

OFFERING MEMORANDUM

— FOR SALE —

INDUSTRIAL DEVELOPMENT SITE IN CENTRAL POINT, OR

5202 Table Rock Rd, Central Point, OR, 97502

www.Merit-Commercial.com / (541) 608-6704 / team@merit-commercial.com

Guaranteed human-originated content
Minimal AI content in OM ✓

Caspian Hoehne
Licensed Broker



Scott King
Principal Broker



Parcel boundaries are approximate and are for illustration purposes only.
Aerial photo has been enhanced using AI and may not be exactly accurate.

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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: [MERIT-COMMERCIAL.COM](https://merit-commercial.com)

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **5202 Table Rock Road**, a highly visible industrial development site located in beautiful Central Point, Oregon (the "Property" or the "Site").

The Property is situated on one 5.54-acre parcel within I-L (Light Industrial) zoning, allowing for warehouse, office, and low intensity industrial uses in areas near residential and commercial zones.

Strategically located on Table Rock Road, a main commercial corridor within the Rogue Valley, the Site benefits from strong roadway exposure with ±16,487 VPD and 375' of frontage. The Property also has three existing full-movement curb cuts providing excellent access to the site.

All utilities are public and are serviced via Rouge Valley Sewer Services, City of Central Point, Medford Water Commission, Pacific Power (electricity). Additionally, Avista natural gas is believed to be available in the area, as well as both Hunter Communications and Spectrum fiber internet lines.

All utility mains are located at the street running along Table Rock Road, including a Central Point water main, MWC water

main, an 8" sewer main, and a 12" stormwater main line (two drainlines are stubbed to the Property).

The area surrounding the Property features various commercial businesses ranging from retail, self-storage facilities and lighter industrial operations. Interstate 5 access is a 4-minute / 1.7 mile drive from the Site providing strong connectivity for future uses. Additionally, the Property is located within a Federal Opportunity Zone, offering potentially significant tax advantages.

Prospective buyers should note that the Site has a section of wetlands and 100-year floodzone area located on the eastern side of the parcel, roughly bisecting the site. Prospective buyers could possibly split the lot, lease excess unused land, or a variety of other options to maximize use of the development land. Buyer is to confirm permitted uses and assess the feasibility and potential of subdividing.

The opportunity at 5202 Table Rock Road is clear for prospective buyers. The property is a high-visibility industrial development site presenting a rare opportunity for developers and investors. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

Offering Summary

Offering Price:	\$1,100,000
Address:	5202 Table Rock Rd, Central Point, OR, 97502
Legal:	36-5W-17BB TL 5300 APN 10194245
Annual Taxes:	\$2,656.10 (2026)
Zoning:	I-L (Light Industrial)
Land Area:	5.54 acres (241,322 SF)
Access:	Three curb-cuts located off of Table Rock Rd
Frontage:	±375' frontage on Table Rock Rd
Visibility:	±16,487 VPD
Elevation:	Relatively flat topography with ±1280' MSL
Utilities:	All utilities are public and are currently serviced via the City of Central Point, MWC, Pacific Power, and RVSS. - Central Point and MWC water mains located at street - 8" sewer main - 12" stormwater main line
Within OZ:	Property is located within a federally recognized Opportunity Zone
Floodplain:	100-year floodzone area located on the eastern side of the parcel
Wetlands:	Federally recognized wetlands located on the eastern side of the parcel bisecting the Site

Investment Highlights

Strong Connectivity

The Site is situated on Table Rock Road, a main arterial within Central Point and the greater Rogue Valley. The Site is a short 4-minute / 1.7 mile drive from the Site providing strong connectivity for future industrial uses, and also enjoys 3 unimpeded full motion driveways.



Flat & Usable Topography

The Site has a predominately flat elevation of 1280' MSL. The flat, accessible parcel along with convenient access could make for an easy development process, reducing costs in planning and construction. Additionally, utilities are either stubbed to the Site or very close at the street.

