

OFFERING MEMORANDUM

FOR SALE



INDUSTRIAL DEVELOPMENT SITE - EAGLE POINT, OREGON

10569 Hannon Road, Eagle Point, OR 97524

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**EXCLUSIVELY REPRESENTED BY
RE/MAX INTEGRITY & MERIT COMMERCIAL REAL ESTATE**

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present the former **10569 Hannon Road**, a flexible, unique development site in beautiful Eagle Point, Oregon (the "Site").

Eagle Point - the "Gateway to the Lakes" - is a growing, standalone community situated at the northern end of the Rogue Valley. Eagle Point offers a suburban, small-town feel combined with many conveniences and access to incredible outdoor recreation.

The Site is located within a developing commercial core, sharing frontage on Hannon Road with a Wal-Mart Superstore, Ace Hardware, storage facilities, and various other QSRs. As one of the last vacant lots in the immediate vicinity, the Site offers control of a right-sized, flexible commercial development site.

Including 3 separate parcels, the largest of which ("Parcel 1"), totals ± 4.85 acres of land and is located on the western side of Hannon Road. The other two lots ("Parcel 2") and ("Parcel 3"), are situated on the eastern side of Hannon Road (little value applied - buyer to investigate possible uses).

Access to and from the Site is convenient; access from the South is via a signalized intersection at Hwy 62 $\pm 850'$ from the Site, and Hannon Road to the north provides traffic from the Wal-Mart and to the rest of Eagle Point.

Formerly a single-family residence on acreage, power is pulled to the Site, and a 14-inch water main is at the street running the length of Hannon. An 8-inch sewer main is stubbed in street approximately $\pm 475'$ north.

The main parcel of the Site is zoned L-1, and lends itself well to a complementary storage facility, small-bay warehouse development, or a wide variety of other much-needed industrial projects for the area.

The opportunity at 10569 Hannon Road is clear for prospective buyers. The property is a exceptionally rare, attainable industrial-zoned development site located in the stunning Eagle Point market. Buyers are responsible for their own due diligence regarding the uses and condition of the property. Contact the listing brokers today for additional information.

Offering Summary

Offering Price: \$580,000 (\$104k/acre or \$2.39/SF)

Address: 10569 Hannon Road, Eagle Point, OR, 97524 - Jackson County

Legal: 36-1W-03C TL 500 | APN 10249111
36-1W-03C TL 503 | APN 10911117
36-1W-03C TL 504 | APN 10239206

Annual Taxes: \$4,173.86 (2025)

Zoning: L-1 (Limited Industrial)
BP (Business Park)

Gross Acreage: 5.55 acres total (241,758 SF)

Elevation/Slope: $\pm 1,300$ - 1,340 MSL / Slope varies; 6% avg.

Access: 1 existing driveway off of Hannon Rd

Floodplain: Small area within 500-year flood zone on Parcel 2; no flood on main parcel

Wetlands: Small wetlands bisecting main parcel; see following pages for more info

Utilities: Water: main line runs length of Hannon Rd directly in front of the Subject.
Sewer: Mainline stubbed $\pm 475'$ north
See page 08 for more information.

Investment Highlights

Flexible Zoning

The Site includes two types of zoning L-1 (Limited Industrial) and BP (Business Park). The flexible zoning allows for a multitude of uses from light industrial and manufacturing to retail and professional/service uses.



Convenient Access

10569 Hannon Road is located just off of Highway 62, one of the main high-traffic roadways that connects the Site to Eagle Point and the rest of the Rogue Valley. Access is very convenient with one existing left/right private paved road off of Hannon Road.



Rare Development Site

As a rare public offering, 10569 Hannon Road is one of just a handful of remaining developable lots in Eagle Point, a growing and demographically desirable region within the Rogue Valley. The Site has endless development potential. Utilities are either stubbed to the Site or very close at the street.



