

# OFFERING MEMORANDUM

— FOR SALE —

**ASHLAND, OREGON DEVELOPMENT SITE FOR SALE**  
[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 944-9967

**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker





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EXCLUSIVELY REPRESENTED BY  
**MERIT COMMERCIAL REAL ESTATE**

**SCOTT KING**  
Principal Broker / Owner  
(541) 890-6708  
scotttnking@gmail.com

**CASPIAN HOEHNE**  
Licensed Broker  
(541) 944-9967  
caspian@merit-commercial.com

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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **30 Knoll Crest Drive**, a rare and flexible development site located within the city limits of beautiful Ashland, Oregon (the "Subject" or "Site").

The Site is one of the very last undeveloped development sites of size within Ashland city limits. Encompassing nearly 4-acres, the Site enjoys exceptional visibility and access.

Directly adjacent to one of the top hotels in Southern Oregon, the Site has a commanding presence at the 'Main and Main' intersection of this pocket of Ashland.

The slope of the property allows for unimpeded views towards the Cascade and Siskiyou mountains, stretching towards the entirety of the eastern foothills of the Rogue Valley.

Development uses at the Site are flexible; the C-1 zoning is a flexible class leaning towards pure commercial uses; 2nd floor residential or other variations of residential uses may be allowed (buyer to complete all due diligence).

The Site features over 1,000' of frontage on East Main Street, and ± 745' of frontage on Hwy 66 on the south property boundary. The visibility of the Site is strong, with approx. over 11,000 vehicles per day (VPD) across the two frontage roads.

Utilities are close; water and sewer are believed to be available on East Main Street within an easy reach of the Site; buyers to complete all due diligence.

The Site may be accessed via the dedicated driveway off of the Ashland Hills Hotel entrance, or via multiple potential entrances off of East Main Street.

Prospective buyers should note there is an additional ± 0.54 acres of land to the north that may also be available for purchase. Contact listing brokers.

Developers are encouraged to present any reasonable proposal for the selling entity's consideration. Contact the listing brokers today for additional information. Buyer is responsible for any and all due diligence, including environmental, use, legality, site planing, zoning, demolition, and all other items.

## Offering Summary

Offering Price:	\$850,000
Terms:	Cash at closing, owner-carry considered with substantial down (call brokers)
Address:	2880 E Main Street, Ashland, Oregon 97520 - Jackson Co.
Legal:	39-1E-11DD TL 500   APN 10115201
Annual Taxes:	\$13,328.27 (2024)
Zoning:	C-1
Gross Acreage:	3.90-acres (169,884 SF)
Improvements:	(1) ± 850 SF shed/outbuilding (no value)
Utilities:	No existing water service; some existing sewer service (not connected)
Elevations:	± 1,880' - 1,920' (approximate)
Floodplain:	Not within any flood zone
Wetlands:	None reported
Access:	Unimproved driveway across property; start of 2nd driveway cut off of E. Main St.







Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial #1





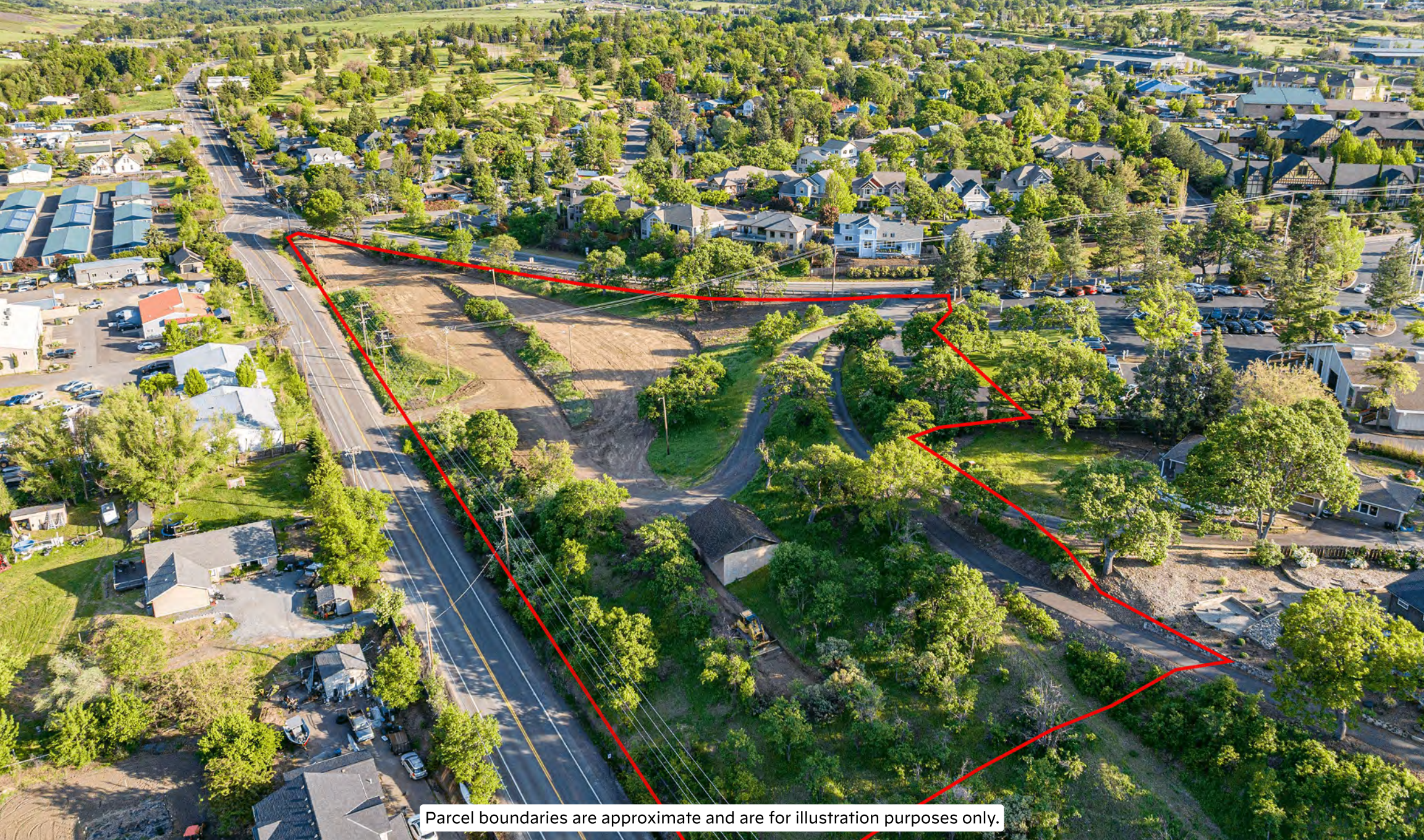
### Identification Key

-  = Subject site (3.9-ac)
-  = Addtl. land, possibly available (0.54-ac)

Parcel boundaries are approximate and are for illustration purposes only.

## Subject Property Aerial #2





Parcel boundaries are approximate and are for illustration purposes only.