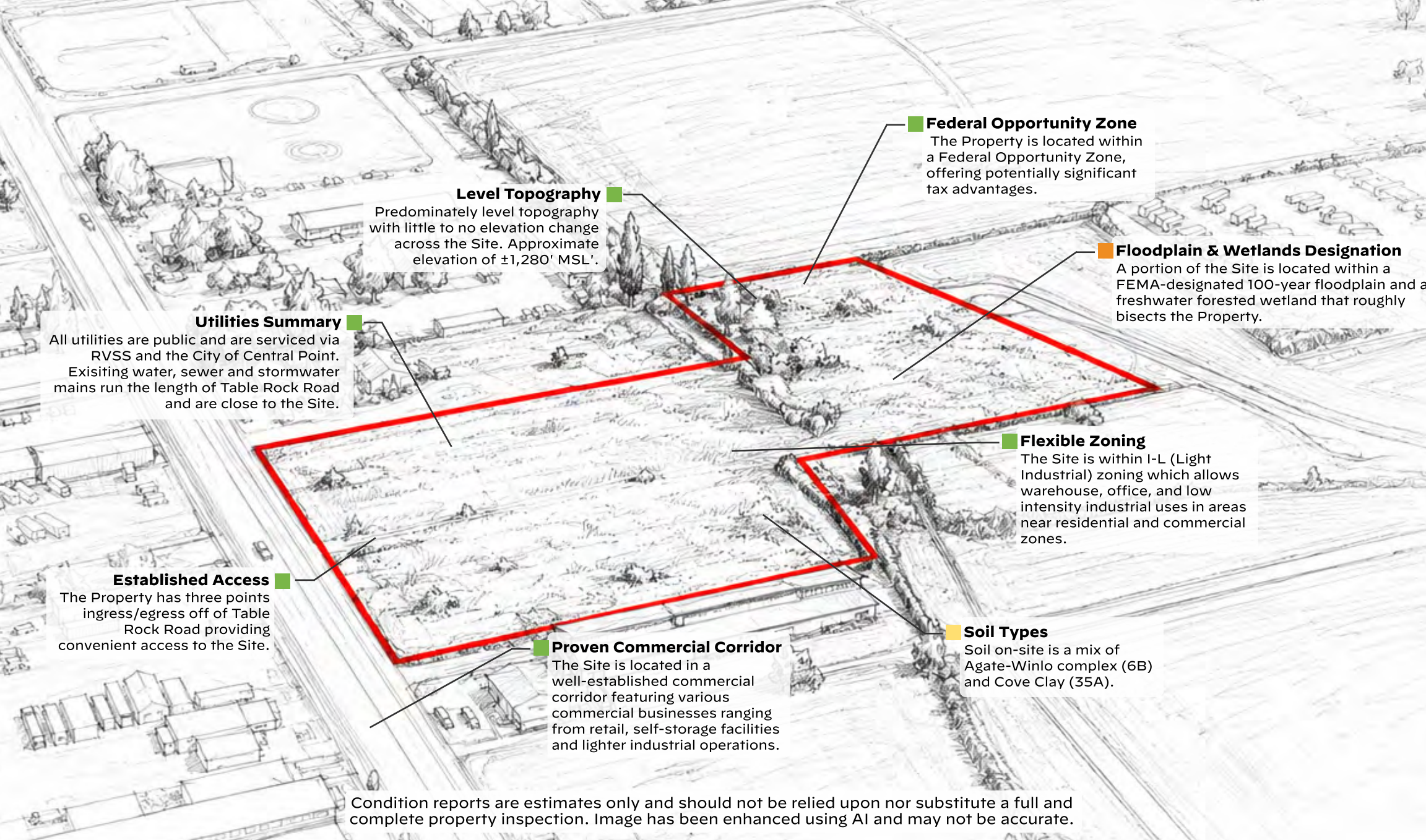


Flexible Zoning

5202 Table Rock Road is within I-L (Light Industrial) zoning which allows warehouse, office, and low intensity industrial uses in areas near residential and commercial zones. The Site is also one of a handful of undeveloped industrial parcels on a high-traffic roadway in Central Point.



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Level Topography

Predominately level topography with little to no elevation change across the Site. Approximate elevation of $\pm 1,280'$ MSL'.

Utilities Summary

All utilities are public and are serviced via RVSS and the City of Central Point. Existing water, sewer and stormwater mains run the length of Table Rock Road and are close to the Site.

Established Access

The Property has three points ingress/egress off of Table Rock Road providing convenient access to the Site.

Proven Commercial Corridor

The Site is located in a well-established commercial corridor featuring various commercial businesses ranging from retail, self-storage facilities and lighter industrial operations.

Federal Opportunity Zone

The Property is located within a Federal Opportunity Zone, offering potentially significant tax advantages.

Floodplain & Wetlands Designation

A portion of the Site is located within a FEMA-designated 100-year floodplain and a freshwater forested wetland that roughly bisects the Property.

Flexible Zoning

The Site is within I-L (Light Industrial) zoning which allows warehouse, office, and low intensity industrial uses in areas near residential and commercial zones.

Soil Types

Soil on-site is a mix of Agate-Winlo complex (6B) and Cove Clay (35A).

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview

Overlay Report



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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:	I-L (Light Industrial) External link to Central Point Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	100-Year flood plain
Wetlands:	Federally recognized wetlands
Soils:	6B - Agate-Winlo complex; 35A - Cove Clay
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Fire District #3
School District:	6 (Central Point)
Airport:	Yes; min. elevation 1,294'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	Yes, mix of developed and weak vernal pools
Natural Area:	N/A



The Property enjoys three existing full-movement curb cuts off of Table Rock Road providing excellent access to the Site.

Land on the eastern side of the Property is owned by the Rogue Valley International Medford Airport

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Subject Property Aerial

Soil Info Key

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6B	Agate-Winko complex, 0 to 5 percent slopes	3.79	66.78	0	35	4s
35A	Cove clay, 0 to 3 percent slopes	1.71	31.03	0	53	4w
TOTALS		5.5(*)	100%	-	40.52	4.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

