

OFFERING MEMORANDUM



ESTABLISHED AUTO REPAIR PROPERTY WITH SIGNIFICANT UPSIDE

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **3311 Biddle Road** in beautiful Southern Oregon. **3311 Biddle Road** is one of only a handful of turn-key specialized auto repair facilities between Eugene and Redding, serving a growing market with a population well over 250,000.

The facility is high-quality, with substantial office space, multiple shop buildings, 13 total lifts, and room to grow.

Shop #1, with approximately 4,500 SF across two levels, features a large customer-facing entry area, with spacious desks, large windows, and room for retail product displays. To the rear, there is a large waiting area, bathroom, and private office with a separate entrance. The office space enjoys direct access to an efficiently designed shop space, with 3 lifts and 3, 14' roll-up doors. Upstairs, there is another private office/server room and a large room for records storage.

The 2nd shop building features approximately 4,800 SF of dedicated working space for multiple techs. Featuring 7 large roll-up doors and 8 lifts, there is an abundance of efficiently-designed space for your techs to work. Each side of the building, while accessed via a pass-through door, could operate as a standalone shop,

with dedicated storage and restrooms on both sides.

The third, fully-finished shop space is approximately 720 SF and fits 2 full-size vehicles, with 1 lift. Ideal as a detailing/cleaning shop, this space is fully enclosed and enjoys a private restroom and abundant interior lighting.

The last shop space is currently a shell space, with approximately 300 SF of enclosed space, as well as an open-air workspace with another lift. This space could be enclosed to maximize the property's efficiency.

To the rear of a property, a ±1,300 SF single-family home is included, at no stated value, in the purchase price.

The opportunity is clear at **3311 Biddle Road** to establish a highly-flexible auto facility. This could include repair, detailing, sales, wraps/tints, storage, and much more, all sited on one of the most visible and easily accessible properties in Southern Oregon.

Contact the listing brokers today for additional information.

Please note no interest in the cell tower located on the property is included in the offering. Buyer is responsible for any and all due diligence, including environmental, licensing, use, legality, and all other items.

Offering Summary

Offering Price:	\$2,250,000 (real estate only)
Address:	3311 Biddle Road & 925 Gilman Road Medford, OR 97502 - Jackson County
Identification:	37-2W-12D TL 2500 APN 10427339 37-2W-12D TL 2400 APN 10427321 37-2W-12D TL 2501 APN 10989020 37-2W-12D TL 2502 APN 10989021
Annual Taxes:	\$16,371.23 (combined)
Zoning:	I-L, I-G (Light/General Industrial)
Gross Building SF:	± 10,500 SF (shops only - estimated) ± 1,300 SF (SFR)
Gross Acreage:	1.89 acres (82,328 SF)
Year Built:	± 1990 (shops) 1950 (SFR)
Construction:	Steel frame on slab (SFR is wood frame)
Utilities:	Public sewer, public well

Investment Highlights

A One-of-a-Kind Asset

Anchored by its exceptional location, visibility, and access, 3311 Biddle Road is truly a one-of-a-kind property with multiple buildings, parking lots, and flexibility for nearly any automotive use.



Turn-Key Opportunity

3311 Biddle Road is a turn-key facility for any automotive operator or landlord. The shops are in good condition, with some possible FF&E inclusions (contact listing brokers). A new operator may be able to immediately use the property without needing to invest significant capital expenditures after closing.



Significant Upside Potential

A new operator may be able to significantly increase the use and efficiency of the property. Such improvements could be establishing an on-site dealership, expanding repair services, constructing additional shop space, or much more.





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Note: no interest in cell tower
is included in the offering.

Gilman Road (700 VPD)

Biddle Road (17,554 VPD)

Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Subject Property Aerial Map



Identification Key

 = 100-year floodplain ("AE" zone)

Prospective purchasers are encouraged to complete an elevation study to determine if subject property will require any modifications or loss of buildable area due to flood risk.

Parcel boundaries are approximate and are for illustration purposes only.



