

OFFERING MEMORANDUM

3200 Kirk Way
Phoenix, OR 97535

Phoenix Commercial Development

FUTURE COMMERCIAL DEVELOPMENT

RE/MAX[®]
PLATINUM

Phoenix Commercial Development

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3200 Kirk Way Phoenix OR 97535
COUNTY	Jackson
MARKET	Southern Oregon
SUBMARKET	Phoenix
PRICE	\$5,828,000
PRICE PSF	\$7.10
LAND SF	820,671 SF
LAND ACRES	18.84
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	HZ
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,283	22,566	84,235
2026 Median HH Income	\$49,329	\$75,345	\$75,098
2026 Average HH Income	\$68,218	\$108,499	\$100,555

Prime Commercial Growth Corridor

- ❖ Located within the City of Phoenix along the rapidly developing North Phoenix/Grove Road corridor, the Property consists of approximately 18.84 contiguous acres positioned near Interstate 5 and one of the area's primary commercial intersections. As surrounding residential and commercial development continues to expand, the Property is strategically situated to capitalize on increasing traffic, consumer demand, and long-term economic growth.

Flexible Commercial Development Opportunity

- ❖ Comprised of two adjacent Holding Zone (H-Z) parcels totaling approximately 18.84 acres, the assemblage offers exceptional flexibility for a broad range of future commercial uses, subject to rezoning and entitlement. Whether developed as retail, medical office, hospitality, professional services, restaurants, or a mixed-use commercial center, the Property provides the scale necessary to accommodate a thoughtfully planned, high-quality development serving both Medford and Phoenix.

Positioned to Serve a Growing Trade Area

- ❖ The Property is uniquely positioned between Medford's expanding southern growth corridor and the City of Phoenix, adjacent to the Centennial Village master-planned development and the proposed residential expansion to the north. As thousands of future residents are introduced into the surrounding area, the Property presents a compelling opportunity to develop neighborhood-serving commercial uses that will become an integral comp
- ❖ The Property is offered as a standalone 2-parcel commercial development opportunity but may also be combined with an adjacent residential parcel for purchasers seeking greater scale and development flexibility. This unique assemblage creates the potential for a thoughtfully integrated master-planned community featuring residential neighborhoods supported by strategically located commercial amenities, maximizing convenience for residents while enhancing overall project value. For more information, contact brokers or visit: <https://shorturl.at/NLzSY>



02

Location

Location Summary

Drive Times

Drive Times (Heat Map)

Regional Growth & Economic Strength

- ❖ As the economic, healthcare, retail, and transportation hub of Southern Oregon, Medford serves a regional population extending well beyond city limits. Supported by diverse employment, Interstate 5 connectivity, Rogue Valley International–Medford Airport, and continued population growth, the market continues to generate long-term demand for new residential development across a variety of housing types.

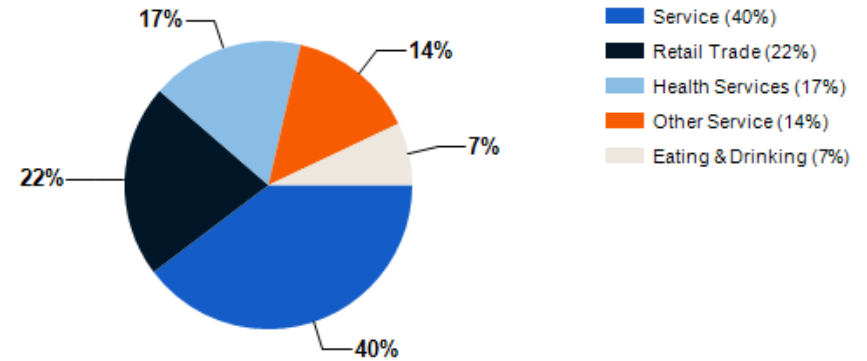
Strategic Development Location

- ❖ Situated within the Phoenix Urban Growth Boundary and adjacent to the Medford UGB, the Property is ideally positioned within one of the Rogue Valley's natural residential expansion corridors. Existing infrastructure, nearby employment centers, schools, healthcare, shopping, and established neighborhoods create an efficient and highly desirable location for single-family, multifamily, or thoughtfully integrated mixed-use development.

