



PREMIER 65 ACRE INDUSTRIAL HUB

7505 Blackwell Rd

Central Point, OR 97502

lines are approximate. For illustrative purposes.



PREMIER 65 ACRE INDUSTRIAL
HUB

7505 BLACKWELL RD
CENTRAL POINT, OR 97502

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

Offering Price	\$2,995,000.00
Lot Size (acres)	65.09
Parcel ID	1-0182425, 1-0188736
Zoning Type	OSR
County	Jackson
Coordinates	42.420171,-122.960519

INVESTMENT SUMMARY

The Rockwell Group is pleased to present the exclusive opportunity to acquire ±65.09 contiguous acres of prime land in the heart of the Rogue Valley's primary distribution corridor. Located less than one mile from the Interstate-5 (I-5) interchange, this site represents one of the largest remaining flat pieces of land.

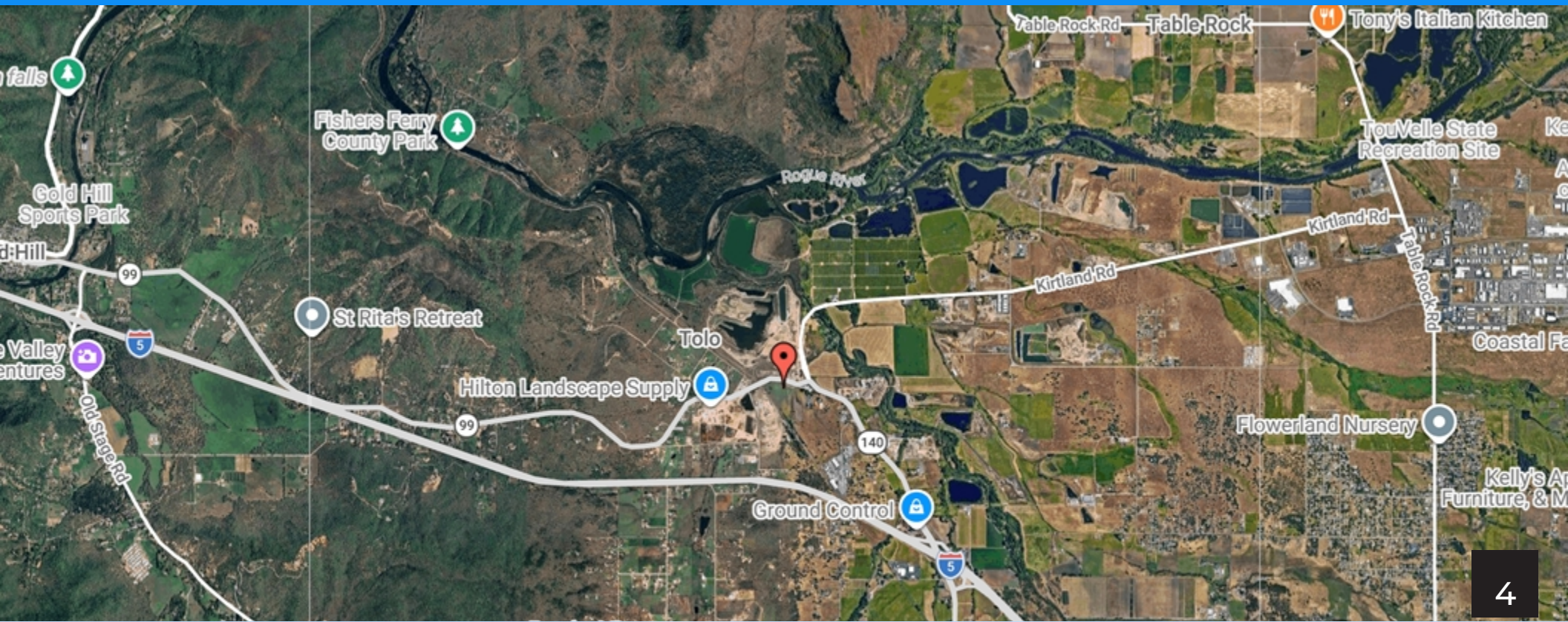
The sellers have consulted a land-use attorney regarding the potential for a zoning change. Below is the feedback they received:

"I believe there is a high probability of success in rezoning the property to General Industrial. The subject parcels already abut General Industrial-zoned land to the south and west. Additionally, the Jackson County Comprehensive Plan (see attached maps) indicates that the properties are designated for industrial use. While the process would require time and associated costs, I believe rezoning is achievable."



