

# OFFERING MEMORANDUM

— FOR SALE —

**LARGEST CONTIGUOUS RESIDENTIAL DEVELOPMENT  
PARCEL IN THE CITY OF ROGUE RIVER, OREGON**

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 944-9967

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Licensed Broker



**Scott King**  
Principal Broker





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EXCLUSIVELY REPRESENTED BY  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present O Foothill Boulevard, the single largest contiguous residential development site in the beautiful city of Rogue River, Oregon (the "Site" or the "Offering").

The Site consists of approx. 16.40 acres of land (estimated), and presents the opportunity to develop higher-density residential or possibly a mobile-home community in a stunning location.

Located less than one mile to downtown Rogue River, grocery, restaurants, and employment, the Site enjoys an exceptional location within the city limits. It's also 3 minutes or 0.8-miles to direct I-5 access, easily leading to the larger markets of Medford and Grants Pass.

Current ownership has invested a significant amount of funds, time, and planning into preparing the Site for development. A remarkable amount of site work has been completed in the recent months, with several thousand cubic feet of material moved or removed to make way for your one-of-a-kind residential development. A recent survey and topographical study have also been completed and available for the new owner.

Several access roads have already been cut throughout the property. However, a prospective developer is still able to make modifications to the layout and design of the Site. The soils in the majority of the Site is Ruch gravelly silt loam; in the few small areas of rocky soil, essentially all larger boulders have been moved. Above the canal that bisects the property, soil quality is exceptional.

The Site enjoys nearly 1,000' of frontage Foothill Boulevard. City water and sewer are believed to be brought to the street and easily connected to the Site (buyer to verify).

City officials have expressed strong interest in the development of the Site, and have indicated that sufficient water pressure and sewer capacity is available for the entirety of your development.

Offering more flexibility than any other development site on the market in the area, O Foothill Boulevard checks the right boxes - panoramic views, high-density zoning, and a central, convenient location.

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:	\$1,049,000
Terms:	Cash at closing, or owner-carry with substantial down (call listing brokers)
Address:	O Foothill Boulevard, Rogue River, OR 97537
Identification:	36-4W-16CD TL 100   APN 10288551 36-4W-16CD TL 2800   APN 10988723
Annual Taxes:	\$2,929.31 (2024)
Zoning:	R-2 ('Multi-Family Residential', per City)
Gross Acreage:	16.40 ac (reported by Seller)
Utilities:	City water/sewer to street, power to property
Elevations:	1,040' - 1,160' (approx.)
Floodplains:	Does not appear to be in any designated floodplain; buyer to verify
Wetlands:	Evans Creek Lateral canal crosses Site; no other wetlands reported; buyer to verify
Access:	One existing driveway, several access roads cut throughout Site



# Investment Highlights

## Panoramic Views

Highlighted by its partial sloping topography leading to a level vista with incredible panoramic views, the Site presents a dynamic and flexible high-density residential or a one-of-a-kind mobile-home community.



## Exceptional Access

A close drive to everything - within a few minutes of downtown Grants Pass, Interstate 5 access, Rogue River access, hiking trails, grocery stores, retail, entertainment, and major employers - O Foothills Blvd combines natural beauty with practical convenience.