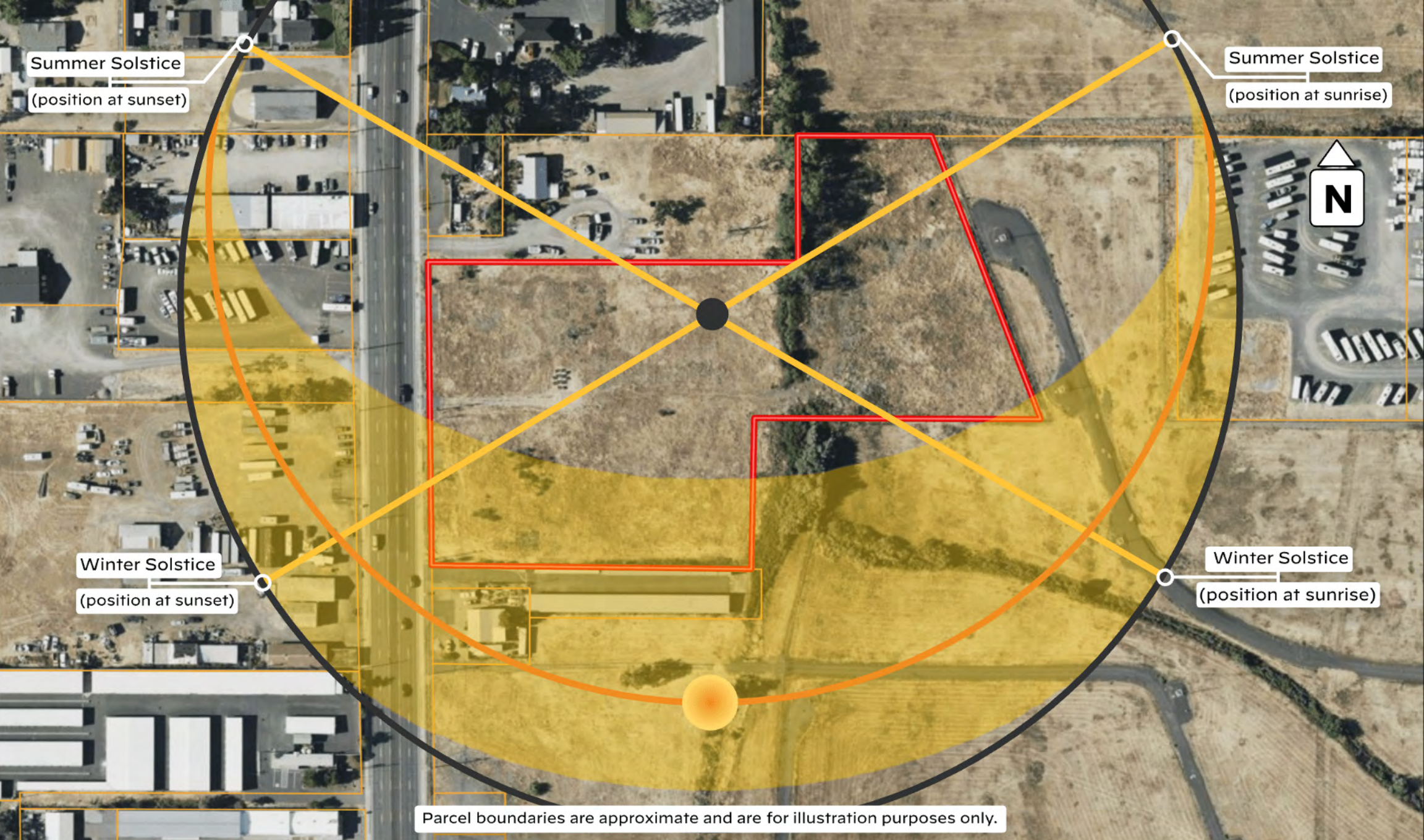
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Soil Map



Sun Path Overlay (approximate)

Identification Key

-  = MWC water main
-  = Central Point water main
-  = Sewer mains
-  = Stormwater mains

