

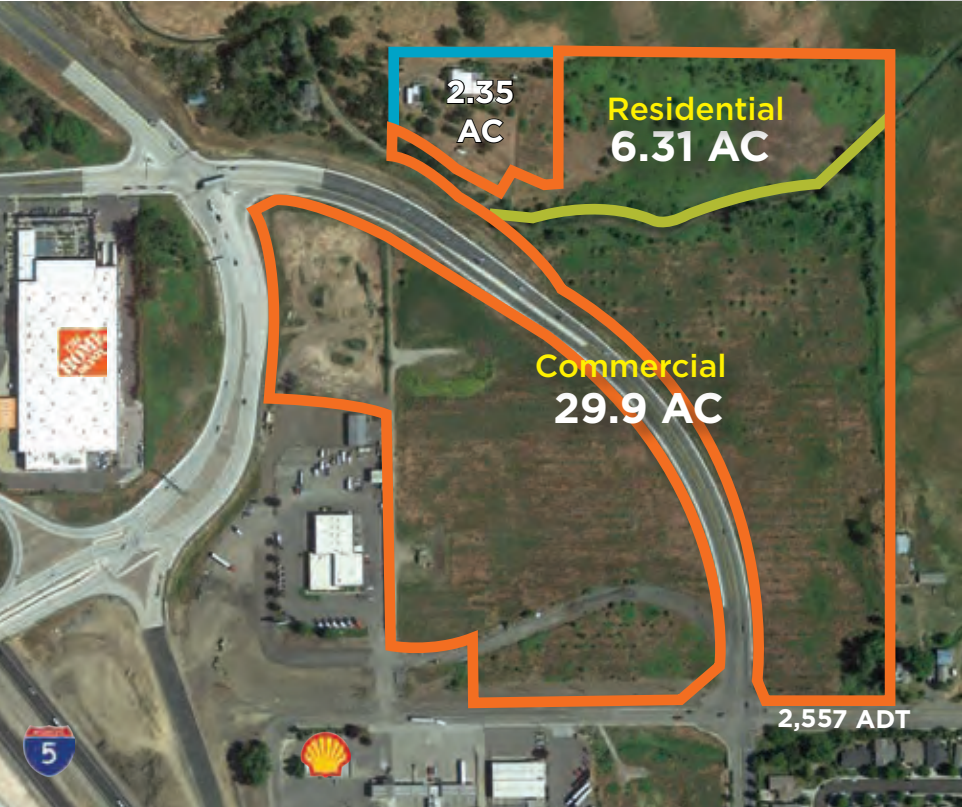


The last sizeable acreage at a freeway interchange in the growing Medford Metro

FOR SALE

Commercial Land

at I-5 Interchange | Phoenix, OR



Medford Contact:

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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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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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Downtown
Medford

2.35 AC

Residential
6.31 AC

Commercial
29.9 AC

Fern Valley Road

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