## Ideal Market

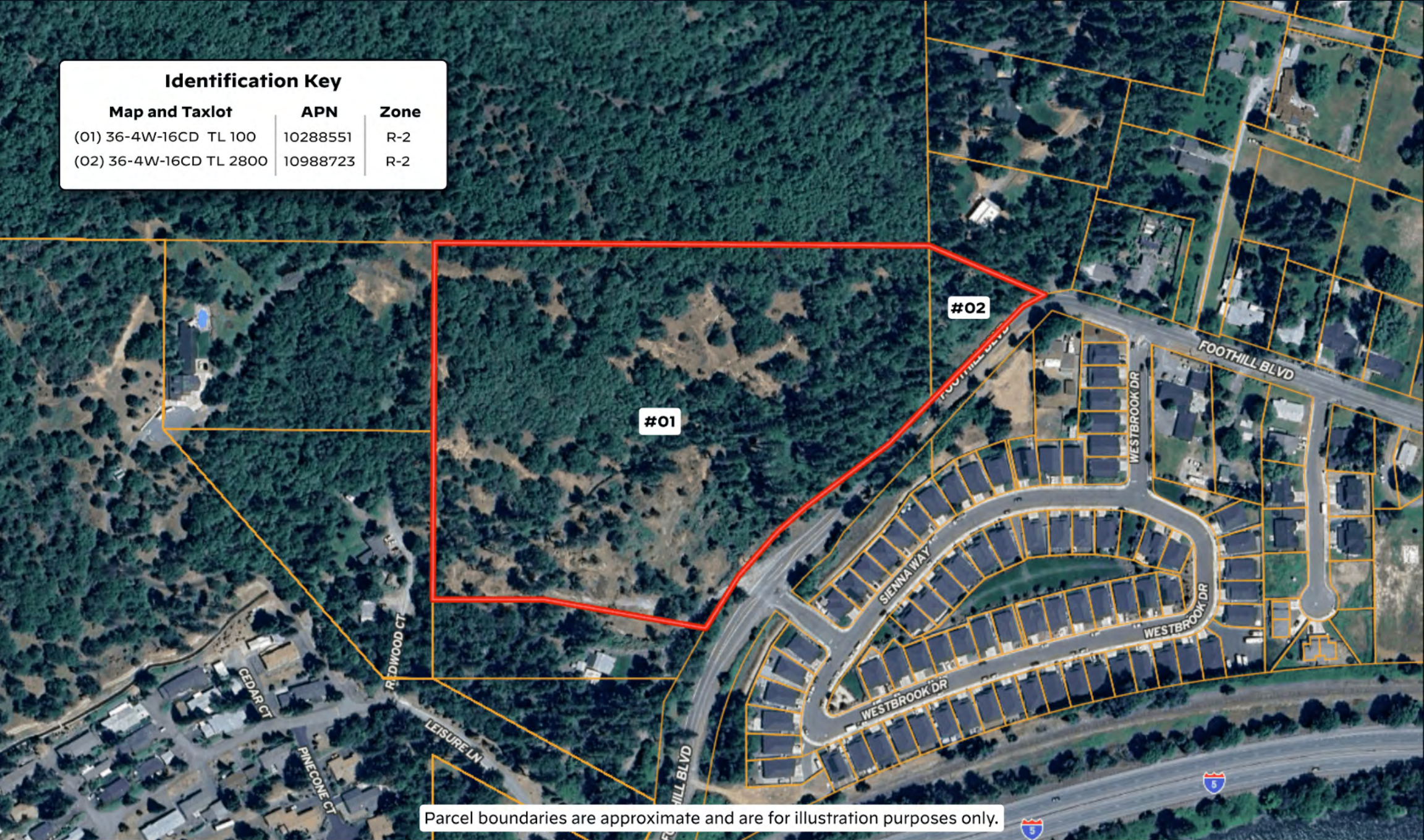
Market demographics for Rogue River and the greater Jackson County indicate a low vacancy rate, with very few housing developments of note. The Site presents the opportunity to control the largest contiguous un-developed parcel in City of Rogue River.





### Identification Key

Map and Taxlot	APN	Zone
(01) 36-4W-16CD TL 100	10288551	R-2
(02) 36-4W-16CD TL 2800	10988723	R-2