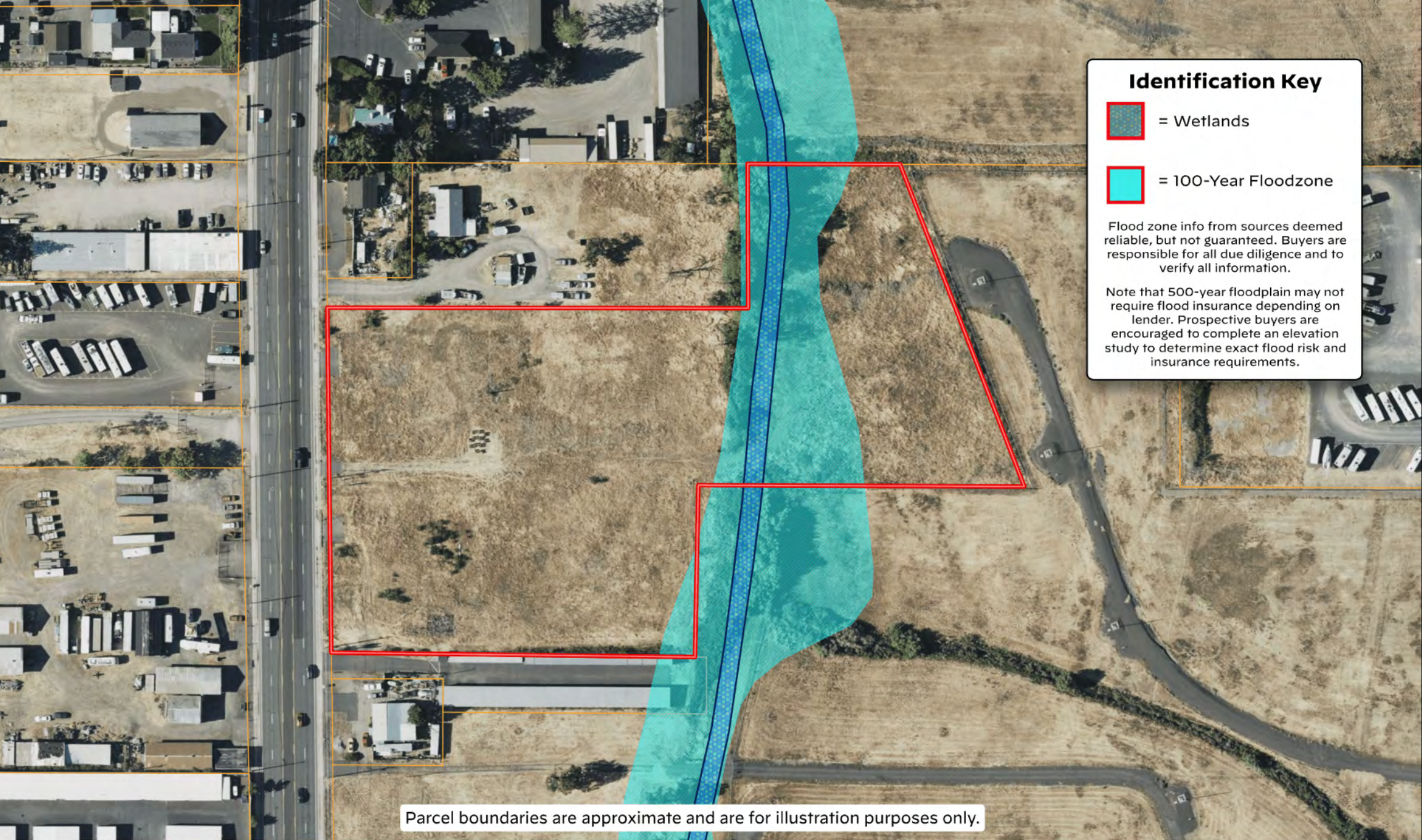
Note: Line diameters vary widely. Utility locations and boundaries are **approximate and not guaranteed**. Buyer is solely responsible to verify size, location, capacity, and all other items regarding utilities.

Sources: City of Central Point, Rogue Valley Sewer Services, Medford Water Commission



60-inch sewer mainline

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Identification Key

 = Wetlands

 = 100-Year Floodzone

Flood zone info from sources deemed reliable, but not guaranteed. Buyers are responsible for all due diligence and to verify all information.

Note that 500-year floodplain may not require flood insurance depending on lender. Prospective buyers are encouraged to complete an elevation study to determine exact flood risk and insurance requirements.

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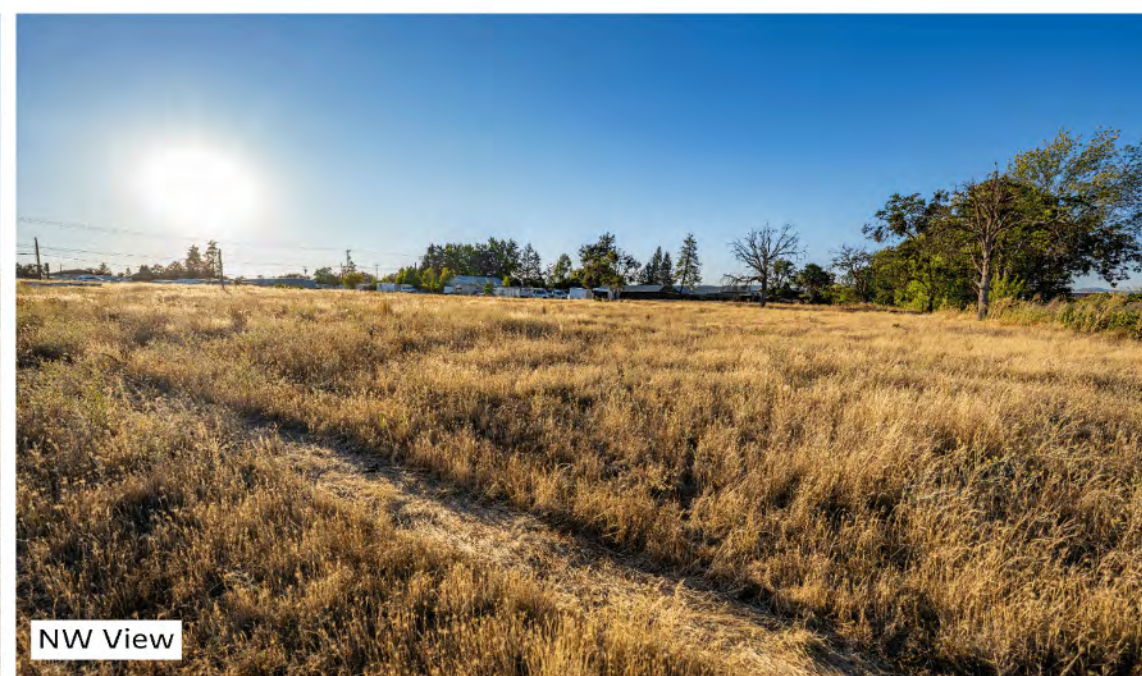


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Subject Photo - Exterior



North View



NW View



SW View



South View

Subject Photos - Ground Level

Market Summary

	Demographics	Medford MSA	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. 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.