Premier Lifestyle Setting

- ❖ The Property offers a unique combination of lifestyle amenities rarely found within a single development opportunity. Immediate adjacency to Centennial Golf Club provides permanent open space, scenic fairway and mountain views, and an established neighborhood identity, while Padigan Cellars Winery contributes to the area's distinctive character through wine tasting, dining, and community events. Together with the Rogue Valley's renowned outdoor recreation and quality of life, these amenities position the Property to support a differentiated, high-quality residential community with lasting market appeal.

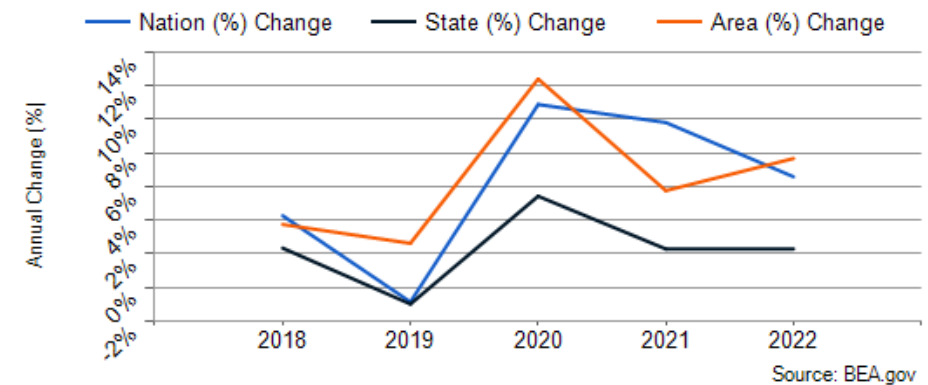
Major Industries by Employee Count

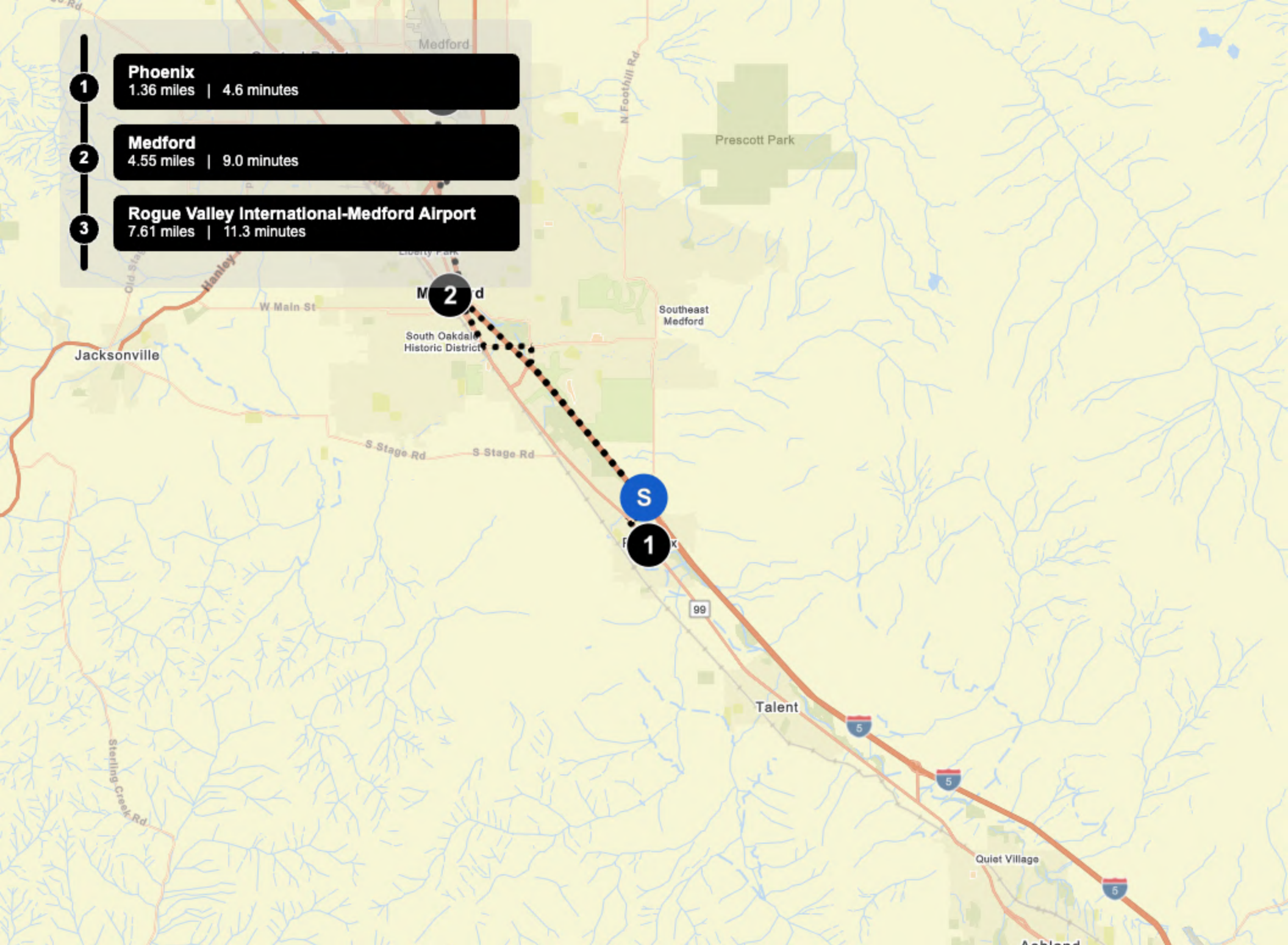


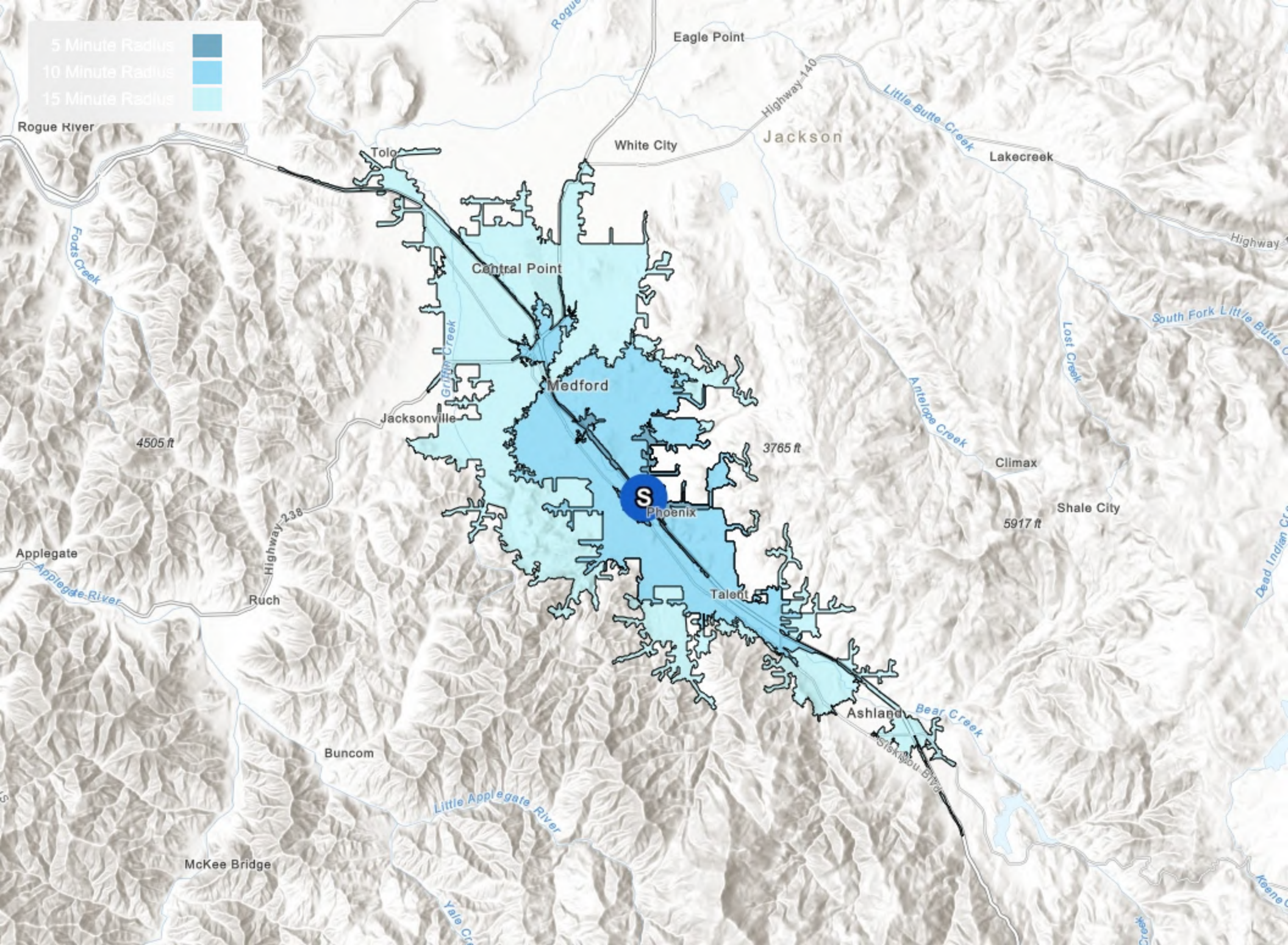
Largest Employers

Marquess & Associates Inc	10 to 20
Padigan Vineyard and Winery	10 to 20
Garrison's Home Store	10 to 20