## Subject Property Aerial

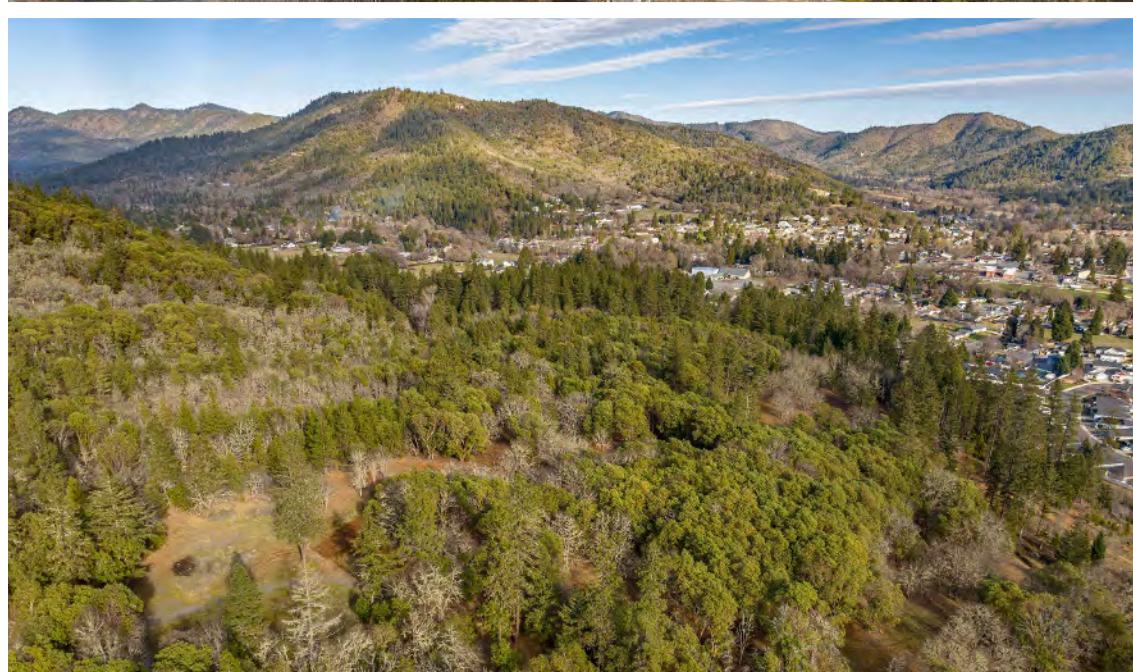
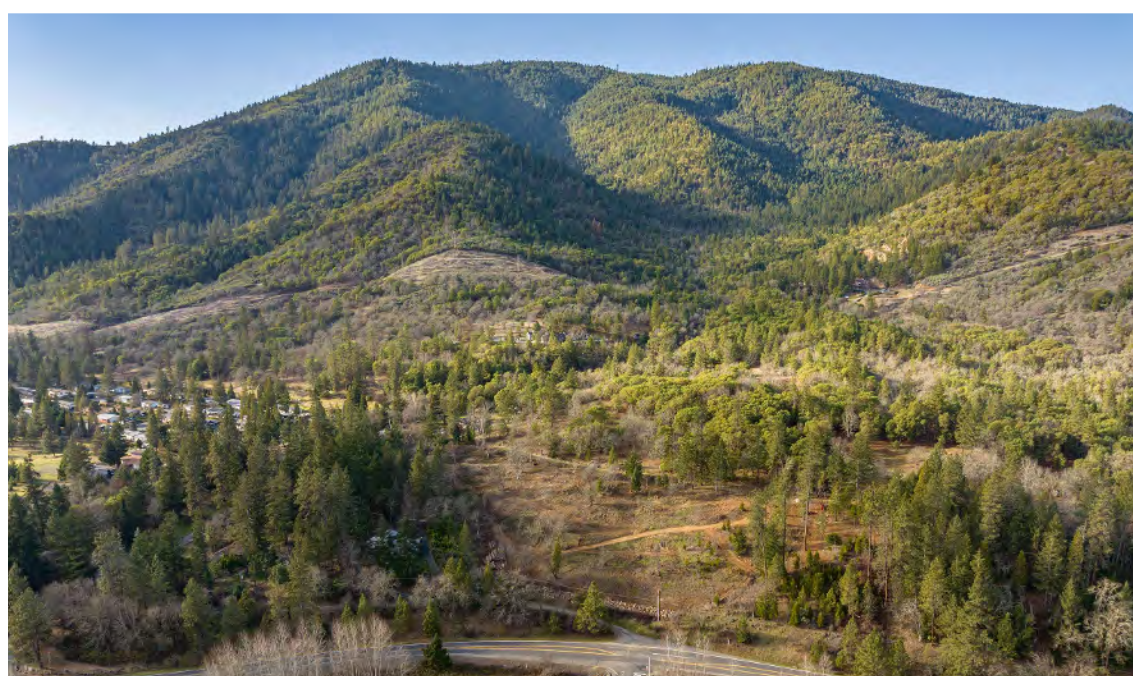




Parcel boundaries are approximate and are for illustration purposes only.