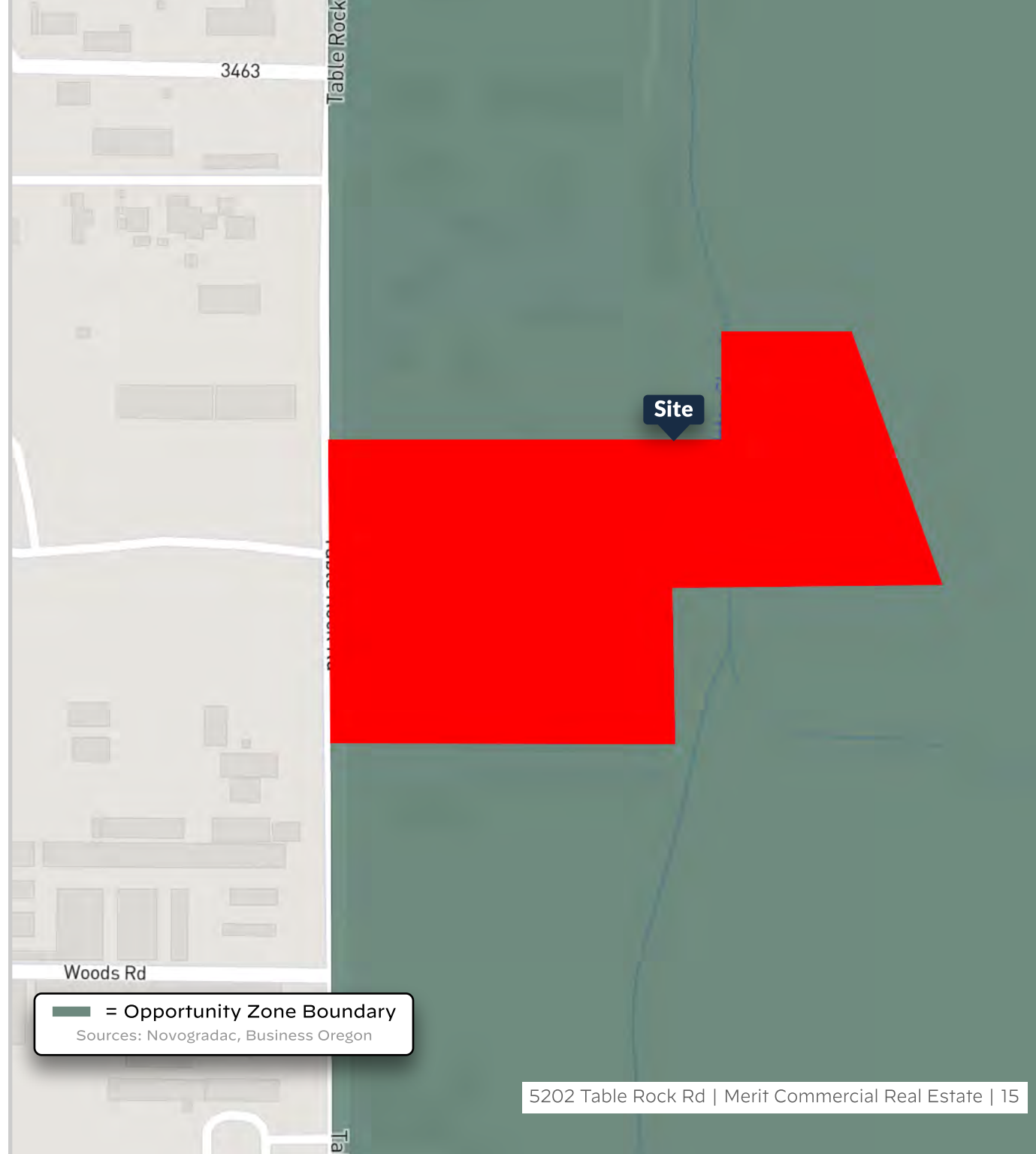


Opportunity Zones

5202 Table Rock Road is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 5202 Table Rock Road, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

