

OFFERING MEMORANDUM

— FOR SALE —

MODERN RIVERFRONT DAIRY FACILITY

6531 Lower River Road, Grants Pass, OR 97526

www.MOPG.com / (541) 660-5111 / team@martinoutdoorproperties.com

Chris Martin
Principal Broker

» **MOPG**
by John L. Scott

×

MERIT
COMMERCIAL
REAL ESTATE

Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

CONTENTS

3 EXECUTIVE SUMMARY & HIGHLIGHTS

5 OFFERING DETAILS & PHOTOS

17 MARKET OVERVIEW

21 TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY
**MARTIN OUTDOOR PROPERTY GROUP
& MERIT COMMERCIAL REAL ESTATE**

CHRIS MARTIN
MOPG / John L Scott
Principal Broker
(541) 660-5111
chris@mopg.com

CASPIAN HOEHNE
Merit Commercial Real Estate
Licensed Broker
(541) 944-9967
caspian@merit-commercial.com

This offering memorandum is intended for only the party receiving it from Merit Commercial Real Estate ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this offering memorandum has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this offering memorandum is not a substitute for a thorough due diligence investigation.

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **6531 Lower River Road**, a multi-faceted agricultural property located in beautiful Grants Pass, Oregon (the "Property").

The Property presents a rare opportunity to acquire a 74.58± acre Rogue River-front agricultural property with the core infrastructure of a commercial dairy already in place.

Historically operated as Rogue Creamery dairy and farmstand, the Property includes approx. 72,400 SF of built agricultural improvements, an active DEQ-approved CAFO permit, certified organic status through Oregon Tilth, ±60 irrigated acres, productive soils, Rogue River frontage, & two existing residential dwellings.

For the agricultural buyer seeking infrastructure, water, soils, & operational flexibility in one offering, this property provides a substantial foundation for continued dairy use, forage production, livestock support, or other compatible farm operations.

The dairy complex is anchored by a ±41,000 SF main freestall barn designed for functional herd flow, feed efficiency, ventilation, & manure management, including open sides, a high roofline, central feed alley, stanchion feeding, automatic gates, chutes, LED lighting, concrete flooring, & automated flushing systems. The adjoining ±2,000 SF robotic milking room houses two voluntary robotic milking units with RFID cow identification, smart gates,

automated sorting, controlled cow flow, production monitoring, drainage, loft space, & rooftop solar panels.

Additional infrastructure includes a milk house, expansive mechanical rooms, original raised milking parlor, ±13,500 square feet of hay & feed storage, multiple GP & equipment storage structures & a farm stand/office area. The Property also has two existing residences that provide practical housing options for ownership, management, or farm labor needs (see pages 6-7 for more info).

The site is permitted as a Confined Animal Feeding Operation ("CAFO") with authorization for up to 255 total head, including 230 in production. Lagoon & manure management infrastructure are in place (more info available upon request).

Water is a key operational asset; the Property includes ±350' of Rogue River frontage, ±60 irrigated acres with a 1919 priority date, existing irrigation infrastructure including a pump station, buried mainline, wheel line, and a 30 HP pump, all sited on a stunning riverfront setting.

Primary soil types include Newberg fine sandy loam, Evans loam, Wapato silt loam, and Barron coarse sandy loam, with much of the ground mapped as Class 2w and Class 3 agricultural soils - all Certified Organic by Oregon Tilth.

Buyer is responsible for any & all due diligence. Contact the listing brokers today for additional information.

Offering Price:	\$2,000,000
Occupancy:	Delivered vacant
Address:	6531 Lower River Rd, Grants Pass, OR, 97526 Jackson County
Legal:	36-06-17 TL 401 APN R318609
Annual Taxes:	\$8,234.46 (2025-26)
Zoning:	EFU (Exclusive Farm Use)
Land Area:	74.58 ac (3,248,705 SF)
Built Sq. Ft:	±72,400 SF combined total See pg. 6 for more info
Water:	Includes ±60 acres of irrigated pasture with Rogue River water rights; ±350' of Rogue River frontage; Two private wells onsite
Elevations:	860' - 880' MSL
Soils:	Mix of irrigated loamy agricultural soils. See pg. 11 for more info
Permits:	CAFO permit and nutrient management plan available for review upon request
Sanitation:	Approved lagoon, manure mgmt. infra, & two private residential septic systems (no records on file for septic systems)
Power Service:	4 electrical services, mix of single and 3φ
FF&E:	Various equipment (wheeled or otherwise) is not included but negotiable with offers. Contact brokers for more info. Inclusions or exclusions are subject to change at any time without notice.