RA Murphy Construction Inc	10 to 20
Metal Masters, Inc.	65
2HAWK LLC	34
RA Murphy Construction Inc	21
SAIF Corp	21

Jackson County GDP Trend







5 Minute Radius
10 Minute Radius
15 Minute Radius

03

Property Description

- Property Features
- Parcel Map 1
- Parcel Map 2
- Property Images

PROPERTY FEATURES

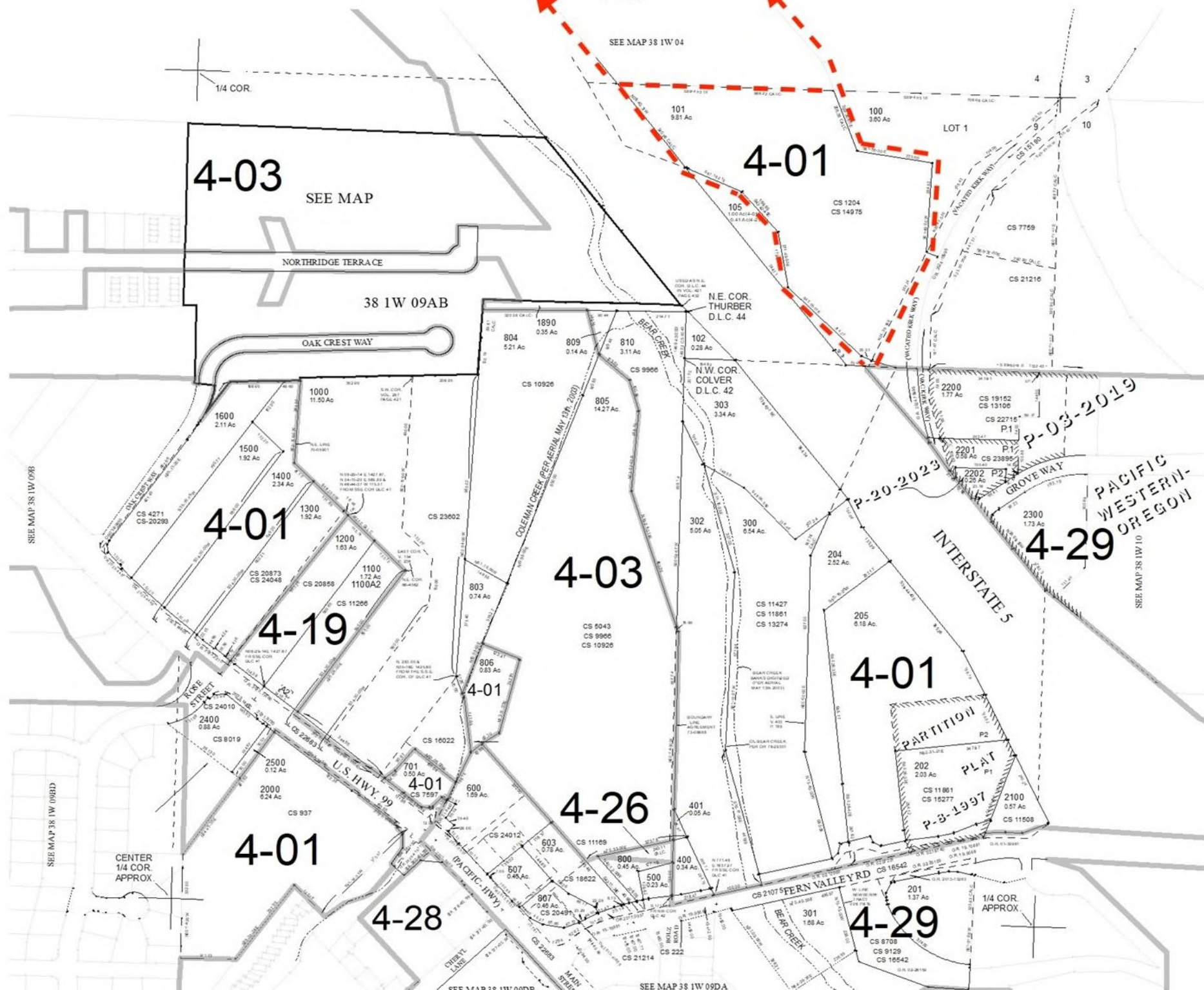
LAND SF	820,671
LAND ACRES	18.84
# OF PARCELS	2
ZONING TYPE	HZ
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	Triangle