## Subject Property Aerial





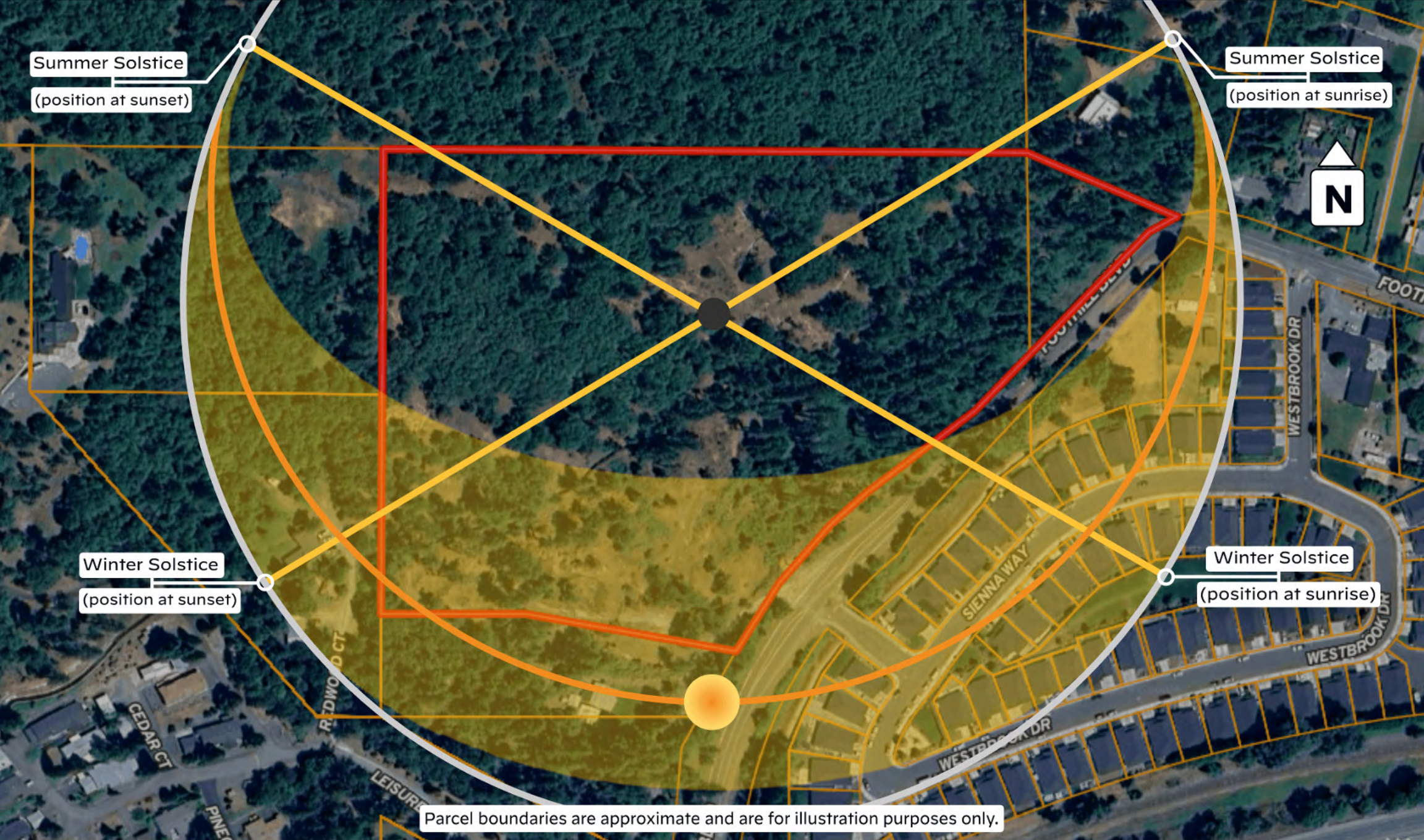
## Additional Property Photos





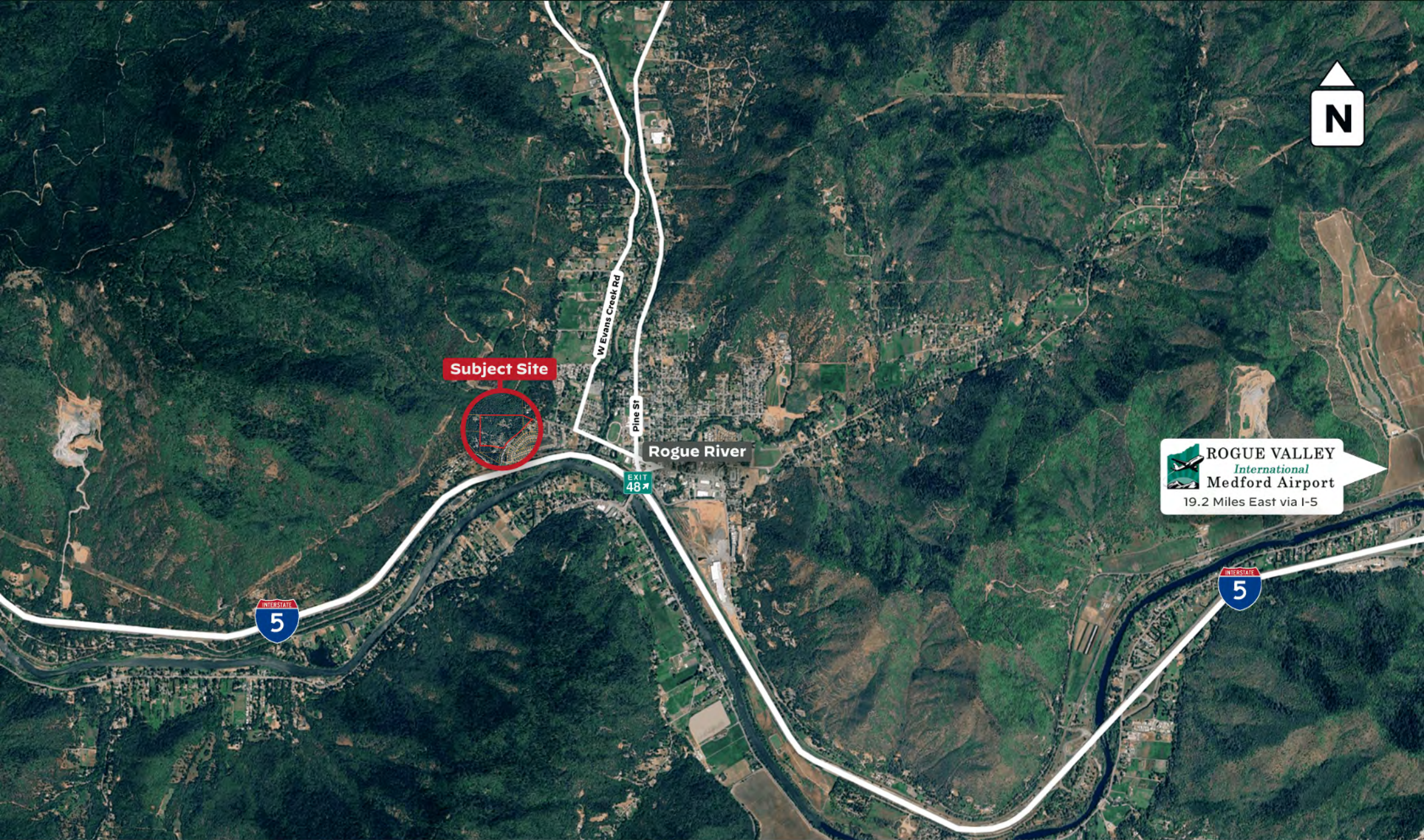
## Additional Property Photos





## Sun Path Overlay (approximate)













# Rogue River, OR History and Profile

**Rogue River, Oregon** - Rogue River, nestled in Jackson County, Oregon, has a rich historical tapestry woven from its early days as a frontier outpost. Originally known as Tailholt, the area was named for the unique method gold seekers used during the 1850s to cross the Rogue River. Around 1850-1851, Davis Evans established a ferry and cabins at what would later become the city, and by 1912, the town officially changed its name to Rogue River. Today, the city's historical charm is preserved through