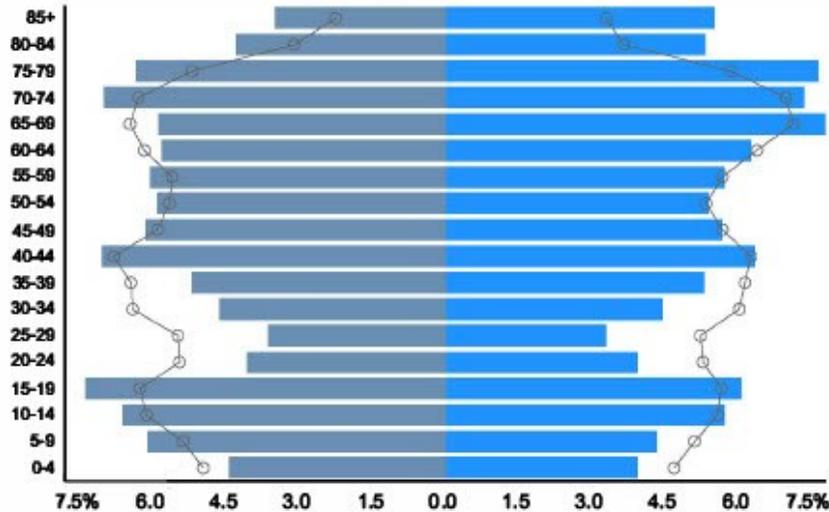
**2.52**

Average Household Size





### Age Pyramid



The largest group:  
2025 Females Age 65-69

The smallest group:  
2025 Males Age 85+

Dots show comparison to  
Jackson County

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (3.5%)

Indicator ▲	Value	Diff
<\$15,000	4.3%	-3.9%
\$15,000 - \$24,999	3.5%	-3.1%
\$25,000 - \$34,999	3.9%	-2.4%
\$35,000 - \$49,999	6.5%	-4.0%
\$50,000 - \$74,999	14.8%	-3.9%
\$75,000 - \$99,999	13.2%	-0.9%
\$100,000 - \$149,999	22.5%	+3.3%
\$150,000 - \$199,999	12.3%	+4.8%
\$200,000+	19.0%	+10.1%

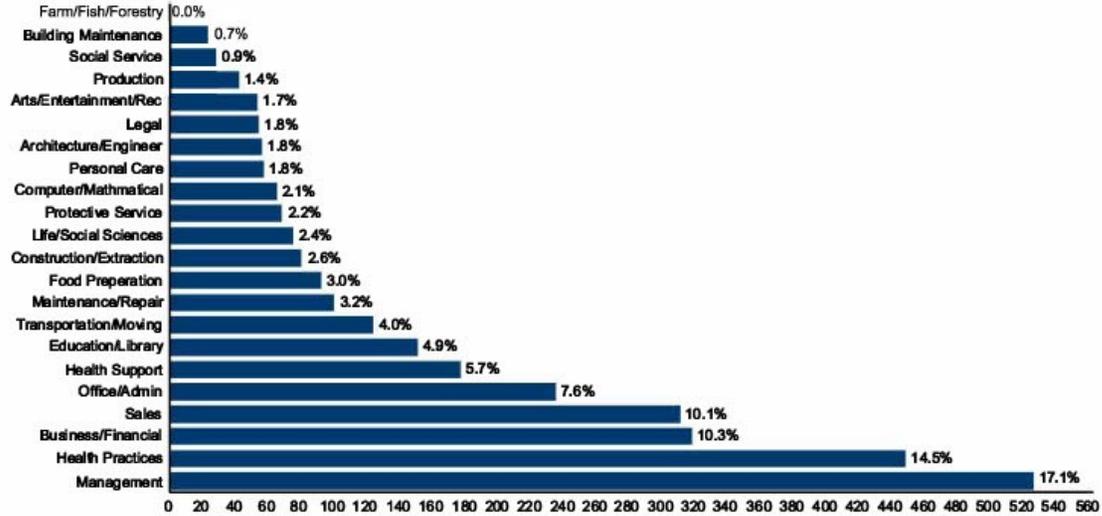
Bars show deviation from Jackson County



First American Title™

# 1 Mile Demographics Report Hillcrest Rd

## Employment By Industry



## Education



3%

No High School  
Diploma



19%

High School  
Graduate



25%

Some College



53%

Bachelor's/Grad/Prof  
Degree

## Annual Household Spending



\$2,900

Apparel & Services



\$4,963

Eating Out



\$8,739

Groceries



\$9,506

Health Care

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