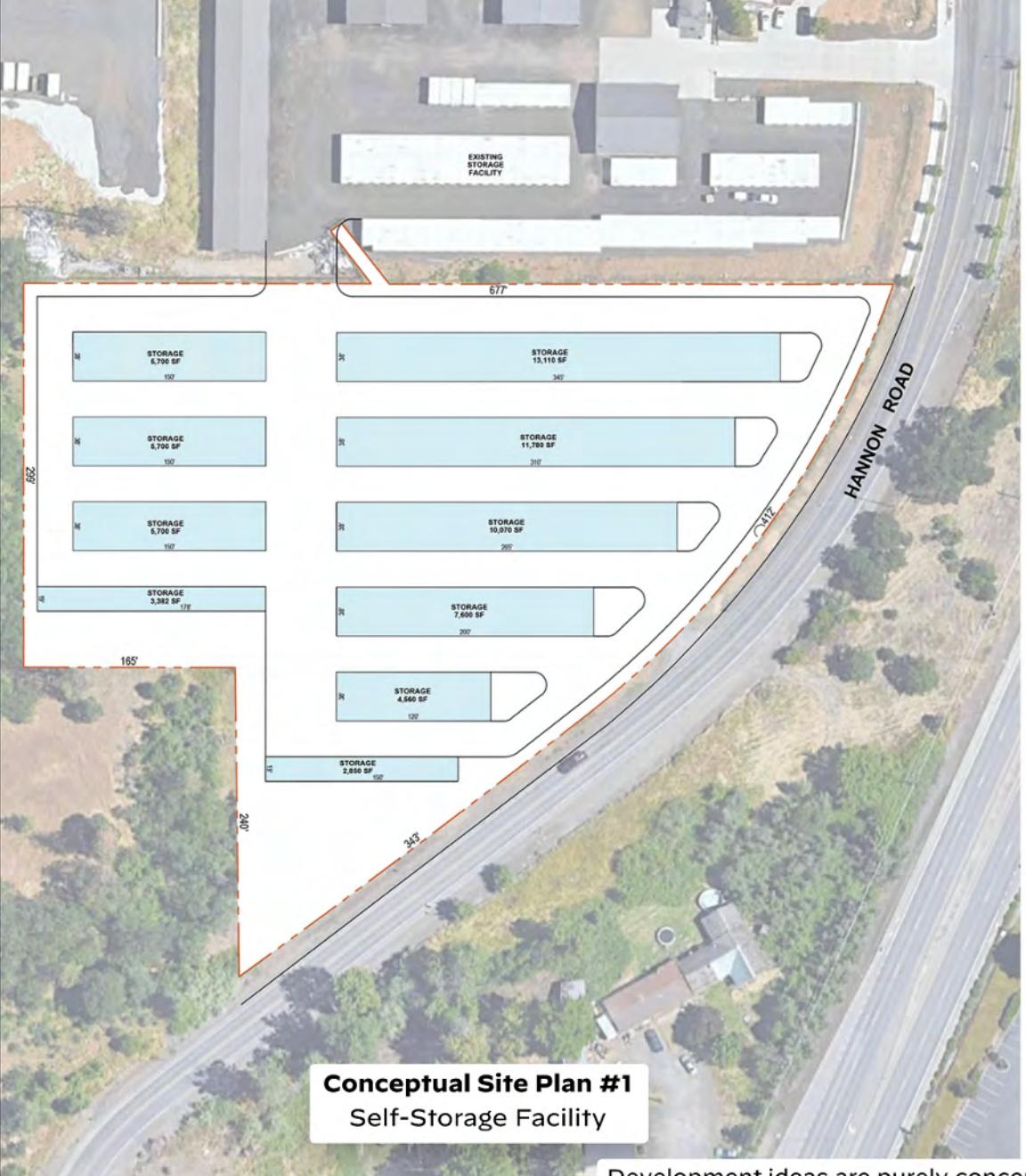
Parcel boundaries are approximate and are for illustration purposes only.

Overlay Report



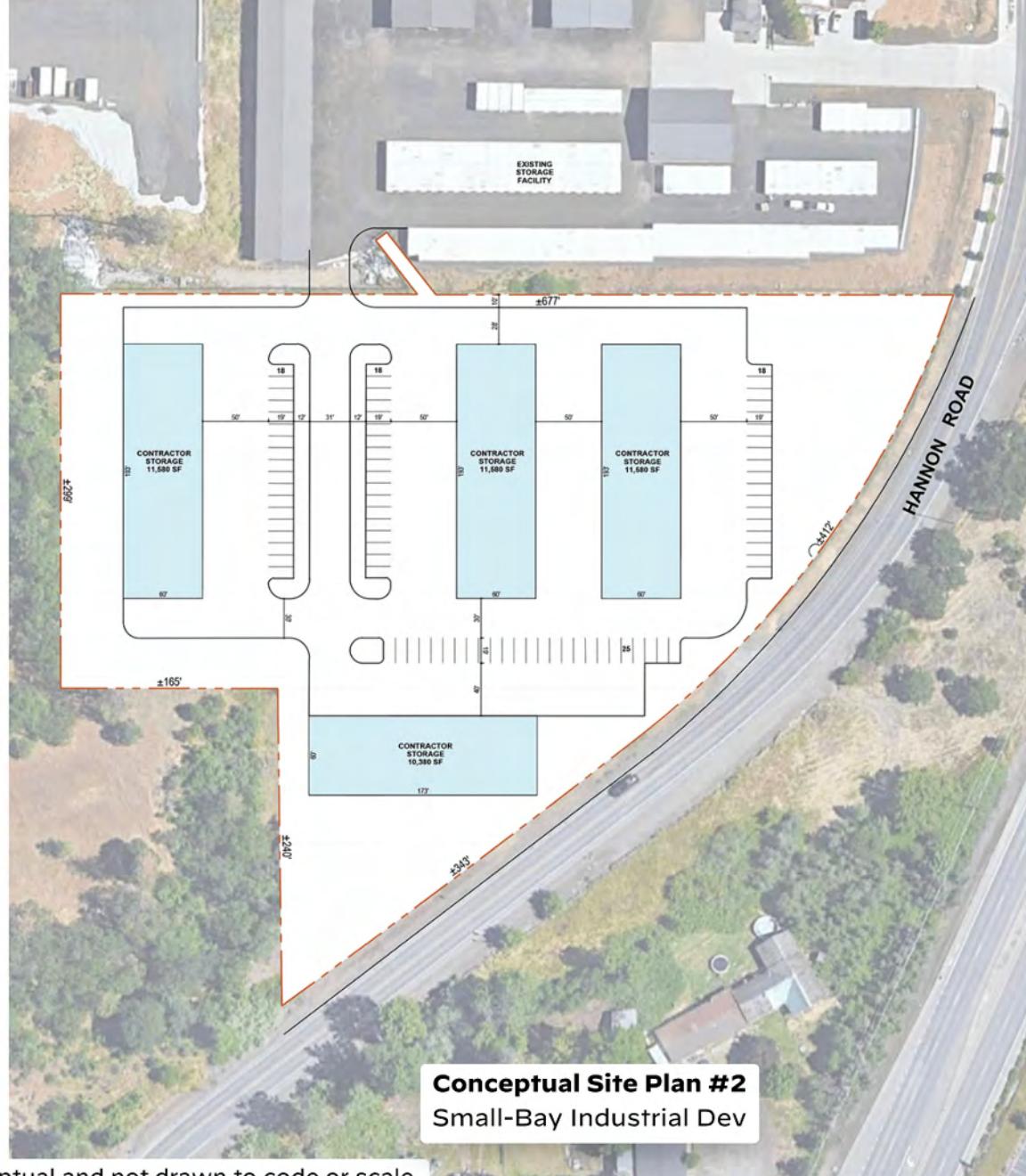
Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	L-1 (Limited Industrial) External link to Eagle Point Zoning Code
City Limits:	Inside city limits of Eagle Point
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	Yes
Wetlands:	Riverine
Soils:	27D - Carney Clay; 139A - Padigan Clay; 44E - Debenger-Brader loams
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Fire District #3
School District:	9 (Eagle Point)
Airport:	N/A
Air Quality Mgmt:	Within AQM Area
Wildfire Hazard:	No
Vernal Pools:	N/A
Natural Area:	N/A