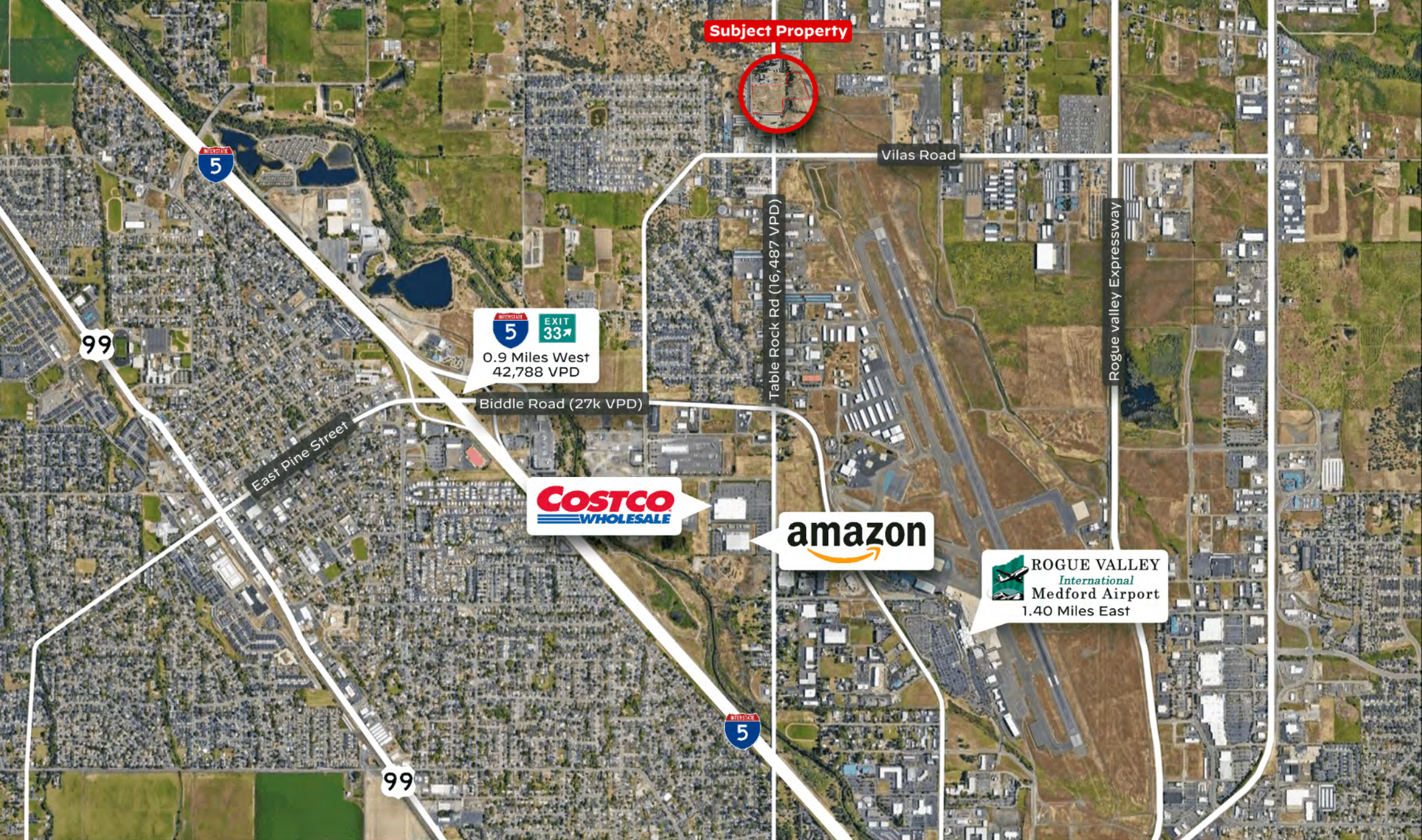
Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation would not apply. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.