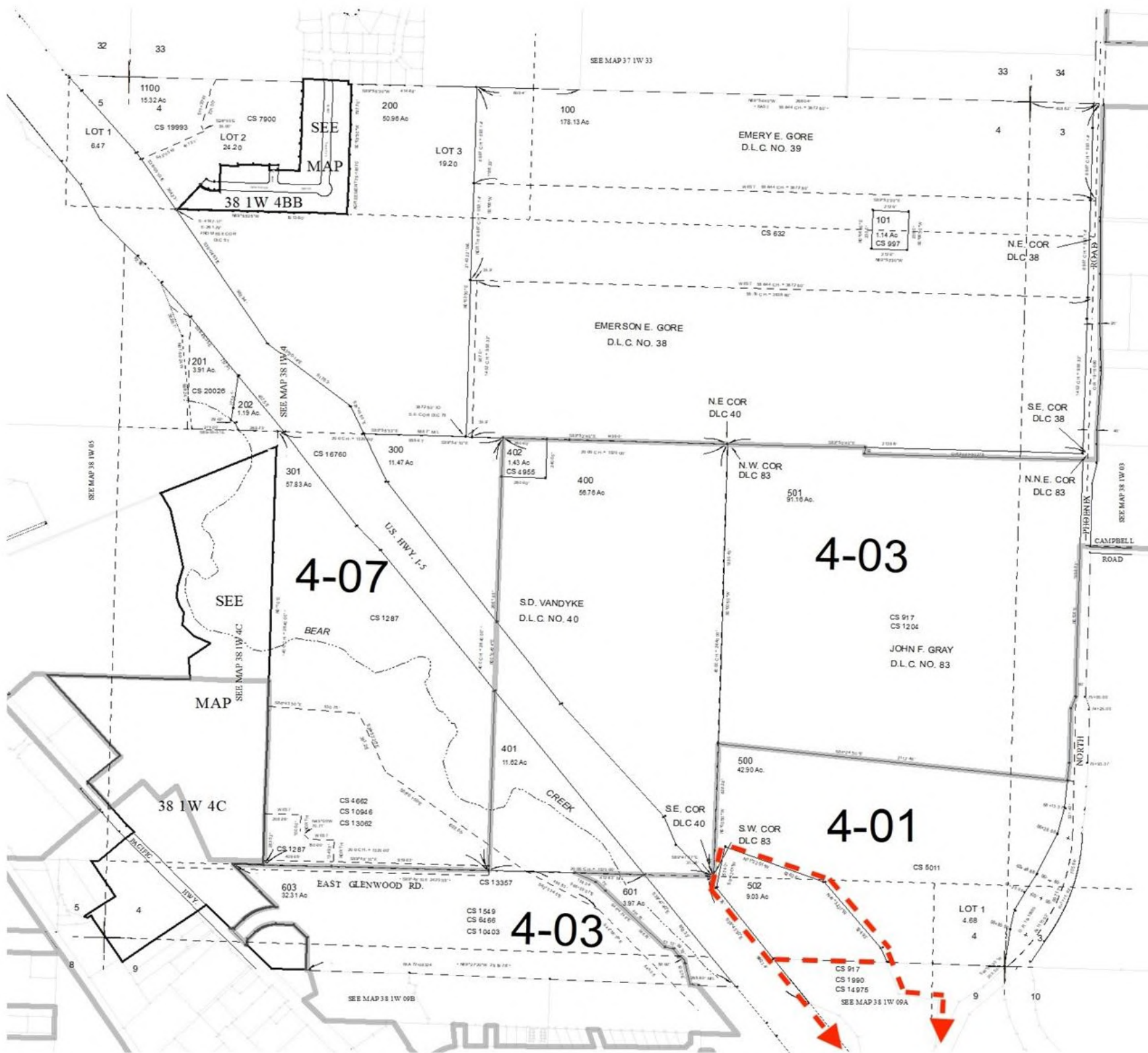
NEIGHBORING PROPERTIES

NORTH	Centennial Golf Course, Future SFR Subdivision
SOUTH	Home Depot, La-Z-Boy, Golf Garage
EAST	Arrowhead Ranch
WEST	Interstate I-5