INVESTMENT HIGHLIGHTS

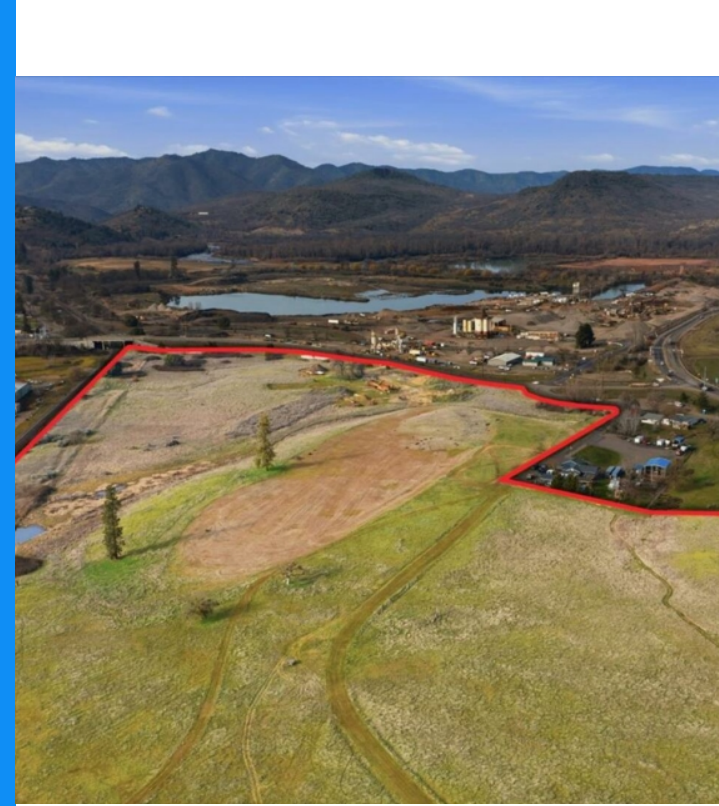
- **Unrivaled Logistical Proximity:** Situated ± 1.1 miles from I-5, providing rapid north-south freight access for heavy vehicles and semi-truck fleets.
- **Strategic Zoning Upside:** Currently zoned as OSR with high probability for reclassification to General Industrial (GI), expanding the permitted uses for manufacturing and logistics tenants.
- **Development-Ready Topography:** The site is characterized by an expansive, flat terrain, minimizing site preparation costs and accelerating development timelines for large-footprint facilities.
- **Structured Transaction Security:** The sale is subject to a 5-acre Lot Line Adjustment (LLA) currently in progress on the 21.91-acre portion (Account #10182425), to be delivered fully finalized by the Seller prior to Close of Escrow.
- **Critical Scarcity:** Large-scale land in the Rogue Valley is increasingly supply-constrained, particularly for sites offering proximity to the Medford International Airport and major interstate hubs.