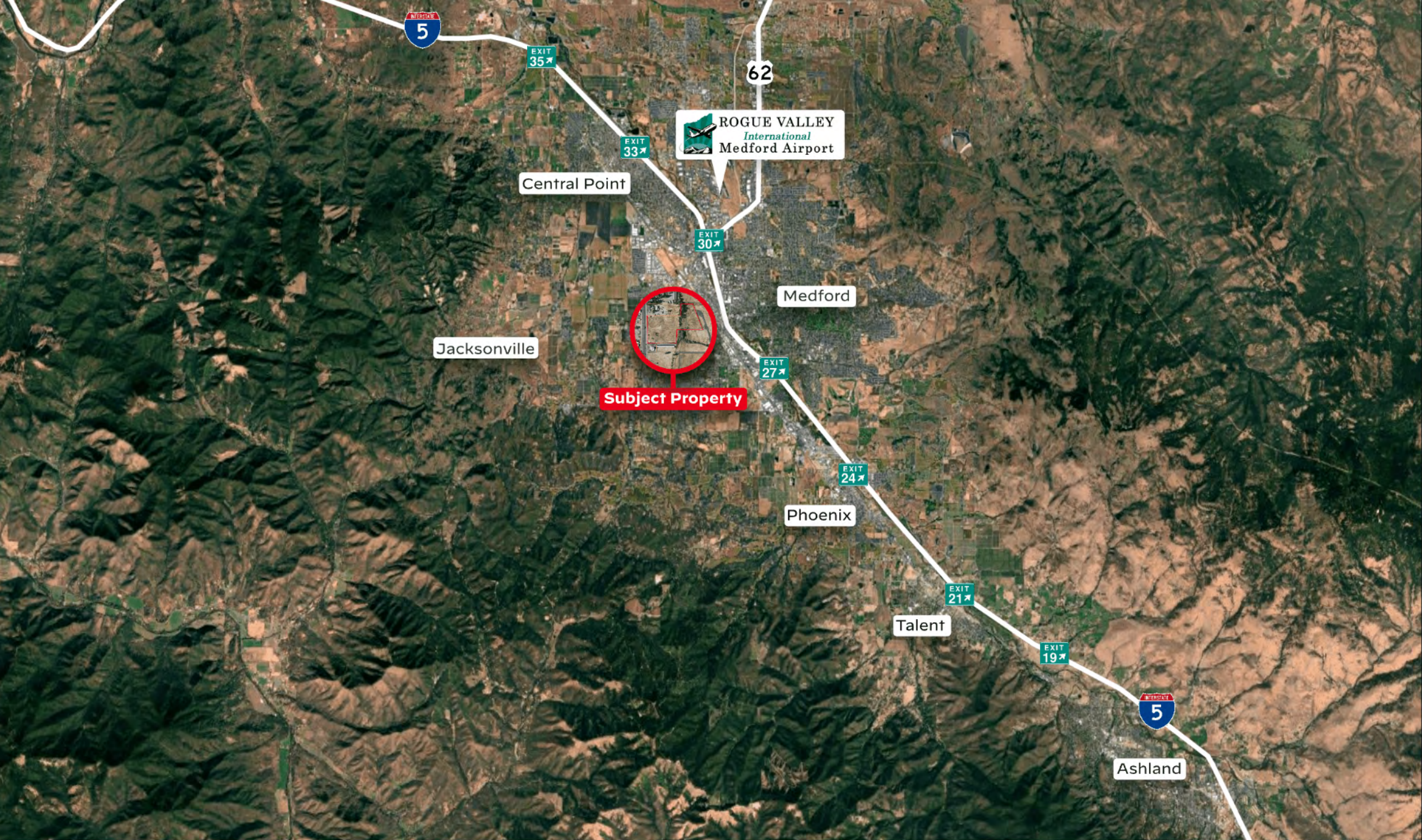


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Corporate Neighbors



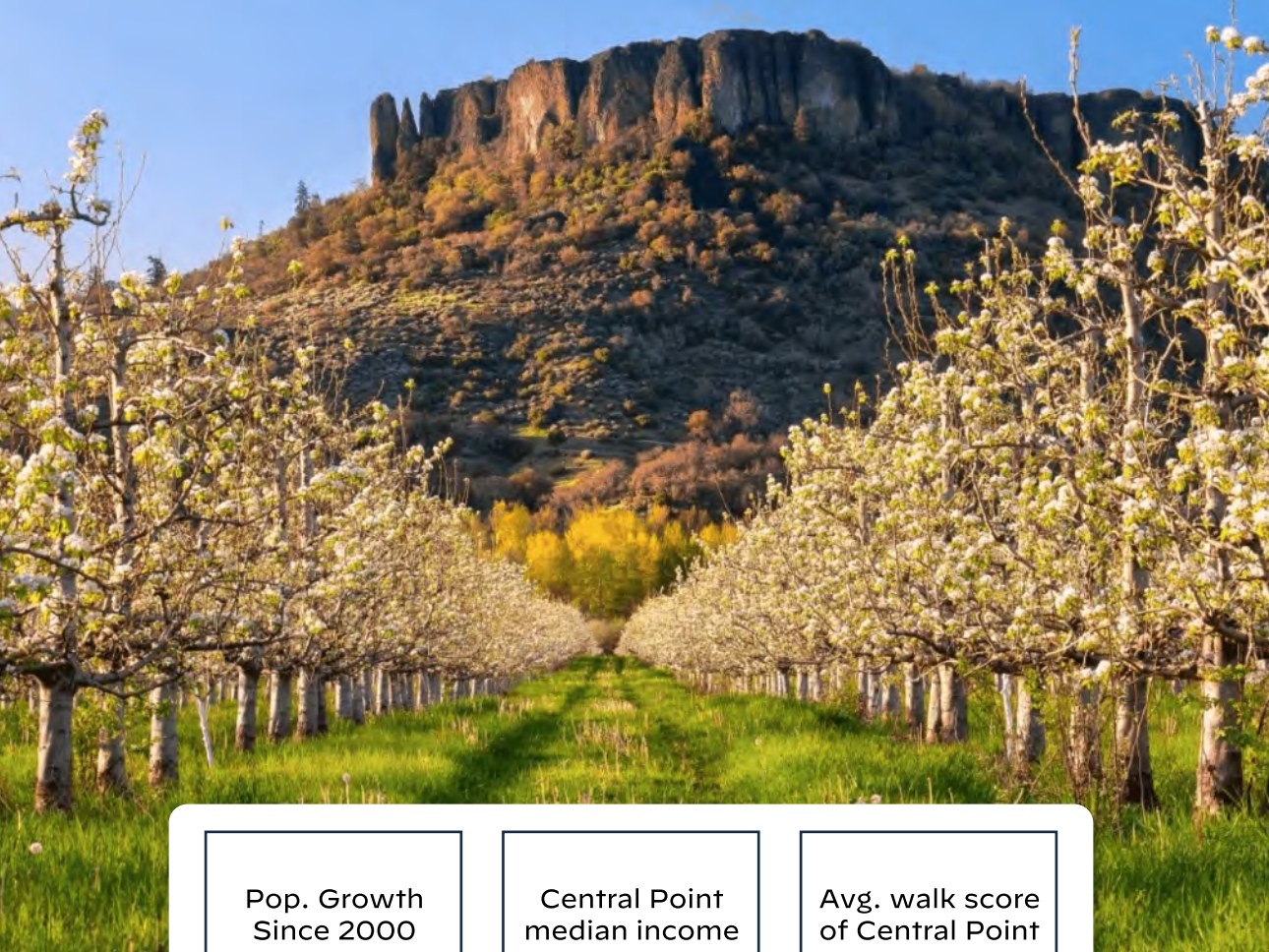
Regional Map - Central Point



Regional Map - Rogue Valley



Southern Oregon Market



Central Point History and Profile

Central Point, Oregon - aptly named for its location in the heart of the Rogue Valley - has a rich history since the late 1800's. Slow but steady growth throughout the 1900's led to a population boom in the early 2000's, with an astounding 54.9% growth rate in folks calling Central Point home since 2000. Viewed as the hidden gem of the Rogue Valley, Central Point is desirable to homeowners and tenants alike for it's low crime rate, near-zero homeless population, and the City's exceptionally convenient location, as well as being home to the Jackson County Fairgrounds and Expo.

