



RUTLEDGE
PROPERTY GROUP

POWERED BY
PLACE

BROKERED BY
exp
REALTY

FOR SALE



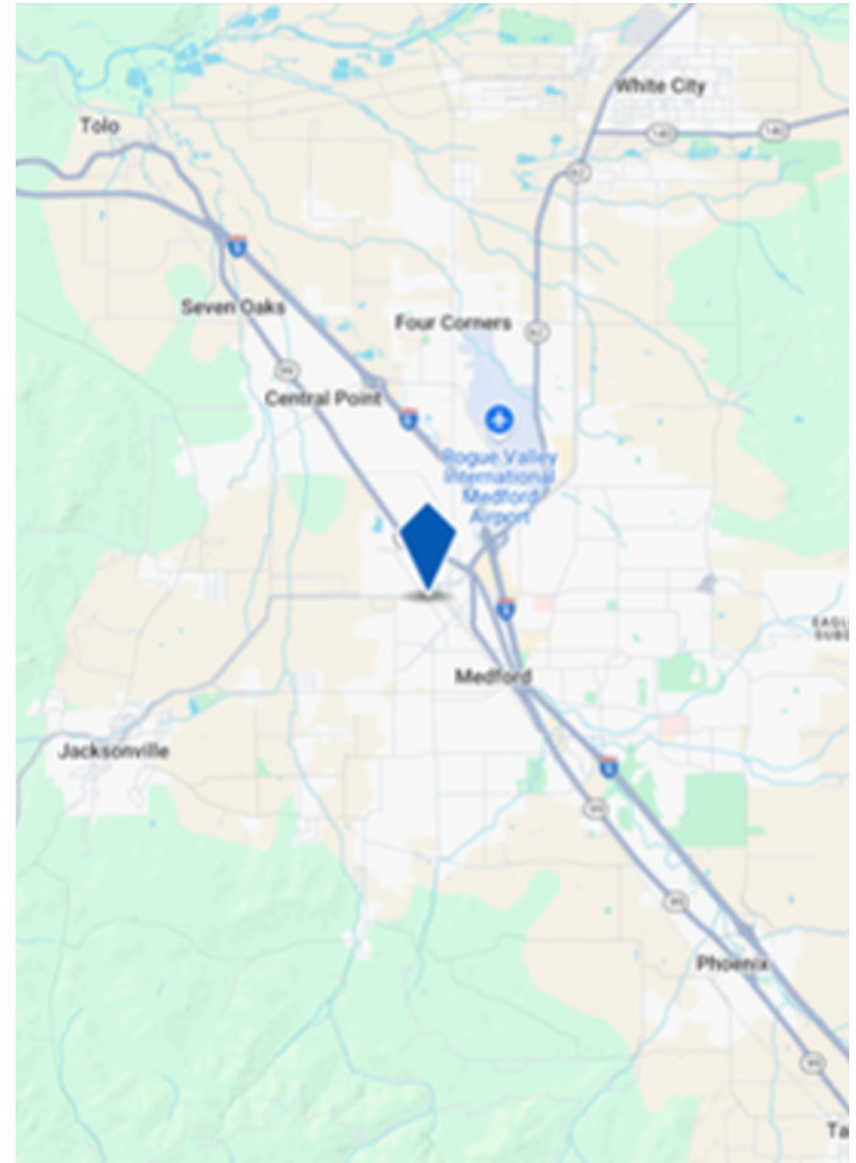
Dairy Gold Re-Development Site

1300 Court St. Medford, OR

FOR INFORMATION: ADAM RUTLEDGE | 541.890.4876 | ADAM@541SOLD.COM

PROPERTY FACTS

Price	\$1,600,000
Price Per SF	\$68.01
Sale Type	RE-Development
Cap Rate	TBD
Property Type	Community Commercial
Property Subtype	Retail/Service/Shopping Ctr
Building Class	C
Lot Size	1.56 AC
Rentable Building Area	23,501 SF
No. Stories	2
Year Built	UNK
Parking Ratio	2.0 / 1,000 SF



