

THE HIGHLANDS IN MEDFORD, OR

165-Acre Residential Development Site

\$15,000,000

Will consider dividing
Cash acceptable terms

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CBRE

THE HIGHLANDS



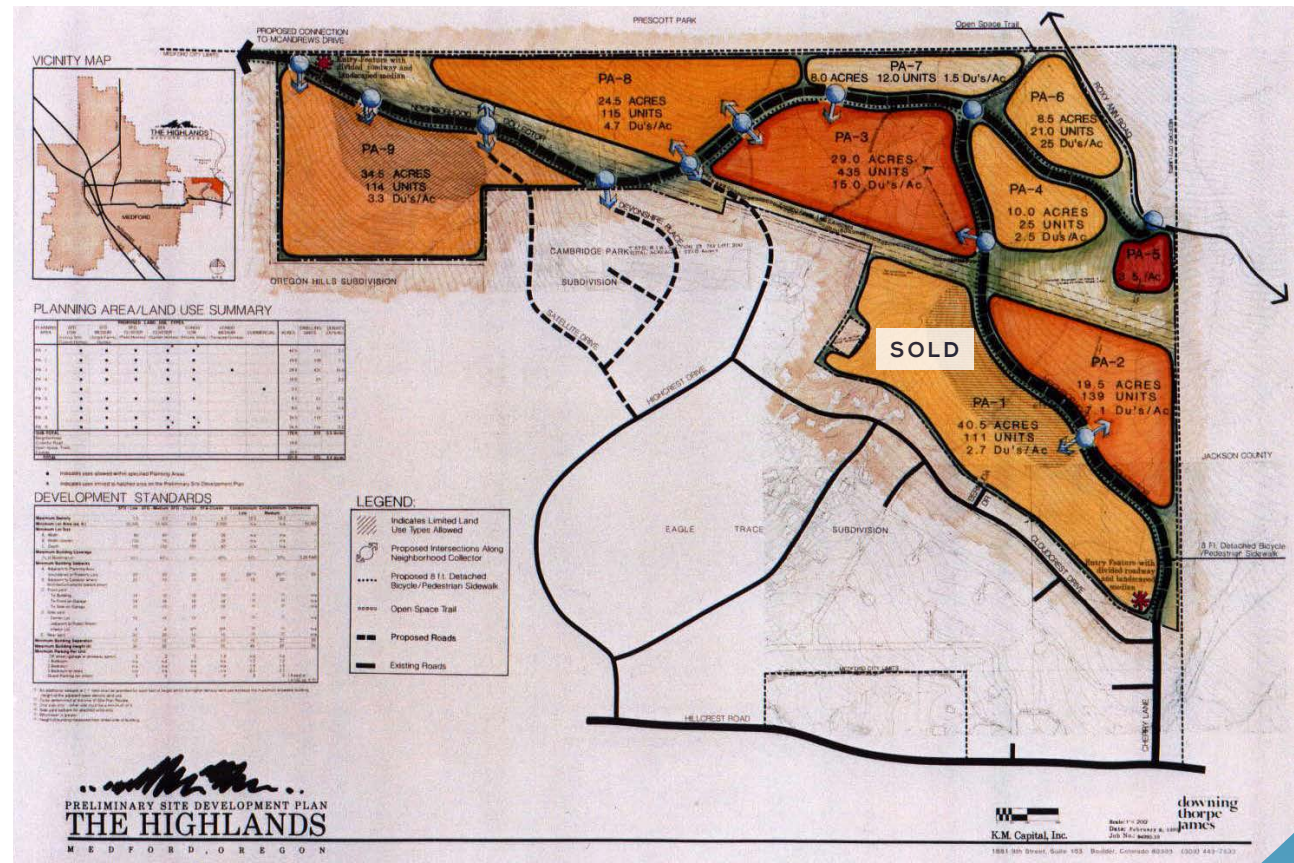


EXECUTIVE SUMMARY

The Highlands offers outstanding views located above the prime east side residential area of Medford just adjacent to Prescott Park. Prescott Park boasts several nature trails and lookout points that total 1,740 acres. The Highlands is a master planned mixed use Planned Unit Development opportunity that can offer sites from custom single family residences, multifamily reserves to multi-story condominium projects. It is currently platted with seven different planning areas allowing for approx. 735 units with varying densities. The City of Medford has agreed to serve this area with water, sanitary sewer, and streets. The Highlands was originally approved as a PUD and all entitlements are still in place and active per the City of Medford Planning Department.