Conceptual Site Plan #1

Self-Storage Facility



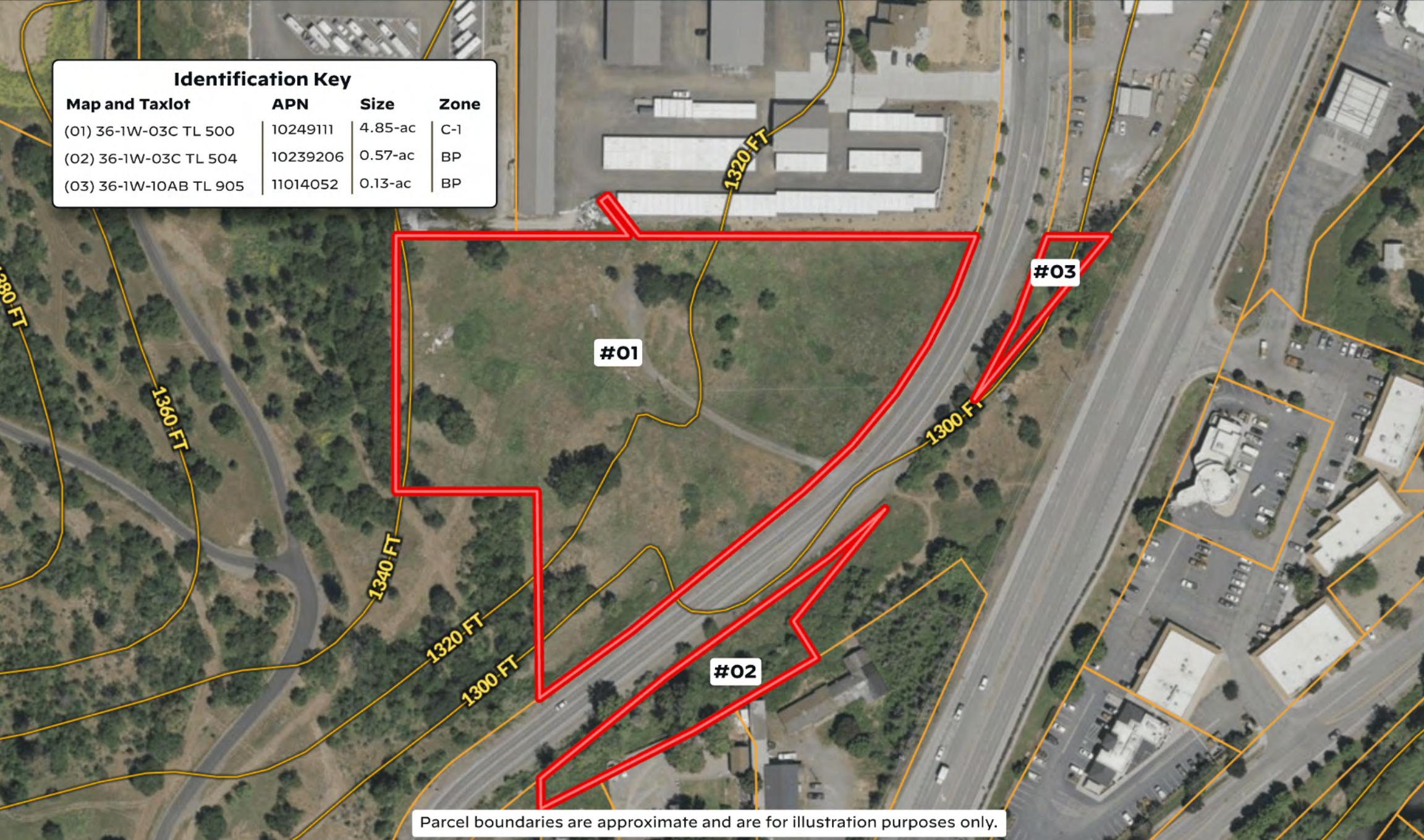
Conceptual Site Plan #2

Development ideas are purely conceptual and not drawn to code or scale.