The City has a strong sense of community as well as a diverse economy. Within City limits, 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 hour's drive.

Central Point is also home to the Jackson County Fairgrounds and Expo, which is home to several large events and concerts each year, including the Jackson County Fair, seeing thousands of attendees each July.

Pop. Growth
Since 2000

55%

Central Point
median income

\$73k

Avg. walk score
of Central Point

70+



Strategic, Central Location

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 and all of California. Additionally, 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, with well over 1M annual travelers. MFR 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.

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.



Transaction Guidelines

5202 Table Rock 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 assist with questions in their scope.

Property Tours: Guided tours are available by appointment. Prospective buyers are free to drive by; we request that anyone walking the property is accompanied by a licensed broker or other authorized representative.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

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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Additional Resources

Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

Local Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapemedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com..... (541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguecu.org..... (541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private), Dane Fitch** (206) 972 8127
- Pacific Capital (Private)**, pac-capital.com..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank)**, (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

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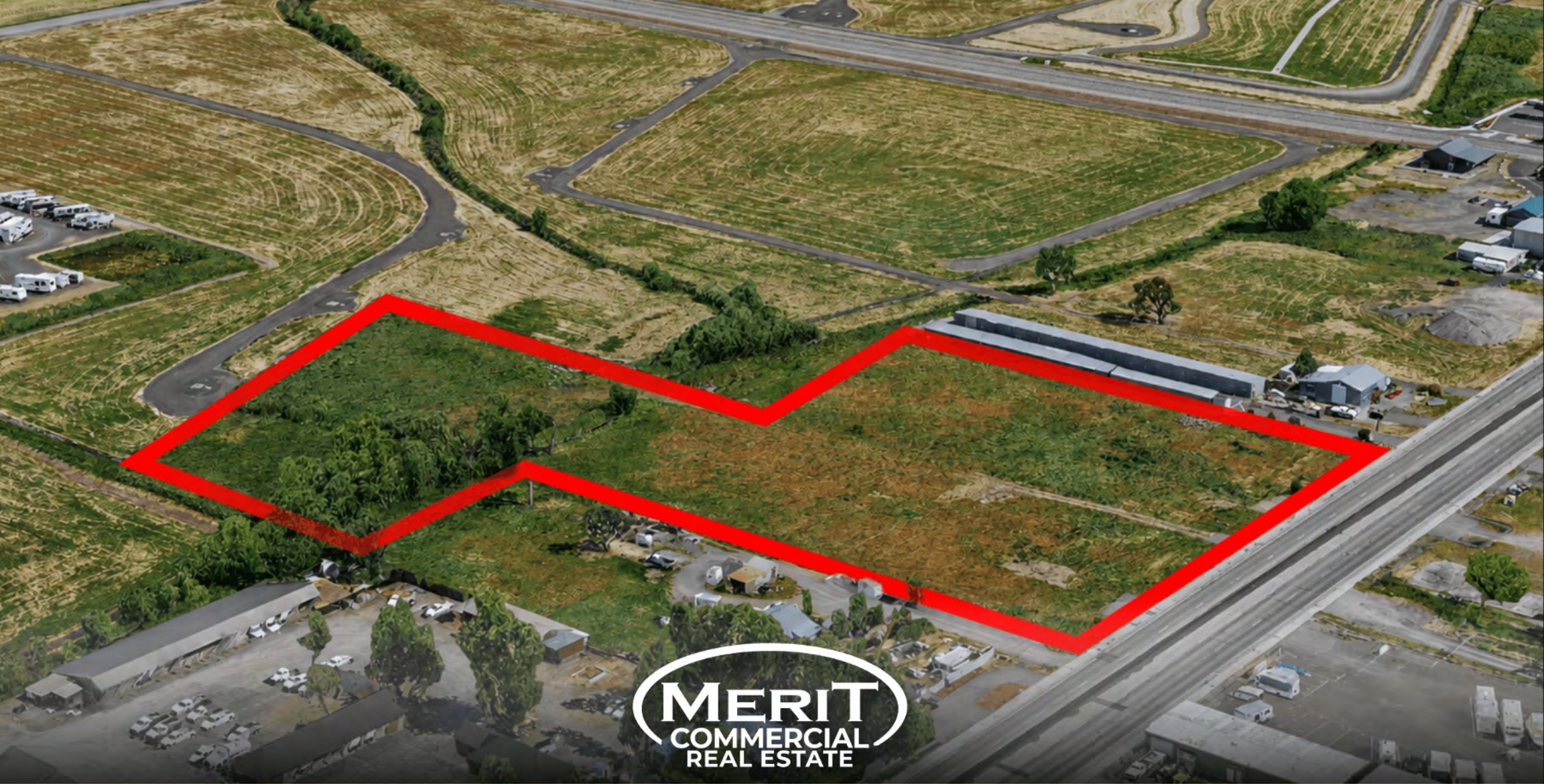
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