Investment Highlights



Dairy Infrastructure & Permits

Extensive dairy and agricultural infrastructure is currently in place and includes an active DEQ approved CAFO permit allowing up to 255 total head with 230 in production.



Water Rights & River Frontage

Rogue River frontage and irrigation water rights support irrigated pasture, forage production, and long term agricultural use.



Quality Soils & Organic Certification

Productive agricultural soils are Certified Organic and historically supported pasture, forage, and dairy operations.



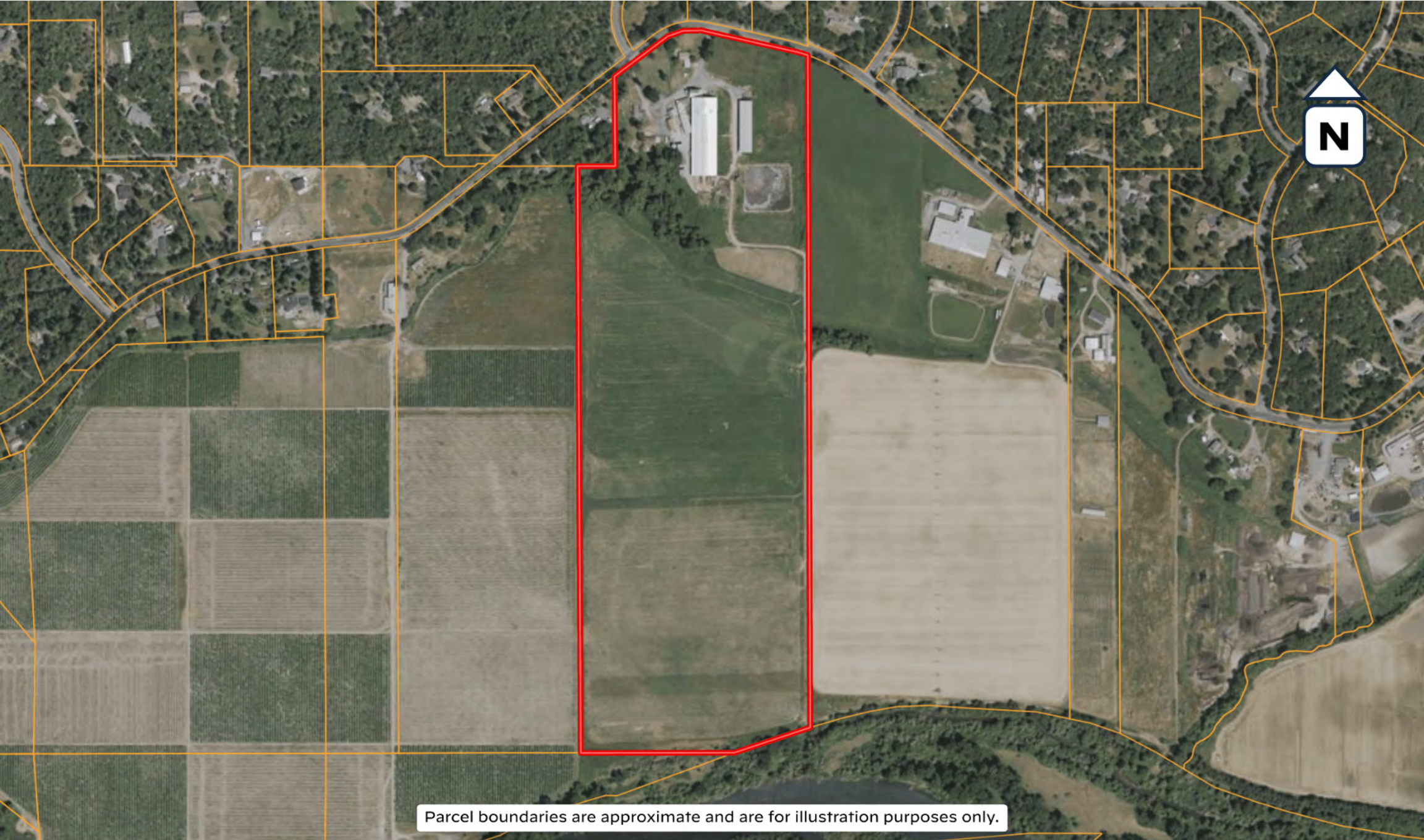
Multiple Residential Dwellings On-Site

Two existing residential dwellings. Both homes may be remodeled or replaced providing flexibility for both farm housing or estate uses.



Strategic and Appealing Location

Located a short drive from Grants Pass, the property sits in a desirable rural area with proximity to town, agricultural utility, and Rogue River frontage.