landmarks like the mural wall at Rooster Park, dedicated to local figures, and through community events like National Night Out, showcasing its tight-knit community spirit.

Currently, Rogue River stands as a small yet vibrant city with a population of  $\pm 2,407$ , embodying the tranquil lifestyle of Southern Oregon. Situated on the north side of the Rogue River, it enjoys proximity to Interstate 5, making it an accessible locale with both Grants Pass and Medford within a short drive. The city spans just under a square mile, offering a compact yet idyllic setting for residents.

Modern Rogue River is seeing growth through new commercial ventures and residential developments. Recent projects include the approval of new businesses such as a garden shop and a grower's market, alongside several small subdivisions. With its scenic beauty, historical significance, and ongoing development, Rogue River presents an appealing opportunity for residential development, ideal for those seeking a blend of history, community, and natural splendor.





# 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.





# Why Southern Oregon?

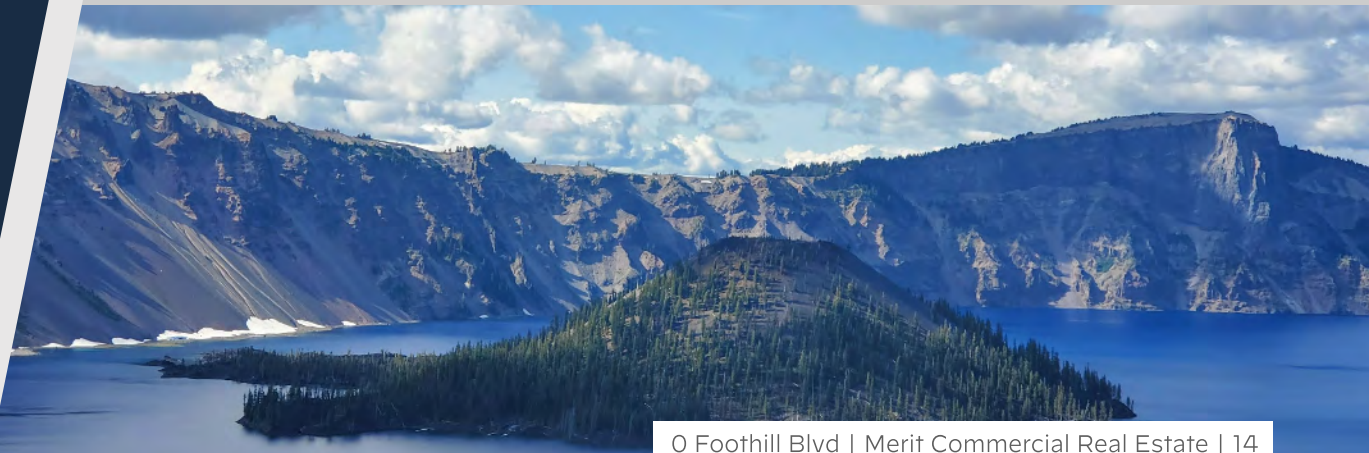
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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), Dutch Bros (NYSE: BROS), 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.







Butte Falls

# 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. Grants Pass Airport, just 6 miles from the Dimmick Campus, also serves as a higher-traffic regional travel hub.