PROPERTY OVERVIEW

- Parcel APN 10935881
- Size; Approx. 165 acres
- Zoning: The site is currently zoned Medium Density Single-Family Residential (SFR4). The Planned Development (PD) Special district Overlay will allow a density increase of 10% to 4.4 dwelling units per acre.
- 2016-2017 taxes 13,673.38
- Minimum Density is 1.5 Density per acre
- Maximum Density is 15.0 Density per acre

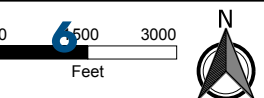


The Highlands consists of a wide range of residential product types targeted to groups of home buyers that are organized into 6 distinct categories. Each of these residential prototypes is proposed to blend with existing topography incorporating lower level (walk out) architecture and wide shallow building forms designed especially for architecture on hillside terrain.

- 1. SINGLE-FAMILY DETACHED-LOW.** Designed for luxury/semi-custom single-family detached homes targeted to move-up buyers and growing families desiring a large lot and more secluded locations. Lot sizes are proposed from one-half acre to two acres.
- 2. SINGLE-FAMILY DETACHED-MEDIUM.** Consisting of developer built single-family detached homes targeted for both move-up and move-down buyers. Lot sizes are proposed from 10,000 SF.
- 3. SINGLE FAMILY DETACHED CLUSTER.** This land use consists of developer built single family detached homes for move down buyers. These units are patio or cottage homes which may be clustered into groups on smaller lots to provide opportunities for common open space. This product type may include maintenance free living with common open space, typically associated with attached product types. Lots are proposed from 5,000 to 10,000 SF.
- 4. SINGLE FAMILY ATTACHED CLUSTER.** This land use consists of developer built single family attached housing targeted to empty nester buyers who desire maintenance free living. Units are proposed to be clustered in duplex, triplex, and 4 plex configurations. Lot sizes will range from 2,000 to 5,000 SF and homes may include either a one or two car attached garage.
- 5. CONDOMINIUM LOW.** This land use consists of luxury single level attached living in 2 and 3 story condominiums targeting empty nester or first time home buyers who desire maintenance free living. Each home is designed to have a private individual entry at the street. Both attached and detached one car garages are anticipated.
- 6. CONDOMINIUM MEDIUM.** This product consist of up to 4- story condominium units with subterranean parking. These proposed developments provide architecture that terraces at the ends and are crescent shaped which conform to the natural terrain.
- 7. OPEN SPACE NATURAL.** Open space is to be provided throughout the Highlands as a community feature. Due to the hillside conditions this open space will serve to protect the steep terrain, to provide a buffer zone between land uses, and provide pedestrian access to Prescott Park to the north.





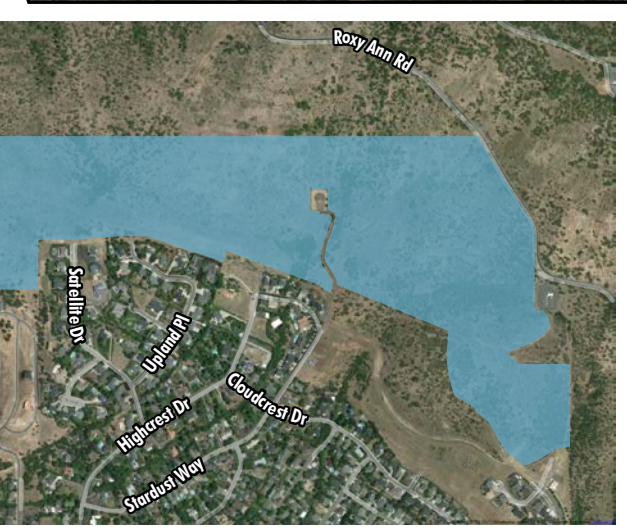


Streets: Hopkins Rd, Bursell Rd, Beall Lane, Mace Rd, Howard Ave, Merriam Rd, Table Rock Rd, Biddle Rd, Delta Waters Rd, Cedar Links Dr, Foothill Rd, Lone Pine Rd, Brookdale Ave, Spring St, Sunrise Ave, Jackson St, Hillcrest Rd, Country Club Dr, Siskiyou Blvd, Coal Mine Rd, Stewart Ave, Garfield St, Columbus Ave, Riverside Ave, Court St, McAndrews Rd, 4th St, Main St, 8th St, Jacksonville Highway, 5th St, Rossanley Dr, Sage Rd.

Landmarks & Businesses: Rogue Valley Int'l Airport, Costco Wholesale, Olive Garden, Kaleidoscope, Target, Food 4 Less, Rogue Valley Mall (American Eagle Outfitters, Famous Footwear, Macy's, JCPenney, Jockey), Safeway, Larks Restaurant, Hawthorne Park, SO OR University, Lithia Motors HQ, Jackson Co Offices, Fred Meyer, McGrath's, Harry & David, North Medford High School, Lone Pine Elementary School, Rogue Valley Country Club, Medford Dog Park, Asante Rogue Medical Center, Centennial Golf Club, Holmes Park, Bear Creek Park.