## Subject Property Aerial #3





## Additional Property Photos





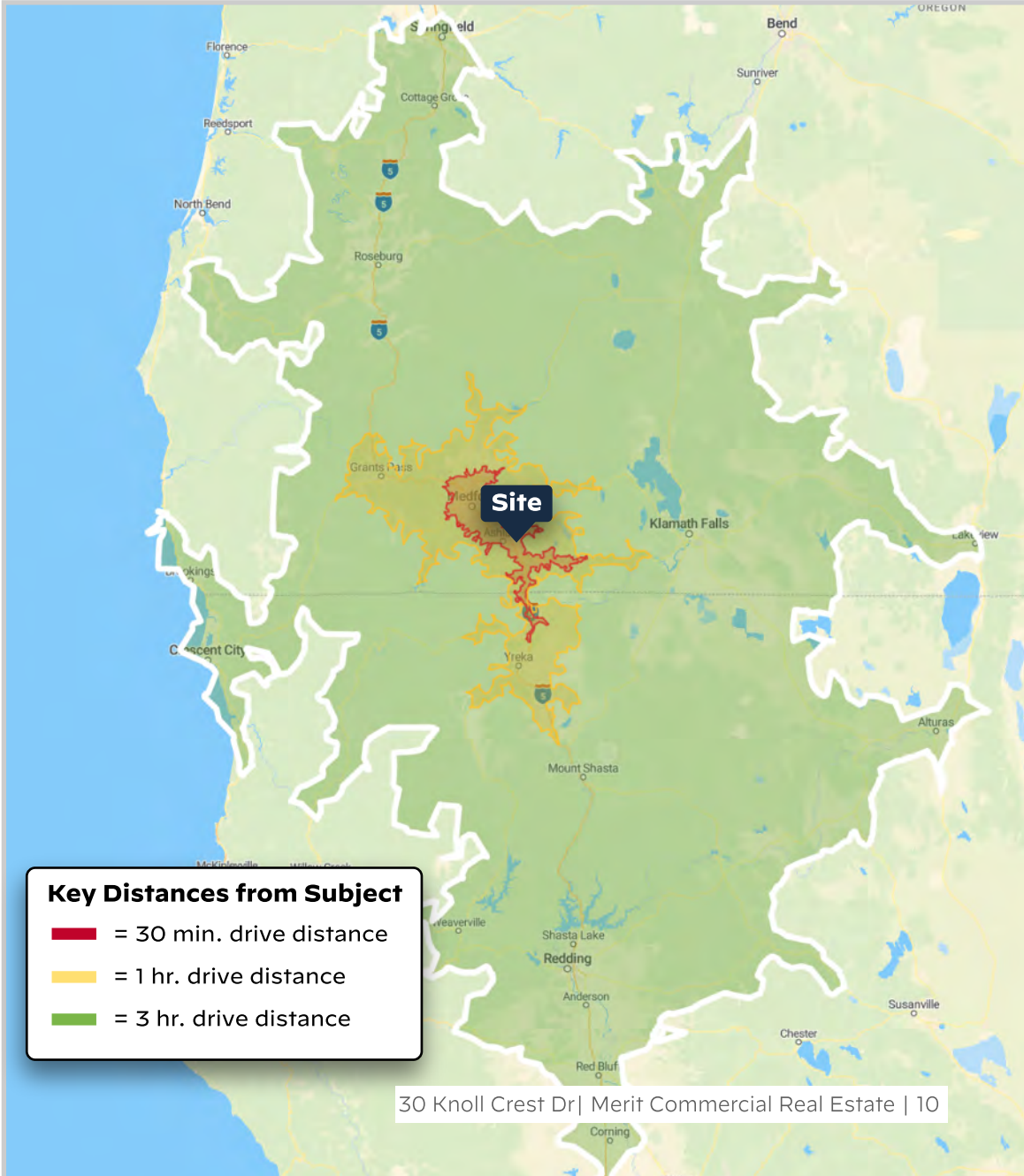
## Sun Path Overlay (approximate)