LOCATION HIGHLIGHTS

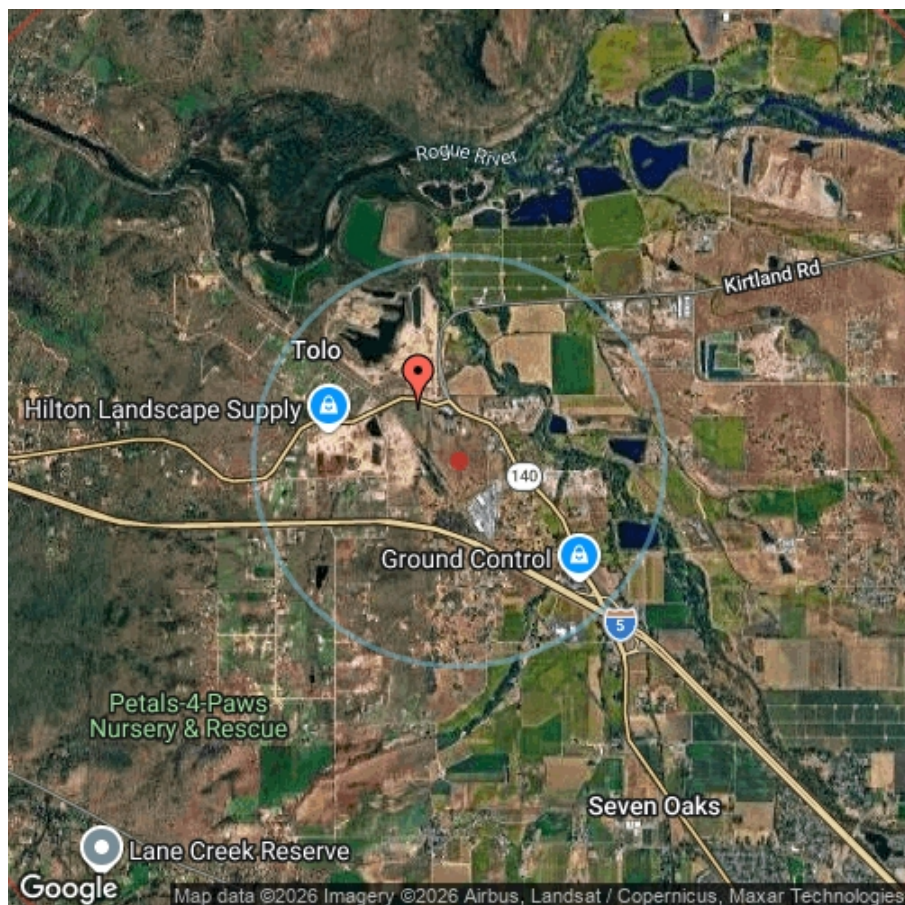
- **Immediate I-5 Access:** The property is located approximately 1.1 miles from the Interstate-5 interchange, providing a high-speed north-south freight corridor that serves as the primary artery for West Coast distribution.
- **Regional Hub Position:** Situated in Central Point, the site offers a strategic midpoint for logistics fleets operating between the Pacific Northwest and California markets.
- **Heavy Infrastructure Ready:** Blackwell Road provides paved, high-capacity road frontage engineered to handle consistent semi-truck traffic and oversized industrial equipment.
- **Airport Expansion:** Located minutes from the Rogue Valley International-Medford Airport (MFR), which is currently undergoing a significant multi-phase expansion to improve passenger capacity and regional freight efficiency.
- **Industrial Cluster Zoning:** The property abuts established General Industrial (GI) land to the south and west, creating a cohesive industrial corridor and supporting a high probability for a successful GI rezone.
- **Industrial Neighbors:** Near high-volume operators such as Amy's Kitchen, TP Trucking (based in Central Point), and Timber Products.