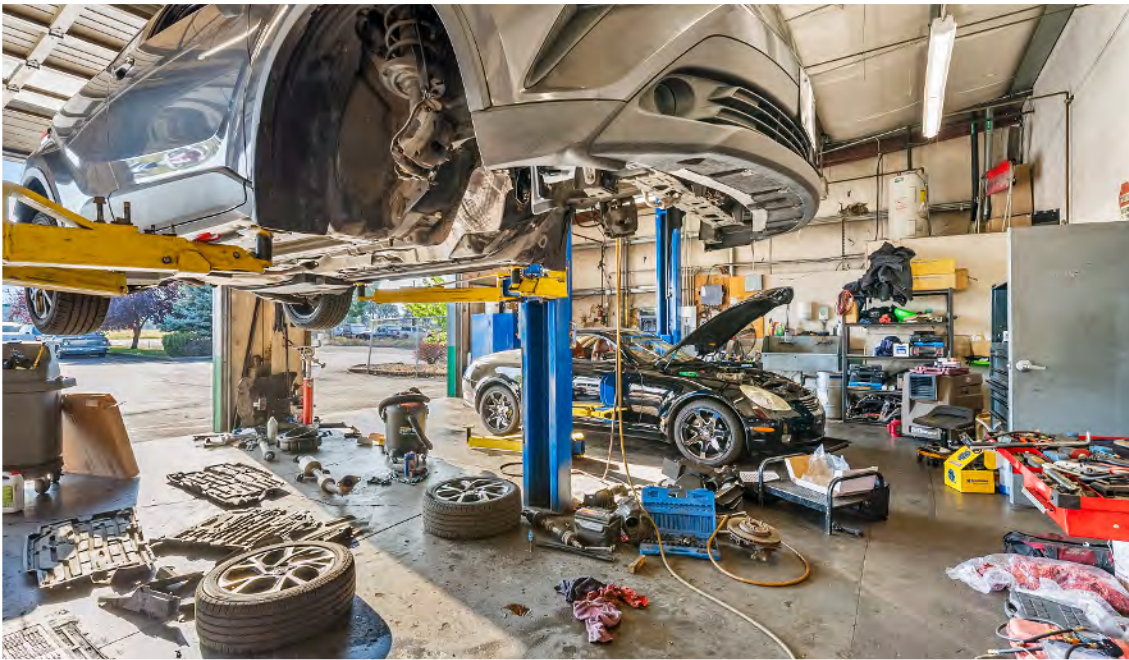
Subject Property - Office and Shop #1

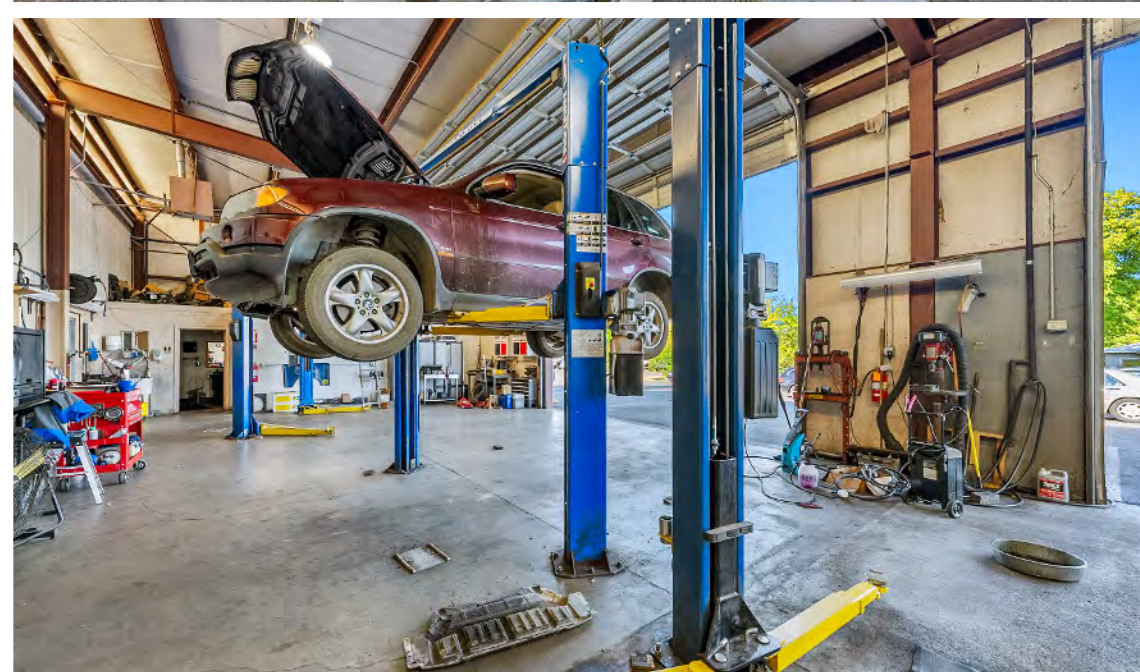
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Office and Shop #1