Conceptual Development Siteplans

Identification Key

Map and Taxlot	APN	Size	Zone
(01) 36-1W-03C TL 500	10249111	4.85-ac	C-1
(02) 36-1W-03C TL 504	10239206	0.57-ac	BP
(03) 36-1W-10AB TL 905	11014052	0.13-ac	BP



Subject Property Aerial Summary

Identification Key

- Blue line = 14" Water main
- Black line = 12" Water main
- Yellow line = 8" Water main
- Orange line = 4" Water main

- Green line = 21" Sewer main
- Red line = 18" Sewer main
- Pink line = 14" Sewer main
- Cyan line = 12" Sewer main
- Magenta line = 10" Sewer main
- Yellow line = 8" Sewer main

Note: Line diameters vary widely. Utility locations and boundaries are **approximate and not guaranteed**. Stormwater mains are not reported. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

Sources: Rogue Valley Sewer Services

Subject Property

Parcel boundaries are approximate and are for illustration purposes only.

Existing Utility Map (approx.)

Soil Info Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27D	Carney clay, 5 to 20 percent slopes	4.65	84.09	0	48	4e
139A	Padigan clay, 0 to 3 percent slopes	0.7	12.66	0	23	4w
44E	Debenger-Brader loams, 15 to 40 percent slopes	0.18	3.25	0	41	4e
TOTALS		5.53(*)	100%	-	44.61	4.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

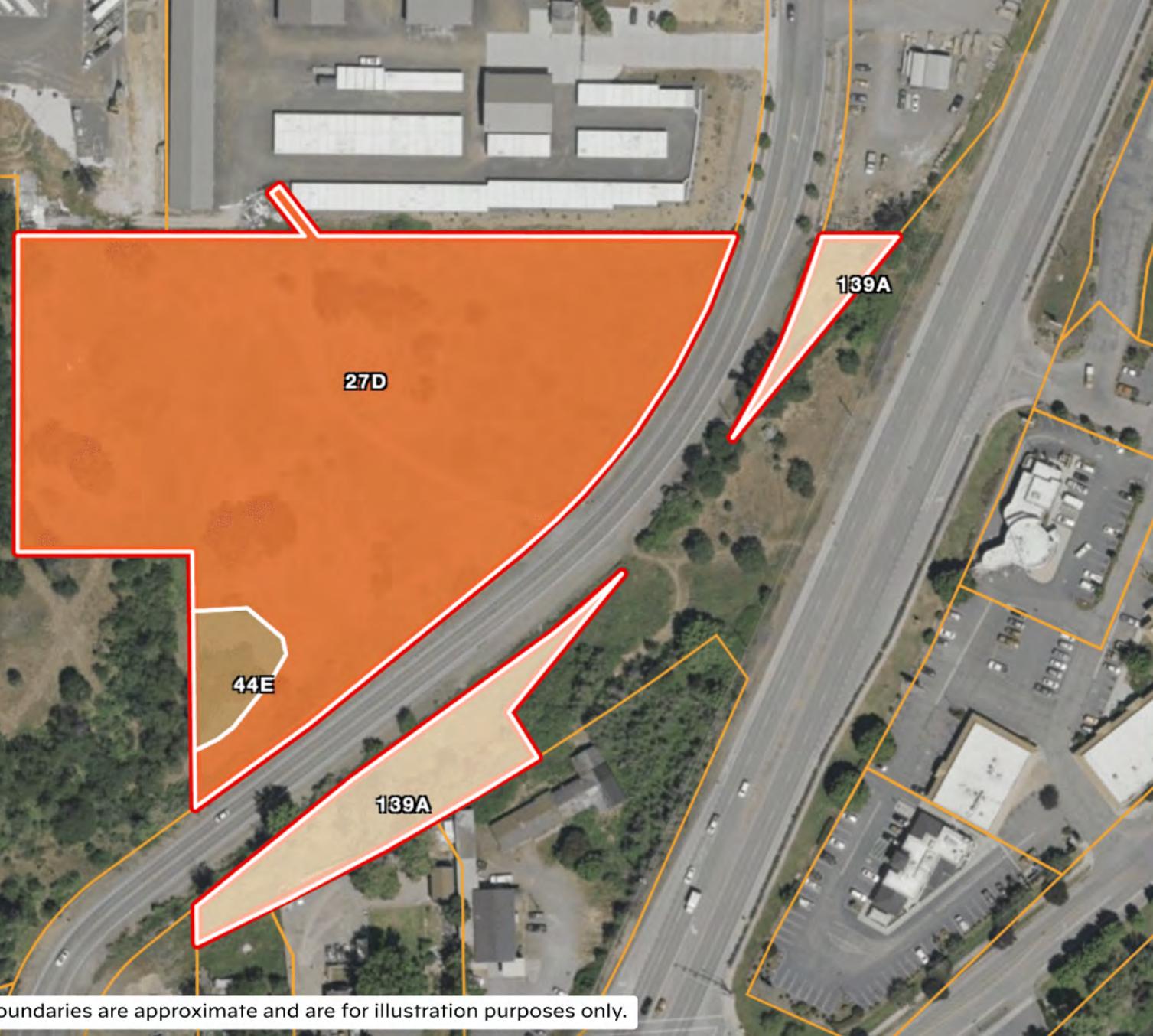


'Wild Life'