- FOR SALE

INVESTMENT SUMMARY

- 1.56 AC Zoned Community Commercial
- High Traffic and Visibility
- Access to Major Arterials and I-5
- In-Fill Development in the heart of Medford
- Building can be remodeled

EXECUTIVE SUMMARY

1.56 Acres zoned C-C has excellent exposure to Court St and Riverside Traffic and is ready to be brought back to life, re-developed, or can be Leased for \$10,000/MO Modified Gross. This is a former milk processing site situated between the Rogue valley Mall and the Northgate Shopping Center with high traffic counts (30,000 + ADT). Existing building is an estimated 24,000+ SQFT with multiple bathrooms, office space, 12,000 of open space with high ceilings, 3 phase power and multiple drive approaches

UTILITIES

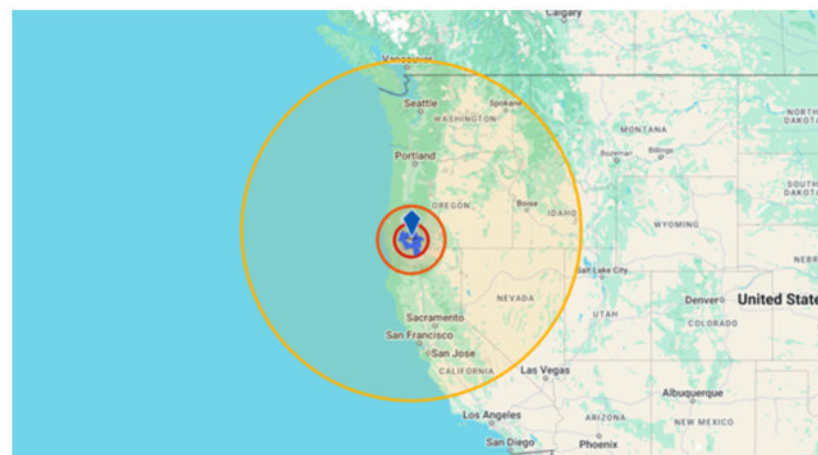
- Lighting
- Gas
- Water
- Sewer
- Heating



REGIONAL ACCESSIBILITY

CITY	POPULATION	MILES	DRIVE TIME
Portland	653,115	273	5 h 23 m
Sacramento	508,529	312	5 h 53 m
San Francisco	883,305	364	6 h 54 m
San Jose	1,030,119	398	7 h 32 m
Seattle	744,955	445	8 h 44 m
Fresno	530,093	478	9 h 7 m

ACCESS AND LABOR FORCE	10 MILES
Total Population	159,174
Total Labor Force	75,842
Unemployment Rate	4.04%
Median Household Income	\$64,864
Warehouse Employees	9,345
High School Education Or Higher	90.90%



DAIRY GOLD RE-DEVELOPMENT SITE - FOR SALE

PROPERTY TAXES

Parcel Number	10460861
Land Assessment	\$129,810 (2024)
Improvements Assessment	\$149,950 (2024)

Total Assessment	\$275,760 (2024)
Annual Taxes	\$6,217.71 (\$1.00/SQFT)
Tax Year	2024

ZONING

Community Commercial (C-C) zoning in Medford provides land for retail and service facilities that meet local community needs, typically organized as shopping centers. Permitted uses generally include retail, restaurants, banks, and professional offices, with most individual, non-residential buildings limited to 50,000 square feet of gross floor area

REMARKS

This property consists of 1 buildings on 1 tax lot totaling 23501 SQFT gross rentable area on a 1.56 Ac lot zoned C-C (Community Commercial). The property is currently vacant. It is ready to be leased out for \$10,000/Mo Modified Gross or sold.