Additional Structures



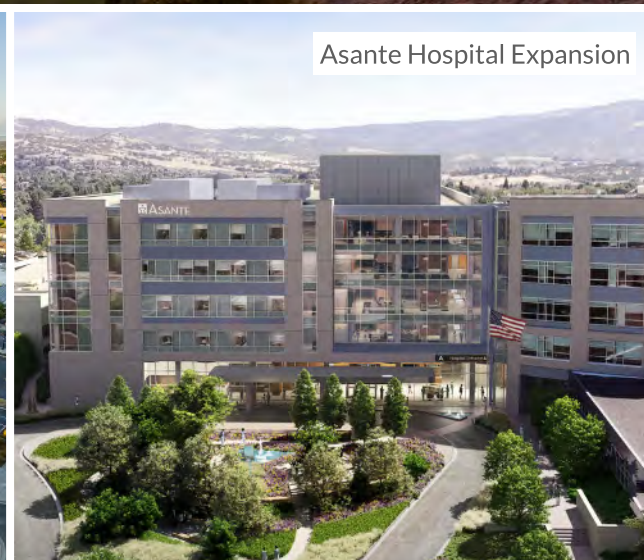




The Rogue Valley



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?

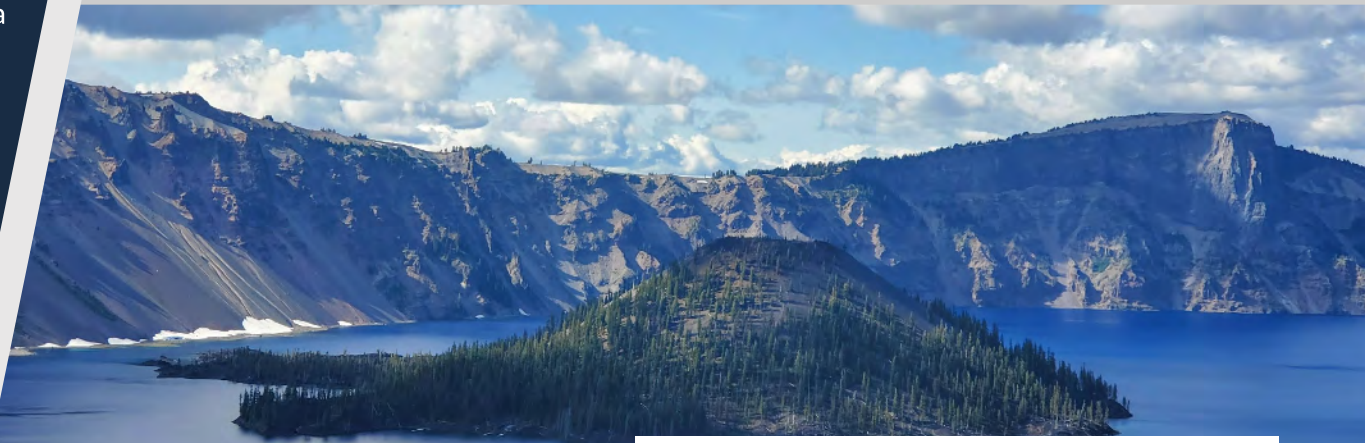
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal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

The Southern Oregon AVA is a world-famous destination for viticulture, home to over 120 wineries and multiple wine trails. Also 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 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 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

3311 Biddle 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 ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. Site tours of the property and market, for qualified prospective purchasers, can be arranged with MCRE upon request. The Listing Brokers and Seller request that all initial meetings requested by prospective purchasers be arranged and coordinated through MCRE. There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any of the Properties, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Desired owner-carry terms, if any
- Amount of earnest money deposit
- Brief buyer's resume including prior operating experience in similar sectors, if applicable
- 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 and to complete an NDA.

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