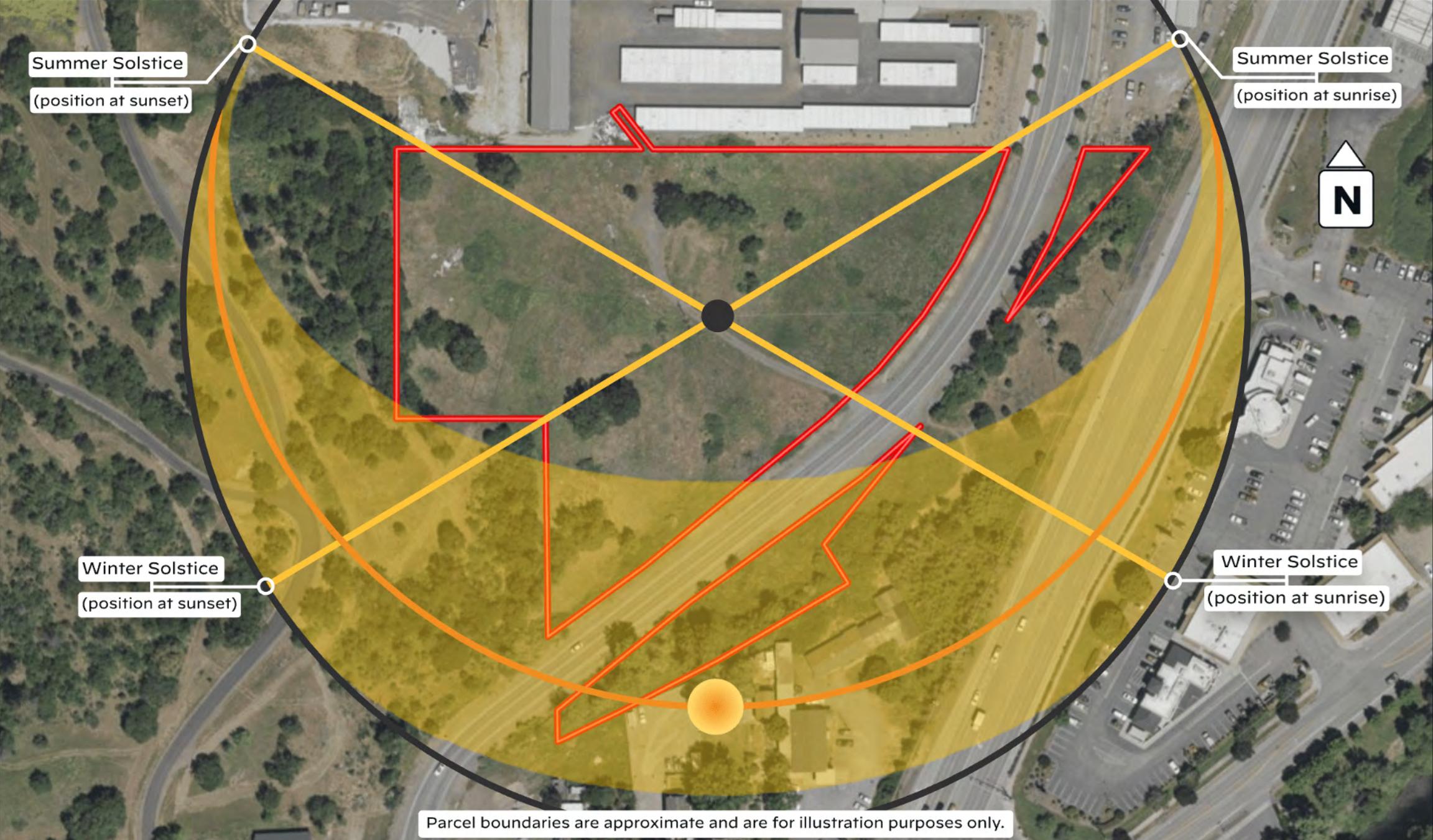
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Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



Subject Property Soil Map



Sun Path Overlay (approximate)

Subject Property Aerial



Parcel boundaries are approximate and are for illustration purposes only.

10569 Hannon Rd | Merit Commercial Real Estate | 11



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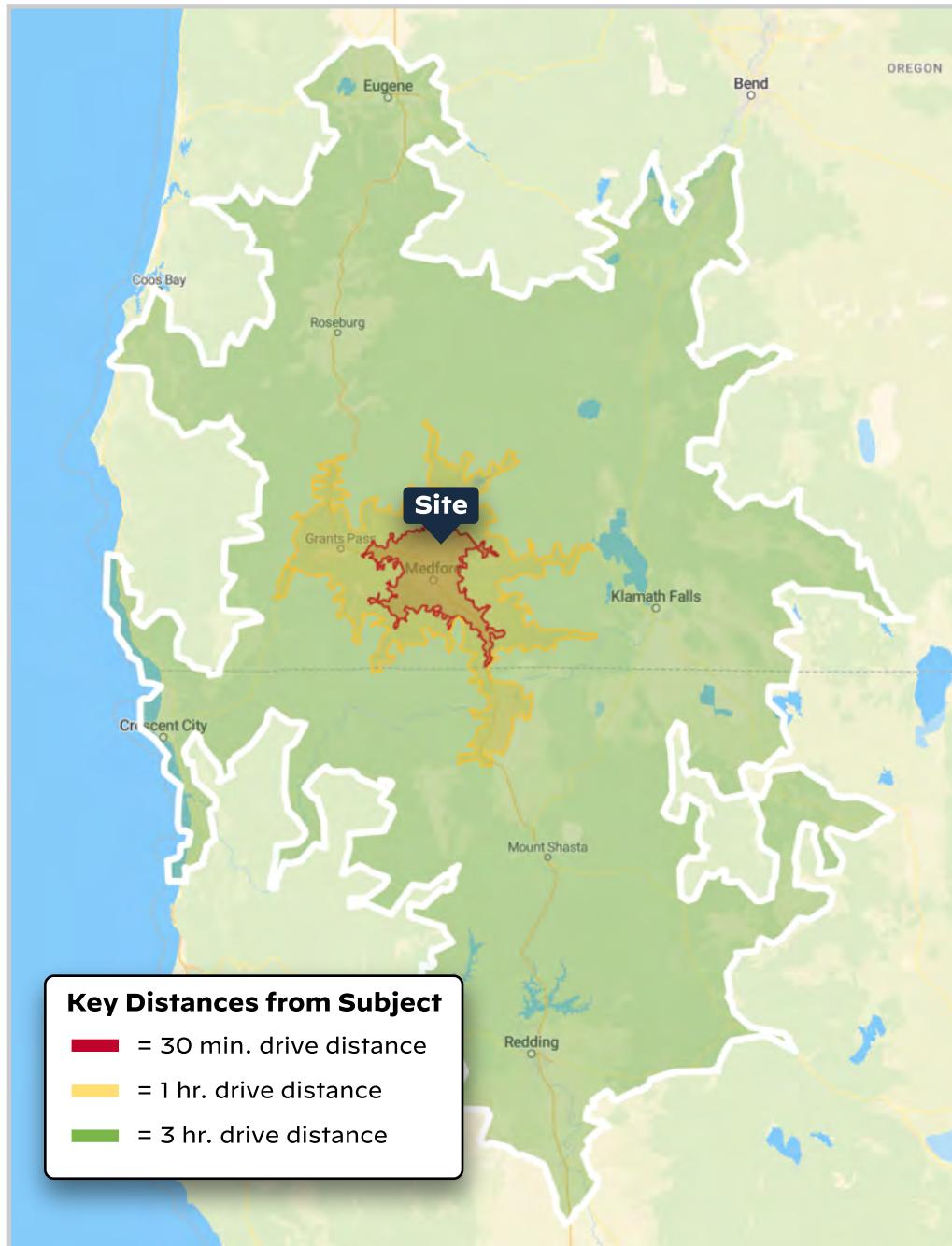
Subject Photo