UTILITIES

WATER	None
IRRIGATION	Phoenix Irrigation District
ELECTRICITY / POWER	None
GAS / PROPANE	None
TELEPHONE	None
CABLE	None





CANCELLED TAX LOT NUMBERS
 800
 700
 600
 900
 1200 ADDED TO 201
 1101-1102
 602
 1000
 503 KILLED TO STREET
 504 KILLED TO STREET

381W4
 & INDEX
 MEDFORD

DOR COGO February 25, 2004
 REV May 28, 2024



North View



Northeast View Detail



North View Detail



East View



South View



04

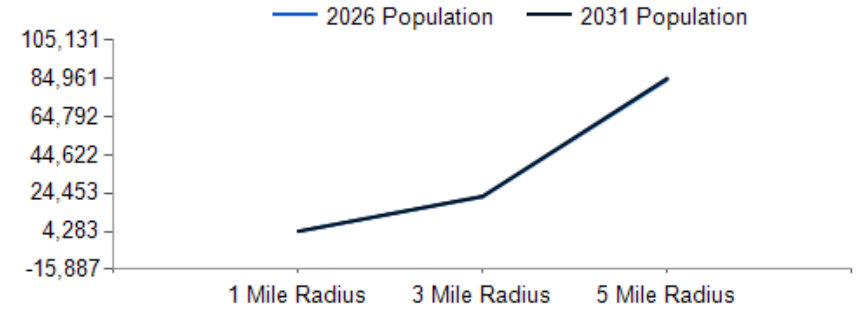
Demographics

General Demographics

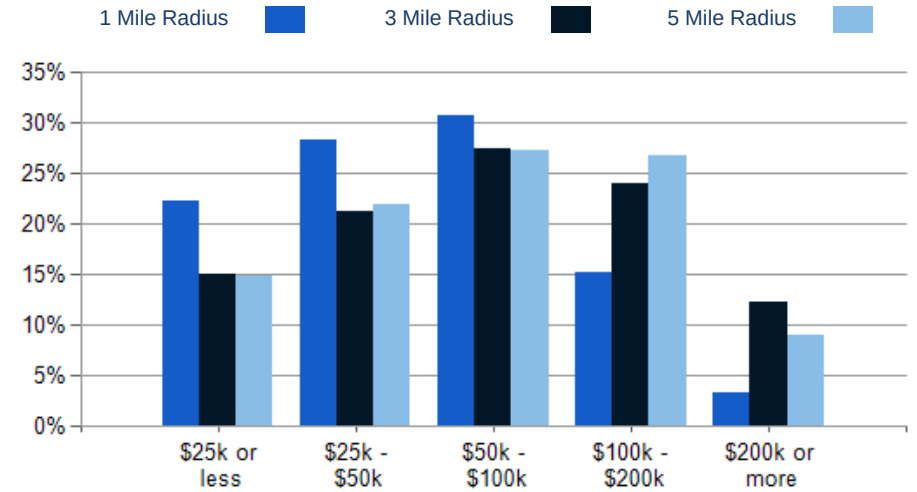
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,163	18,973	70,218
2010 Population	5,704	21,280	76,230
2026 Population	4,283	22,566	84,235
2031 Population	4,348	22,816	84,961
2026 African American	44	205	932
2026 American Indian	64	261	1,205
2026 Asian	50	540	1,793
2026 Hispanic	1,036	3,449	15,319
2026 Other Race	450	1,179	5,576
2026 White	3,071	17,644	63,142
2026 Multiracial	598	2,670	11,173
2026-2031: Population: Growth Rate	1.50%	1.10%	0.85%