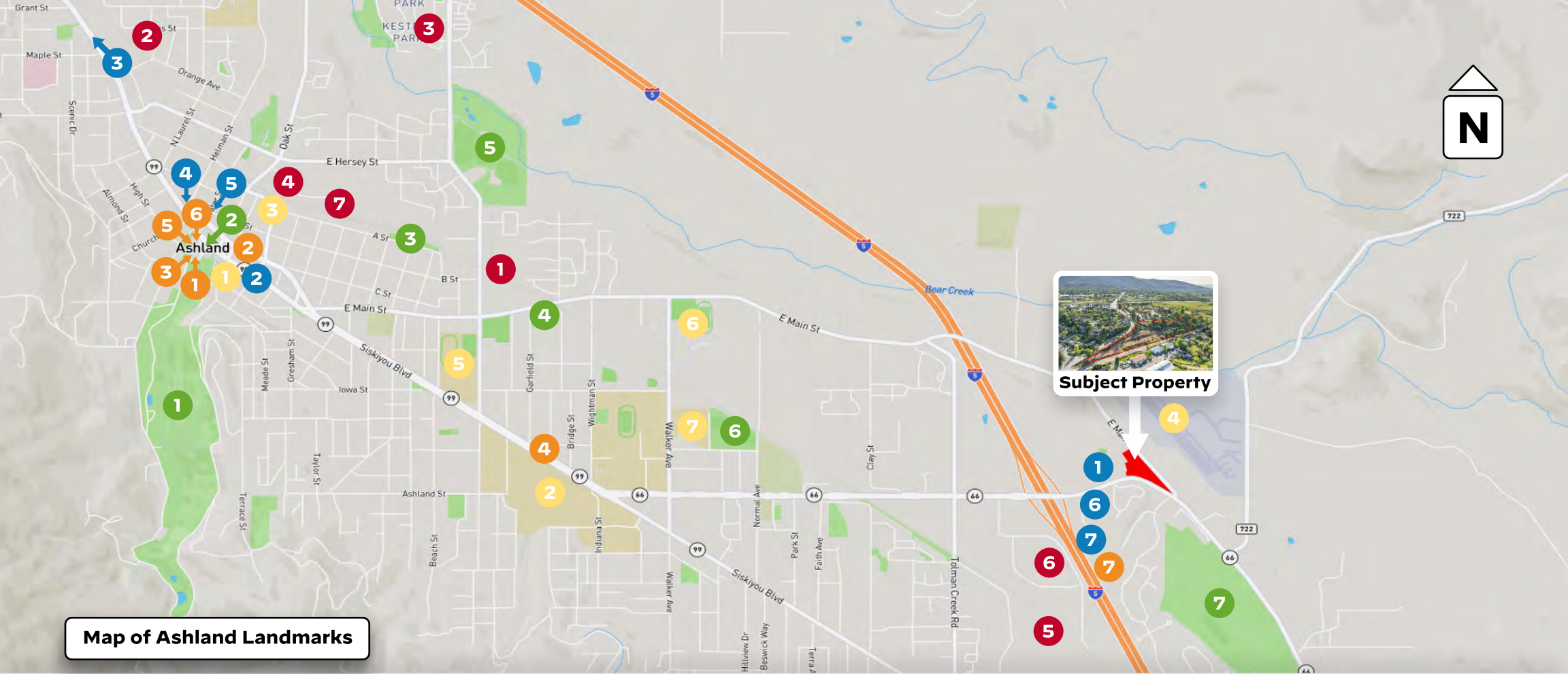
# Market Summary

	Demographics	Jackson County	National
Population	2021 Census Population	222,258	-
	2015 Population	219,616	-
	2010 Population	203,357	-
	Pop. Growth 2010-2015	8.00%	-
	Pop. Growth 2016-2021	1.02%	-
Personal/Education	Median HH Income	\$61,020	\$75,989
	Per Capita Income	\$33,346	\$35,384
	Median Age	42.6	38.1
	Unemployment Rate	2.8%	3.7%
	High School Degree	90.8%	91.1%
Housing	Bachelor's Degree	25.1%	36.0%
	Median Home Value	\$465,000	\$428,700
	# Households	104,318	-
	Owner Occupied	64.3%	64.4%
	Tenant Occupied	34.1% (±)	29.3%
	Vacancy	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.







**Map of Ashland Landmarks**

### Sample of Hospitality

- 1 Ashland Hills Hotel
- 2 Ashland Springs Hotel
- 3 Lithia Springs Resort (off map)
- 4 The Bard's Inn
- 5 Plaza Inn
- 6 Best Western Windsor
- 7 Holiday Inn Express

### Sample of Restaurants

- 1 Skout Taphouse
  - 2 Mäs
  - 3 Osteria La Briccola
  - 4 Morning Glory
  - 5 Brickroom
  - 6 Louie's of Ashland
  - 7 Caldera Brewery
- + many more!

### Active Developments

- 1 Beach Creek
- 2 West Village
- 3 North Mountain
- 4 Clear Creek (proposed)
- 5 Croman Mill (proposed)
- 6 Various industrial sites
- 7 Various small mixed sites