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 Air-Crane, 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

**O Foothill Boulevard** 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 licensed broker. 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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## Caspian Hoehne

Licensed Broker

(541) 944-9967

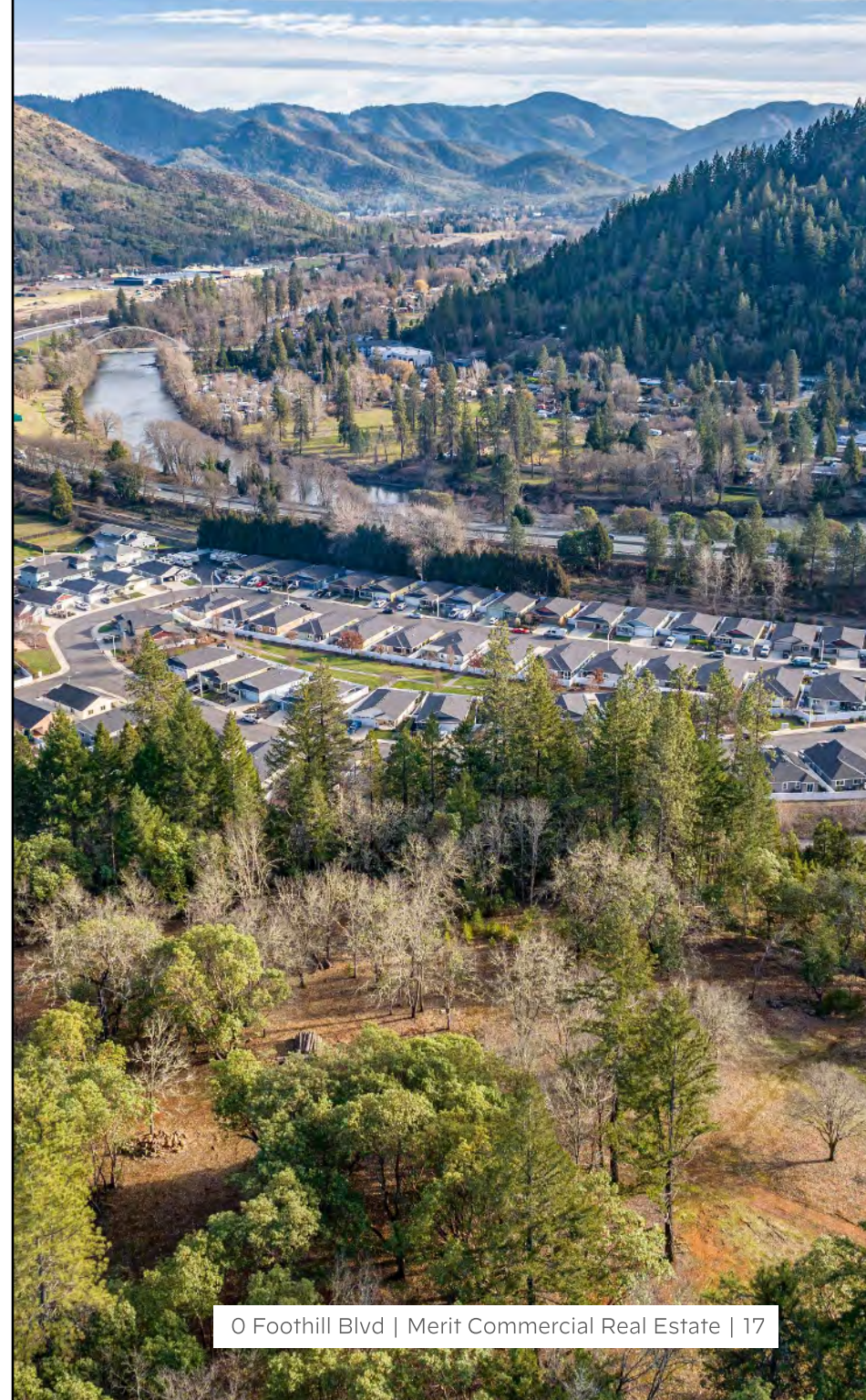
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**Contact listing brokers for additional information**

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