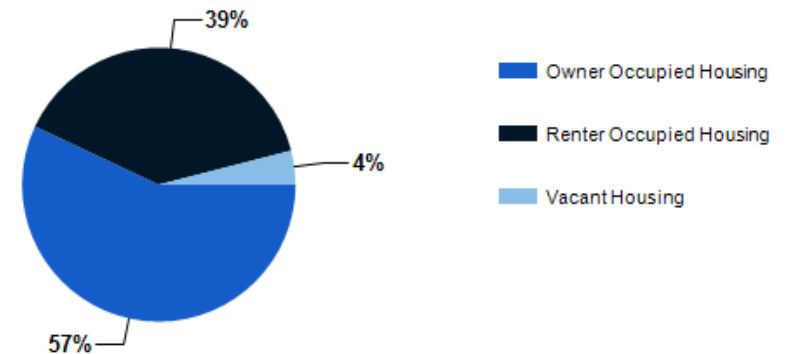
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	136	713	3,081
\$15,000-\$24,999	293	780	2,026
\$25,000-\$34,999	271	830	2,817
\$35,000-\$49,999	275	1,282	4,684
\$50,000-\$74,999	360	1,327	4,432
\$75,000-\$99,999	234	1,392	4,871
\$100,000-\$149,999	181	1,473	5,544
\$150,000-\$199,999	113	909	3,586
\$200,000 or greater	65	1,213	3,089
Median HH Income	\$49,329	\$75,345	\$75,098
Average HH Income	\$68,218	\$108,499	\$100,555



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

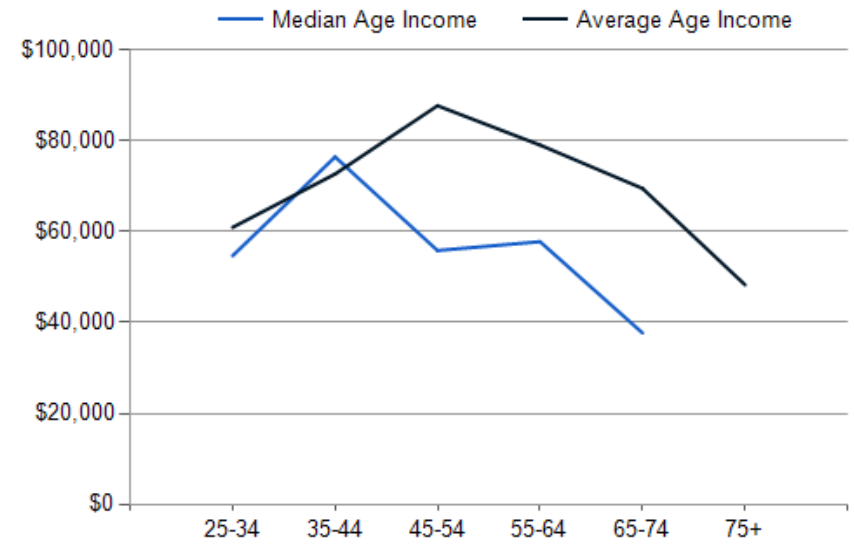
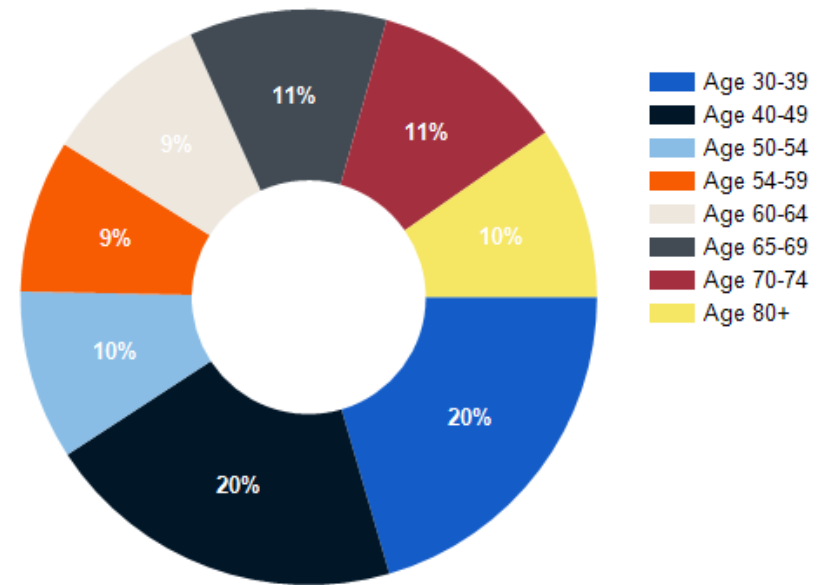