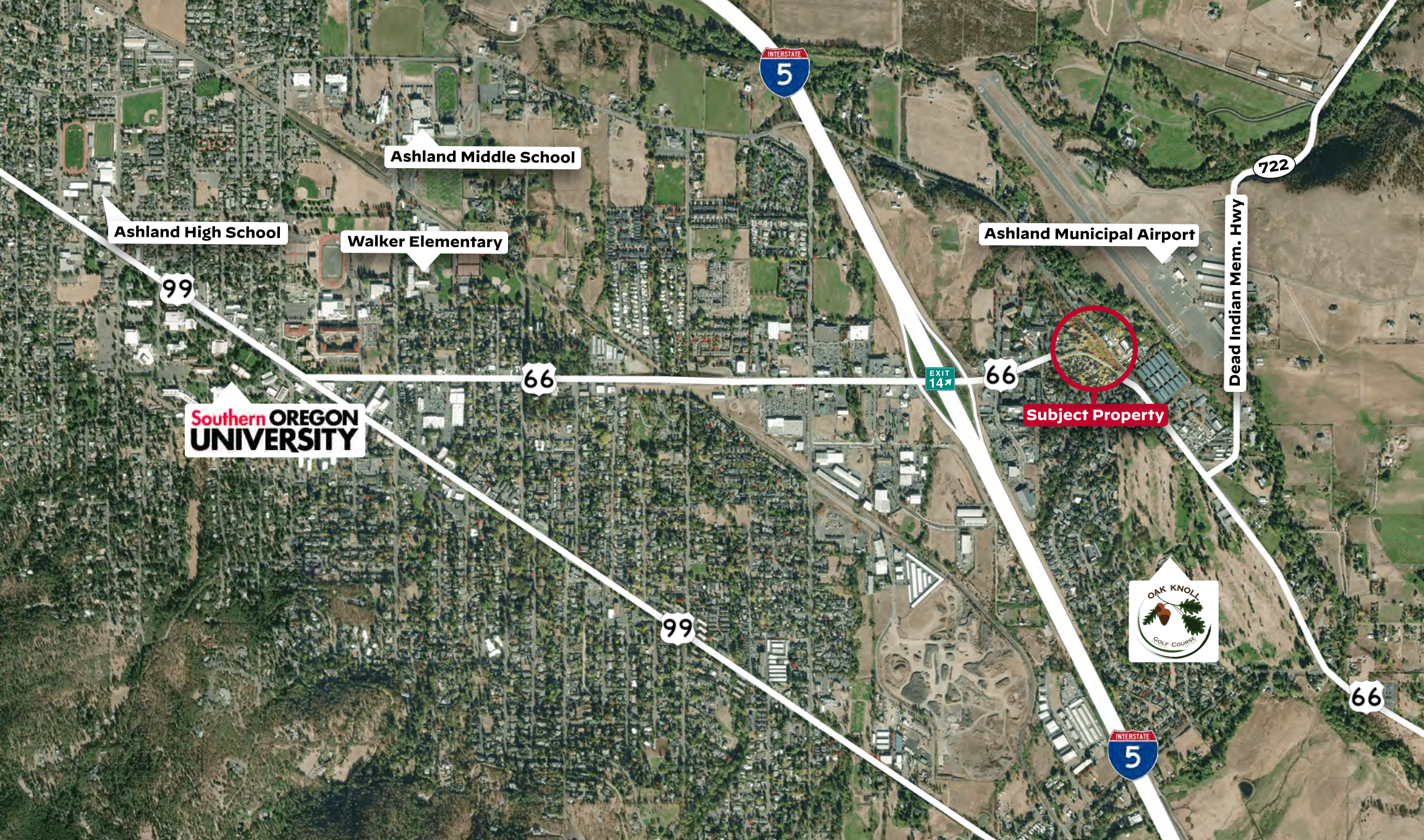
### Other Retail / Attractions

- 1 Oregon Shakespeare Festival
- 2 Southern Oregon University
- 3 Ashland Food Co-Op
- 4 Ashland Muni. Airport
- 5 Ashland High School
- 6 Ashland Middle School
- 7 Walker Elementary

### Greenspace / Parks

- 1 Lithia Park
- 2 Ashland Plaza
- 3 Railroad Park
- 4 Garfield Park
- 5 North Mountain Park
- 6 Hunter Park
- 7 Oak Knoll Golf Course