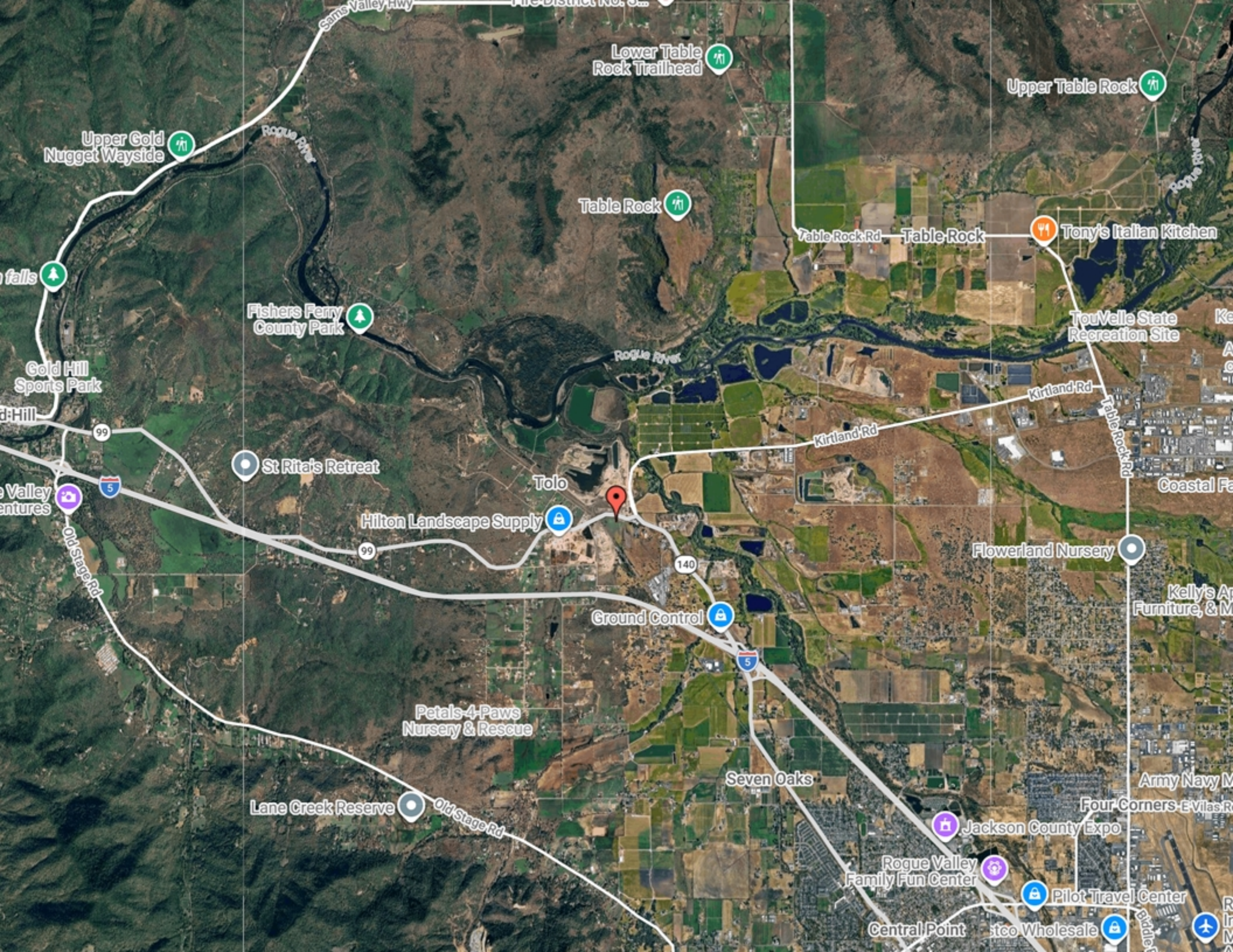
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	198	3,768	21,458
2010 Population	202	4,023	25,644
2025 Population	204	4,408	28,486
2030 Population	205	4,417	28,621
2025-2030 Growth Rate	0.1 %	0.04 %	0.09 %
2025 Daytime Population	875	5,200	27,437



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	4	114	709
\$15000-24999	5	117	597
\$25000-34999	2	61	497
\$35000-49999	6	163	1,070
\$50000-74999	11	303	2,029
\$75000-99999	12	235	1,655
\$100000-149999	10	295	2,392
\$150000-199999	3	128	859
\$200000 or greater	9	219	1,102
Median HH Income	\$ 78,883	\$ 79,931	\$ 81,746
Average HH Income	\$ 100,586	\$ 108,764	\$ 106,918

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	58	1,395	7,847
2010 Total Households	63	1,568	9,835
2025 Total Households	63	1,636	10,910
2030 Total Households	63	1,639	10,959
2025 Average Household Size	3.22	2.69	2.59
2025 Owner Occupied Housing	51	1,340	7,797
2030 Owner Occupied Housing	51	1,362	7,950
2025 Renter Occupied Housing	12	296	3,113
2030 Renter Occupied Housing	12	277	3,009
2025 Vacant Housing	0	107	403
2025 Total Housing	63	1,743	11,313



Upper Gold Nugget Wayside

Lower Table Rock Trailhead

Upper Table Rock

Table Rock

Table Rock Rd Table Rock

Tony's Italian Kitchen

Fishers Ferry County Park

TouVelle State Recreation Site

Gold Hill Sports Park

St Rita's Retreat

Tolo

Hilton Landscape Supply

Kirtland Rd

Kirtland Rd

Table Rock Rd

Coastal Pa

Flowerland Nursery

Ground Control

Kelly's Ap Furniture, & M

Petals 4 Paws Nursery & Rescue

Seven Oaks

Army Navy M

Lane Creek Reserve

Old Stage Rd

Four Corners EVilas R

Jackson County Expo

Rogue Valley Family Fun Center

Pilot Travel Center

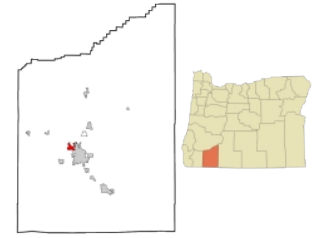
Central Point

stco Wholesale

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ABOUT CENTRAL POINT

Central Point, Oregon, has established itself as a critical logistical and industrial hub in the Rogue Valley, with commercial activity driven by its proximity to major transportation corridors and strategic long-term urban planning.