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	264	1,324	5,660
2026 Population Age 35-39	280	1,312	5,477
2026 Population Age 40-44	283	1,404	5,719
2026 Population Age 45-49	256	1,167	5,063
2026 Population Age 50-54	253	1,131	4,622
2026 Population Age 55-59	228	1,152	4,547
2026 Population Age 60-64	249	1,169	4,594
2026 Population Age 65-69	294	1,506	5,078
2026 Population Age 70-74	291	1,674	5,134
2026 Population Age 75-79	257	1,633	4,532
2026 Population Age 80-84	171	1,226	2,920
2026 Population Age 85+	124	1,311	2,728
2026 Population Age 18+	3,546	18,667	67,390
2026 Median Age	45	48	43
2031 Median Age	46	49	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,715	\$67,984	\$63,121
Average Household Income 25-34	\$60,962	\$90,147	\$84,952
Median Household Income 35-44	\$76,490	\$94,578	\$92,612
Average Household Income 35-44	\$72,715	\$128,427	\$119,624
Median Household Income 45-54	\$55,862	\$91,256	\$92,250
Average Household Income 45-54	\$87,767	\$112,442	\$108,714
Median Household Income 55-64	\$57,818	\$77,701	\$77,504
Average Household Income 55-64	\$79,099	\$116,990	\$111,268
Median Household Income 65-74	\$37,694	\$57,489	\$60,690
Average Household Income 65-74	\$69,546	\$88,047	\$87,705
Average Household Income 75+	\$48,313	\$119,201	\$100,458

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	56	61
Diversity Index (current year)	66	53	59
Diversity Index (2020)	66	52	55
Diversity Index (2010)	57	41	43

POPULATION BY RACE



1 MILE



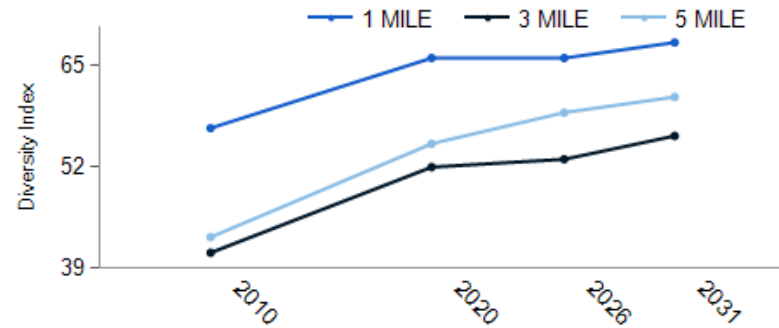
3 MILE



5 MILE

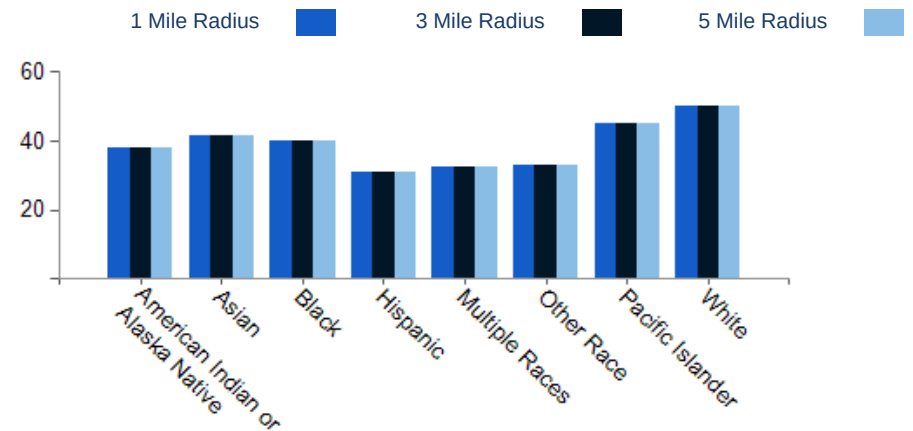
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	2%	2%
Hispanic	19%	13%	15%
Multiracial	11%	10%	11%
Other Race	8%	5%	6%
White	58%	68%	64%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	35
Median Asian Age	42	49	43
Median Black Age	40	36	33
Median Hispanic Age	31	29	28
Median Multiple Races Age	32	31	30
Median Other Race Age	33	34	31
Median Pacific Islander Age	45	29	32
Median White Age	50	53	47

2026 MEDIAN AGE BY RACE



Phoenix Commercial Development

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