Other Labels: Delta Waters Rd, Roberts Rd, Lone Pine Elementary School, Brookdale Ave, Spring St, Sunrise Ave, Jackson St, Hillcrest Rd, Country Club Dr, Siskiyou Blvd, Coal Mine Rd, Stewart Ave, Garfield St, Columbus Ave, Riverside Ave, Court St, McAndrews Rd, 4th St, Main St, 8th St, Jacksonville Highway, 5th St, Rossanley Dr, Sage Rd, RAM Restaurant & Brewery, IN-N-OUT Burger.

DISTANCES TO MAJOR CITIES



BOISE.....	497
LOS ANGELES.....	691
PORTLAND.....	273
RENO.....	305
SACRAMENTO	307
SAN FRANCISCO	361
SALT LAKE CITY	815
SEATTLE	445

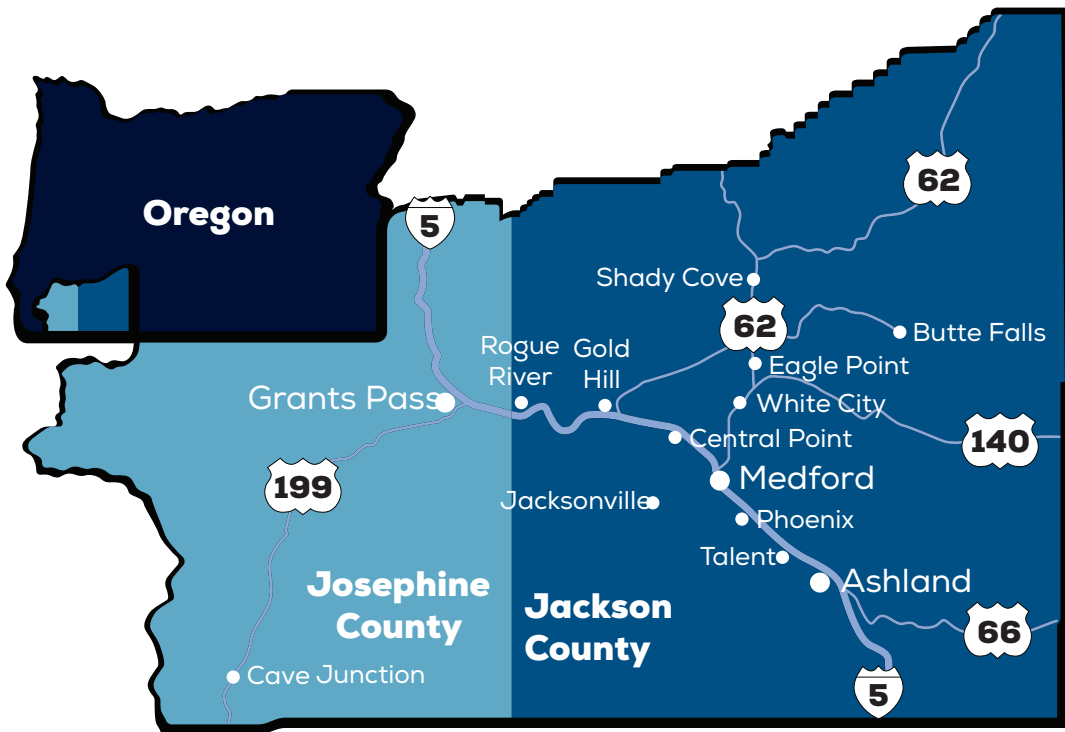
SOUTHERN OREGON OVERVIEW



The Highlands is located in Medford which is the heart of Southern Oregon and strategically located on Interstate 5 mid-way between San Francisco and Portland in a mild, Mediterranean climate. The region offers a positive, friendly business culture and is a thriving community of about 290,000 people in the two counties of Josephine and Jackson.

Southern Oregon affords a cost effective work-force, attractive workers, compensation rate, and reliable low-cost energy and no sales of inventory taxes. In addition it has abundant natural resources and plentiful pristine water.





AIRPORT OVERVIEW

The Rogue Valley International Medford Airport currently offers direct flights to 9 major cities including San Francisco, Oakland, Los Angeles, Las Vegas, Phoenix, Salt Lake City, Denver, Portland, and Seattle.

Southern Oregon Edge is diverse, passionate, thriving companies. An example of the different types of southern Oregon larger employers

COMPANY	EMPLOYEES	SECTOR
Asante	4321	Health Care
Harry & David	2000	Food & Distribution
Amy's Kitchen	1150	Cuisine
Providence	1100	Health Care
Boise Cascade	820	Wood Products
Lithia Motors	697	Automotive
Timber Products	600	Wood Products
OR Shakespeare Festival	595	Arts & Entertainment
Master Brand Cabinets	495	Wood Products
Erickson Helicopter	450	Aerospace
Regence Blue Cross	325	Care
First Call Resolution	306	Call Center
CDS Publications	300	Printed material
Rogue Valley Doors	250	Wood Products
Dutch Brothers	195	Coffee/beverage



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