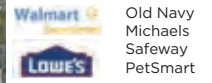




Delta Park Center



Rogue Valley Mall



Poplar Square



Bear Creek Plaza



Northgate Marketplace



Medford Center



The last sizeable acreage at a freeway interchange in the growing Medford Metro

Rogue Valley Country Club



EXIT 27



Stewart Meadows Golf Course

Bear Creek Golf Course

Quail Point Golf Course

Centennial Golf Club

US Cellular Community Park

PLANNED RESIDENTIAL DEVELOPMENT

SITE

EXIT 24



CUSHMAN & WAKEFIELD

FOR SALE

Commercial Land

at I-5 Interchange | Phoenix, OR



Medford Contact:

Tom Fischer
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Cushman & Wakefield:

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Keegan Clay, Senior Associate
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FOR SALE

COMMERCIAL LAND
at I-5 Interchange
Exit 24

3775 Fern Valley Rd
Phoenix, Oregon
97535

**MEDFORD
CONTACT:**

Property Highlights

Location	3775 Fern Valley Road Interstate 5, Exit 24 Phoenix, Oregon 97535
Size	25.9 Acres Commercial 6.31 Acres Residential 6.3 Acres Possible Expansion Will divide
Price	Call for pricing

- Last sizable I-5 interchange acreage in the region
- Approved for 713 pm Peak Hour Trips (no further traffic studies required)
- Approved access from Interchange
- Next to Home Depot
- Adjacent planned development of High Tech Campus and housing
- Proximity to California draws shoppers for no sales tax in Oregon
- Zoned Commercial and Residential

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Commercial Land

at I-5 Interchange | Phoenix, OR

FOR SALE

Residential
Development
Planned

Housing
Development

40,600 ADT (2015)

39,300 ADT (2015)

Exit 24: Fern Valley Interchange

As a consequence of the area's growth, significant upgrades to the Fern Valley Interchange were completed in 2016 creating excellent access for Home Depot and McDonald's and the expected future residential growth.



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FOR SALE

Commercial Land at I-5 Interchange, Exit 24

3775 Fern Valley Road, Phoenix, Oregon 97535

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Downtown
Medford

2.35 AC

Residential
6.31 AC

Commercial
29.9 AC

Fern Valley Road

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