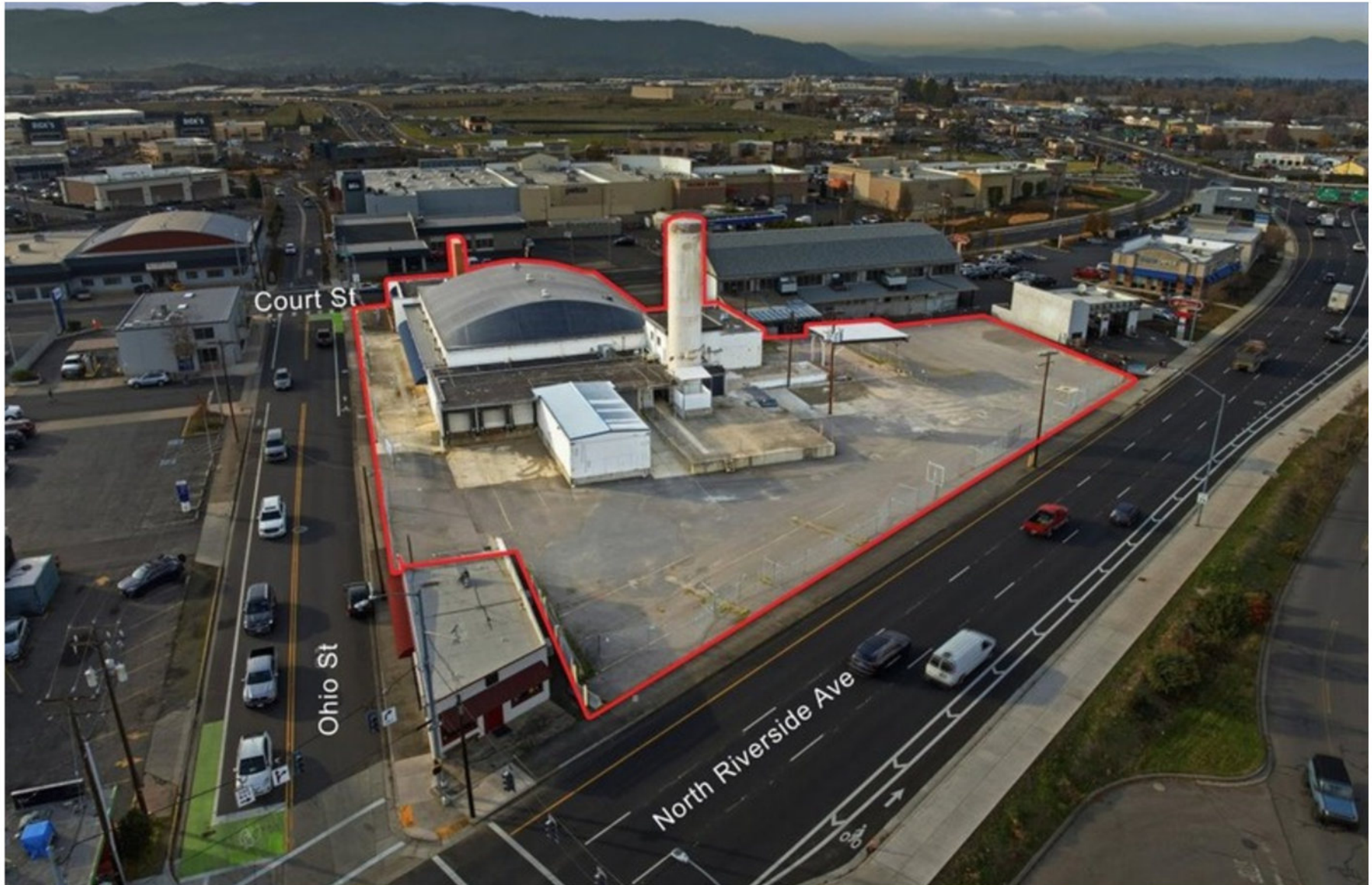
DAIRY GOLD RE-DEVELOPMENT SITE - FOR SALE

AERIAL



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