CITY OF CENTRAL POINT

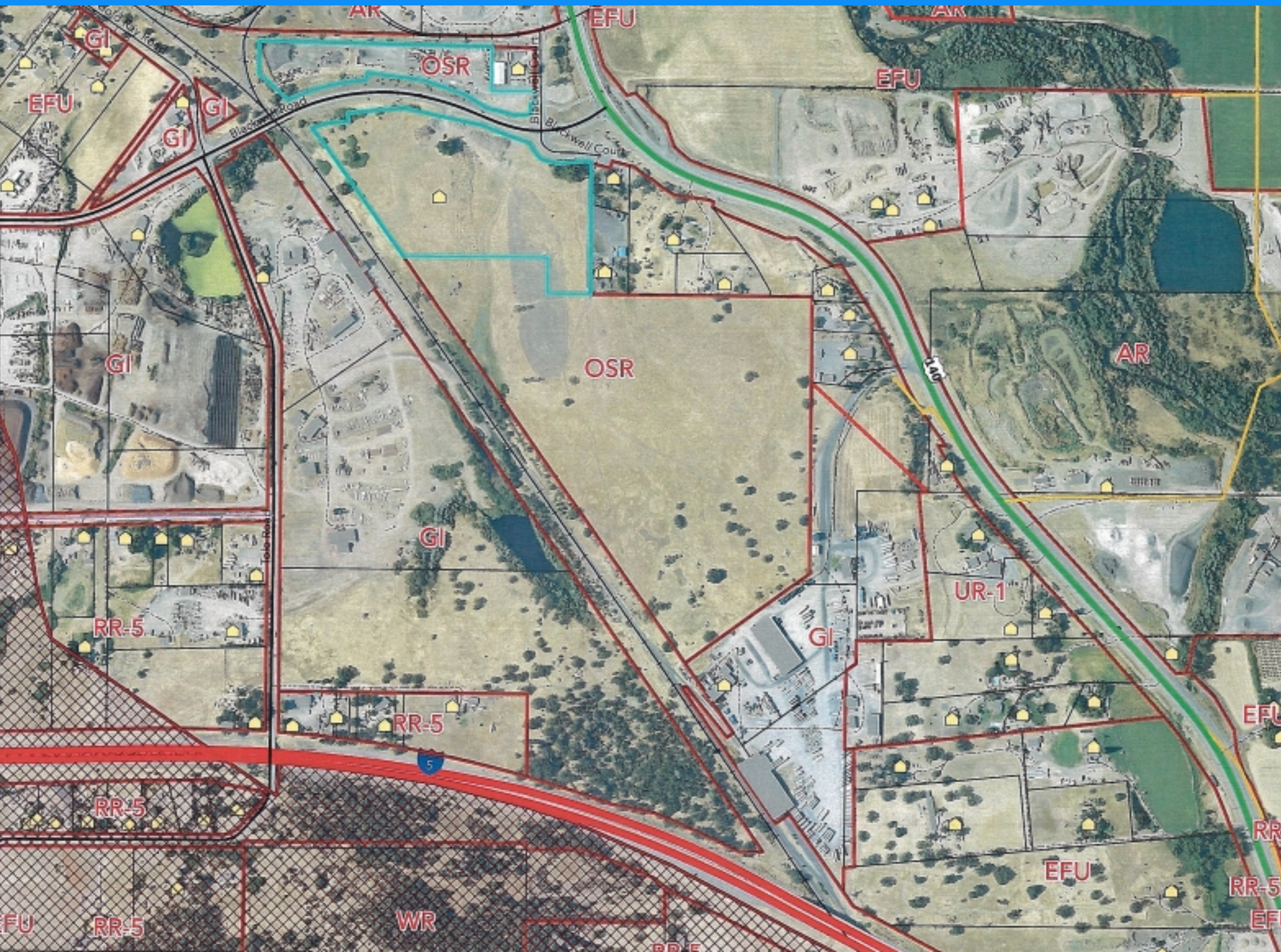
COUNTY JACKSON

AREA

CITY 3.9 SQ MI
LAND 3.9 SQ MI
ELEVATION 1273 FT

POPULATION





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