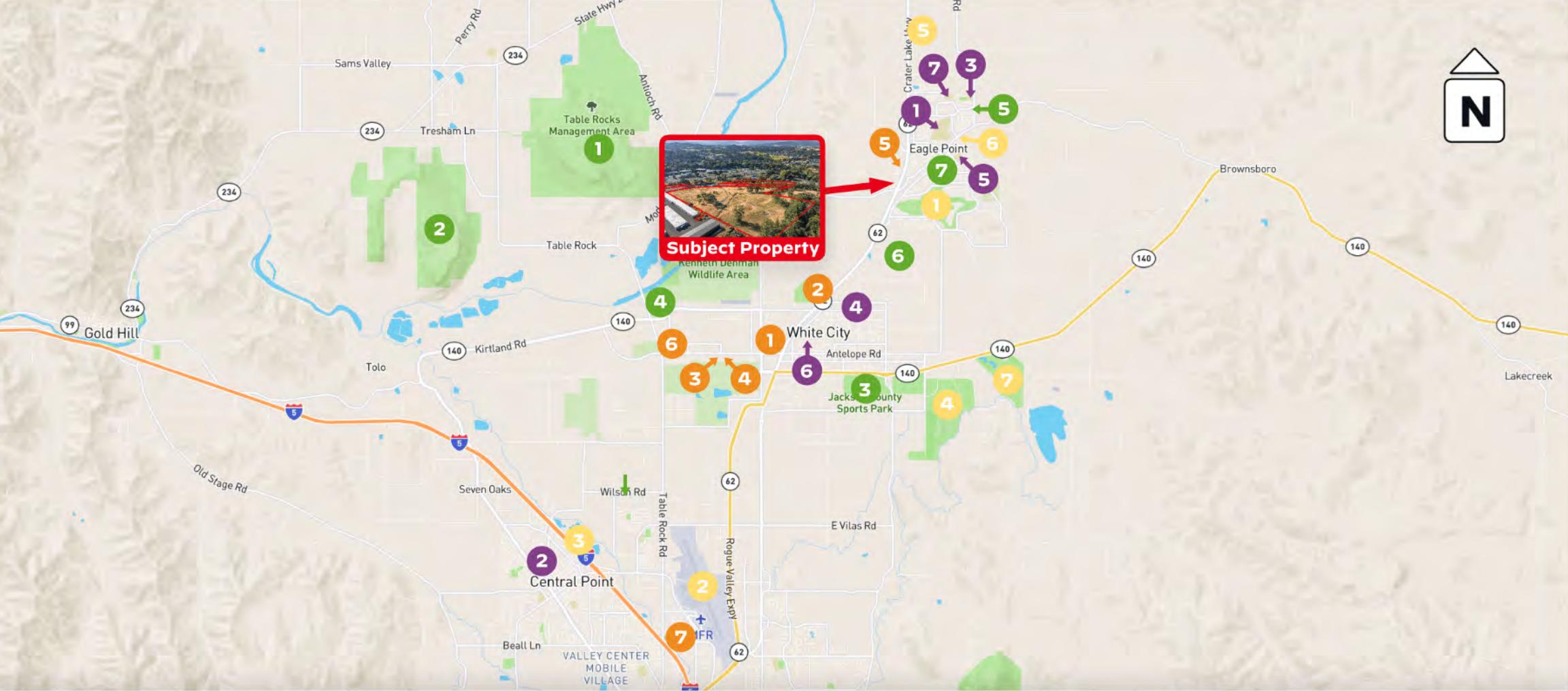


Market Summary

	Demographics	Eagle Point	Jackson County	National
Population				
2021 Census Population	9,600	222,258	-	
2015 Population	8,701	219,616	-	
2010 Population	8,469	203,357	-	
Pop. Growth 2010-2015	2.74%	8.00%	-	
Pop. Growth 2016-2021	10.33%	1.02%	-	
Personal/Education				
Median HH Income	\$89,187	\$61,020	\$75,989	
Per Capita Income	\$33,439	\$33,346	\$35,384	
Median Age	36.1	42.6	38.1	
Unemployment Rate	2.7%	2.8%	3.7%	
High School Degree	87.7%	90.8%	91.1%	
Bachelor's Degree	18.8%	25.1%	36.0%	
Housing				
Median Home Value	\$393,400	\$465,000	\$428,700	
# Households	3,724	104,318	-	
Owner Occupied	74.5%	64.3%	64.4%	
Tenant Occupied	25.5% (±)	34.1% (±)	29.3%	
Vacancy	-	1.6% (±)	5.8%	

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





Greenspace / Parks

- 1 Upper Table Rock
- 2 Lower Table Rock
- 3 Jackson County Sports Park
- 4 Touvelle State Recreation Site
- 5 Chamberlain Park
- 6 Lucas Park
- 7 Outback Field

Schools

- 1 Eagle Point High School
- 2 Crater High School
- 3 Eagle Point Middle School
- 4 White Mountain Middle School
- 5 Hillside Elementary School
- 6 Table Rock Elementary School
- 7 Eagle Rock Elementary School

Major Employers

- 1 Boise Cascade
- 2 VA Rehabilitation Center
- 3 Metal Masters
- 4 Biomed Diagnostics
- 5 Walmart
- 6 Rogue Community College
- 7 C&K Market

Landmarks

- 1 Eagle Point Golf Course
- 2 Rogue Valley International Airport
- 3 Jackson County Expo
- 4 Southern Oregon Speedway
- 5 The Wood House
- 6 Butte Creek Mill
- 7 Stone Ridge Golf Club