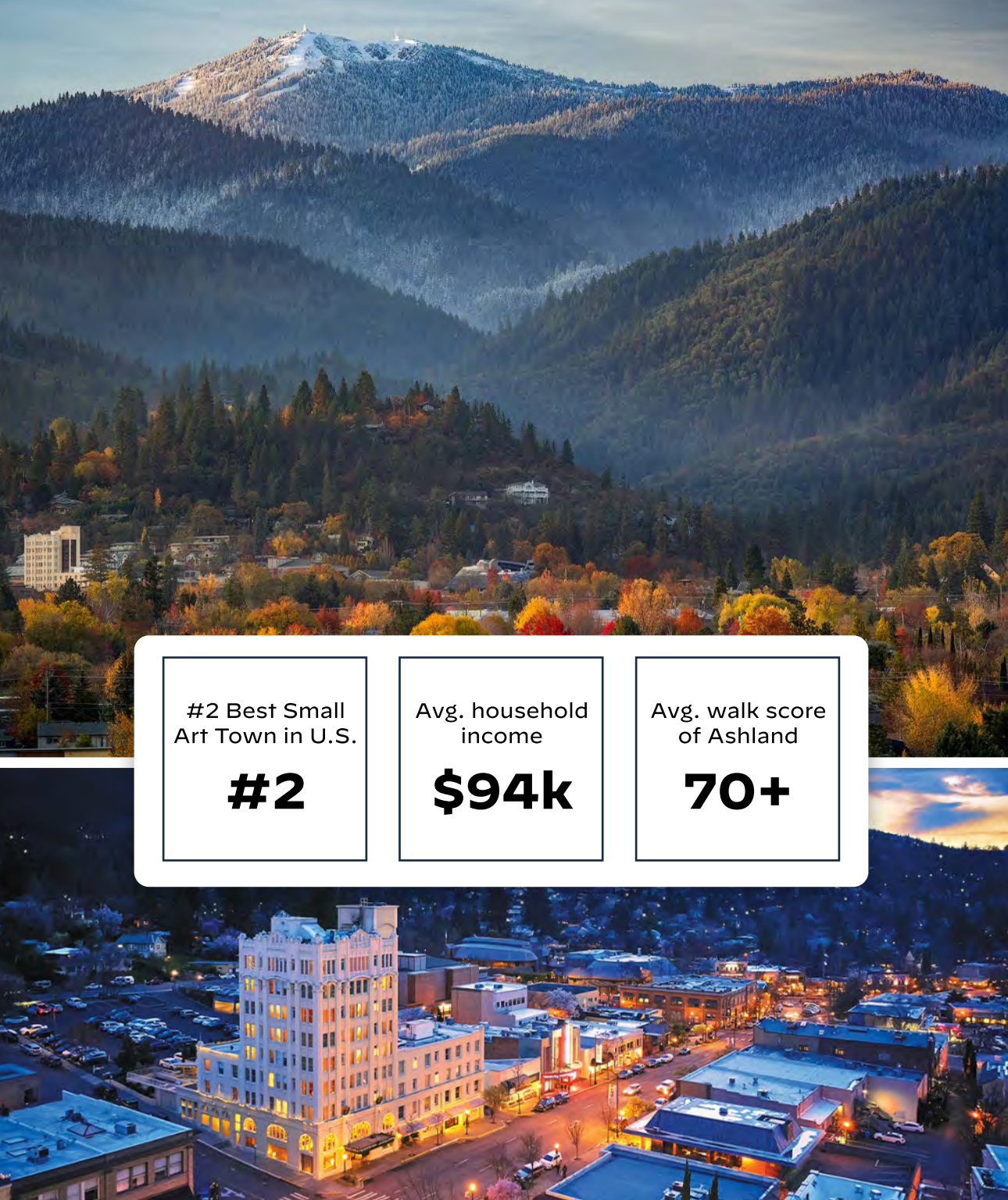






# Region Aerial (Rogue Valley)





# Ashland, OR History and Profile

**Ashland, Oregon** - a charming city nestled in the foothills of the Siskiyou Mountains, renowned for its unique blend of cultural richness, outdoor recreation, and small-town appeal. With a population of just over 21,000, Ashland consistently ranks as one of the "Top 10 Small Cities in America" due to its high quality of life, vibrant arts scene, and well-preserved historic downtown. The city is home to the world-famous Oregon Shakespeare Festival, which attracts thousands of visitors annually, fueling the local tourism and hospitality industries.

Beyond its cultural attractions, Ashland offers a highly desirable environment for both residents and investors, with a strong economy driven by tourism, higher education, and healthcare. Southern Oregon University, along with a robust local food and wine scene, provides additional economic drivers and diversity. Ashland's proximity to major highways and its small-town charm make it a prime location for investment properties that cater to both locals and the growing number of visitors.

The City has a strong sense of community as well as a diverse economy. Within a 20 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.

#2 Best Small  
Art Town in U.S.

**#2**

Avg. household  
income

**\$94k**

Avg. walk score  
of Ashland

**70+**



# 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 San Francisco. 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.

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 dryer, 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.

Erickson, Inc.'s main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

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





# Transaction Guidelines

**30 Knoll Crest Drive** 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. 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 Scott and Caspian for additional information.

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## Scott King

Principal Broker / Owner  
(541) 890-6708  
scottking@gmail.com

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caspian@merit-commercial.com