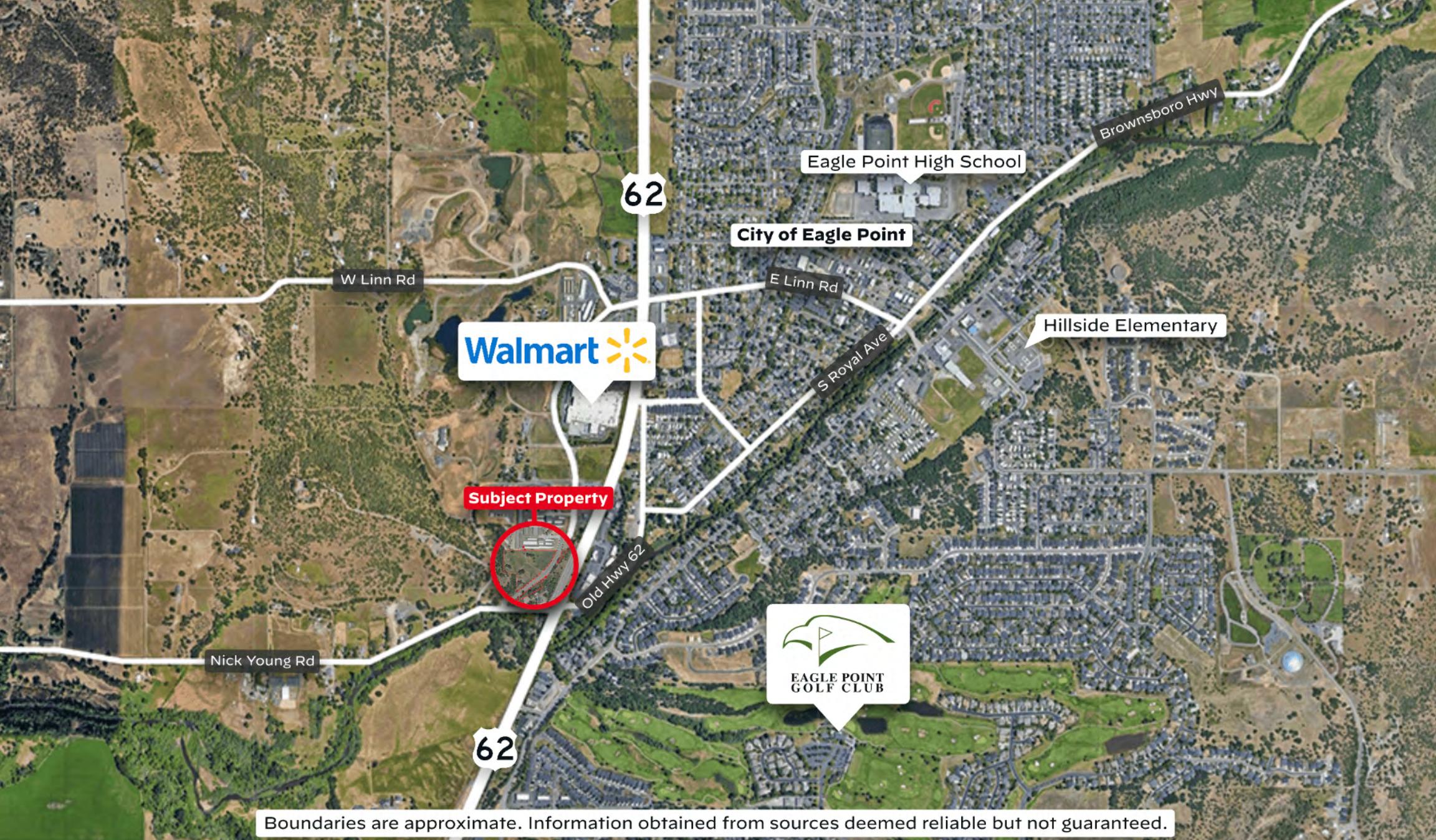
Eagle Point Golf Club



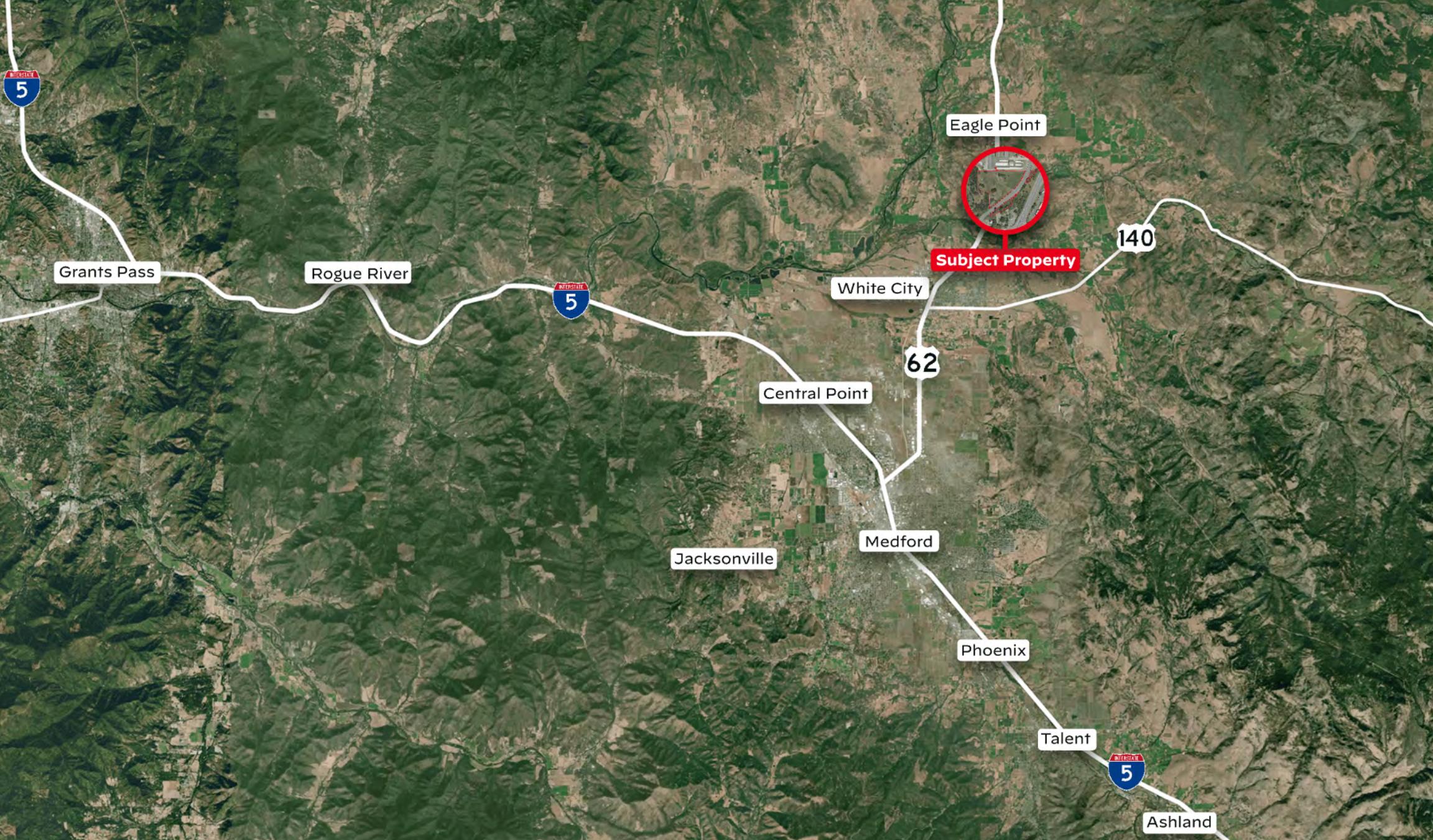
Eagle Point History and Profile

Eagle Point, Oregon - a picturesque city with deep historical roots and a steadily growing community. Established in the late 1800s, Eagle Point initially thrived as a stop along the wagon trail and later grew as a center for agriculture and ranching, benefiting from the region's fertile soil and access to Little Butte Creek. Its historic Butte Creek Mill, originally built in 1872, stands as a testament to the city's rich history and serves as a beloved landmark. Over the years, the town has retained its charm while evolving into a dynamic residential and commercial hub in Southern Oregon.

Known as the "Gateway to the Lakes," Eagle Point offers close proximity to popular outdoor destinations like Crater Lake, Lost Creek Lake, and the Rogue River. With a population of approximately 10,000, the city has seen consistent growth due to its family-friendly environment, strong school system, and access to recreational opportunities. Eagle Point's economy is bolstered by a mix of agriculture, retail, and service-based industries, with its historic downtown and modern shopping centers providing a balance of small-town charm and convenience. The city's strategic location, just 12 miles from Medford, makes it an attractive option for businesses and residents seeking a peaceful yet connected community.



Region Map - Eagle Point



Region Map - Rogue Valley

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.



Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and Sacramento. 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.

Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, 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 drier, 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.

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



Transaction Guidelines

10596 Hannon 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 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. Reasonable notice for all tours is requested. 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 Robyn and Caspian for additional information.

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