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial

Dairy Building Overview

- 1 Main Barn - $\pm 41,000$ SF
- 2 Robot Room - $\pm 2,000$ SF
- 3 Hay & Feed Barn - $\pm 13,500$ SF
- 4 Farm Stand - $\pm 1,200$ SF
- 5 Mech. & Utility Space - $\pm 2,800$ SF
- 6 Original Milking Parlor - $\pm 2,900$ SF
- 7 GP Building - $\pm 2,500$ SF
- 8 Equipment Storage #1 - $\pm 2,900$ SF
- 9 Equipment Storage #2 - $\pm 1,100$ SF
- 10 GP Storage - $\pm 2,500$ SF

Totalling approx. 72,400 SF

The dairy facility is equipped with a modern, fully automated milking and herd-management system, featuring two robotic (automatic) milking units, RFID cow identification and electronic sorting gates, and an automatic alley flush manure-handling system. This setup reduces labor demand while improving consistency in milking routines, cow flow, and data-driven herd oversight.

Note: Building sizes, improvement measurements, acreage figures, square footages, and dimensions are approximate and have been obtained from a combination of county records, mapping software, third party sources, seller provided information, and field observations. Buyer is advised to independently verify all measurements and sizes if such information is material to Buyer's intended use, valuation, financing, or purchase decision.

Parcel boundaries are approximate and are for illustration purposes only.

Building Overview

Soil Types & Certified Organic Farm

Soils consist of primarily Newberg fine sandy loam, Evans loam, Wapato silt loam, and Barron coarse sandy loam, with much of the ground mapped as Class 2w and Class 3 agricultural soils. The Property is Certified Organic through Oregon Tilth.

Water Rights & River Frontage

±60 irrigated acres supported by Rogue River water with a 1919 priority date. Irrigation infrastructure includes a pump station, buried mainline, wheel line, and a 30 HP pump. The property also includes ±350 feet of Rogue River frontage, adding direct river presence to an already productive irrigated farm setting. Irrigation pump located near the Rogue River.

Floodplain Designation & Wetlands

The Site is located within a 100-year and a 500-year FEMA-designated floodplain and a freshwater forested wetland.

Dairy Facility Infrastructure

Main Dairy Barn - ±41,000 SF freestall dairy barn w/ open sides, high roofline, central feed alley, auto. gates and flushing, LED lighting, and more.

Robot Room - ±2,000 SF; Houses 2 robotic milking units w/ RFID, monitoring, smart gating, and solar power.

Hay & Feed Barn - ±13,500 SF; Large hay & feed storage barn w/ concrete floor, metal roof, & loading/unloading area.

Farm Stand / Office - ±1,200 SF; Includes farm stand area, prep kitchen, office space, exterior patio area, picnic tables, and planter beds.

Mechanical & Utility Space / Milk House - ±2,800 SF; Includes generator, dairy mechanical & milk transfer equipment, control units, storage & restroom.

Original Milking Parlor - ±2,900 SF; Traditional raised milking structure. Potential use as calf nursery, livestock support space, or storage.

Supporting Infrastructure

General Purpose Building - ±2,500 SF of covered storage space.

Equipment Storage #1 - ±2,900 SF.

Equipment Storage #2 - ±1,100 SF.

GP Storage - ±2,500 SF (located far west side; in need of repairs)

Electrical Infrastructure

The Property is serviced by Pacific Power and includes 240v mix of 1 and 3 phase electrical services for both residences, the dairy facility, and irrigation. 3-phase power serves the irrigation pump and dairy facility. The Property also includes a diesel backup generator and solar power.

Utilities Summary

Two existing private wells are located on northern end of the Property. Both residences include septic tanks. The Property also enjoys an on site water storage infrastructure with a ±5,000 gal. above ground storage tank and ±5,000 gal. below ground. Currently no gas is serviced to the Property. Electricity is serviced via Pacific Power. Easiest internet service is via Starlink (no existing infra).

Residential Buildings

Main House - Year Built: ±1955; Approx. Size: ±1,383 SF; Layout: Single story, 2 bedroom / 1 bathroom

Secondary House - Year Built: ±1930; Approx. Size: ±1,040 SF; Layout: single story, 3 bedroom / 1 bathroom.

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview

Water Rights Overview



Parcel boundaries are approximate and are for illustration purposes only.

Place of Use	Quarter / Quarter	Gross Acres	Estimated Acres Appurtenant to Subject Property
Section 17	SE 1/4 of NW 1/4	4 acres	~ 2 acres
Section 17	NW 1/4 of SW 1/4	6 acres	~ 6 acres
Section 17	NE 1/4 of SW 1/4	40 acres	~ 24 acres
Section 17	NW 1/4 of SE 1/4	15 acres	None
Section 17	SE 1/4 of SW 1/4	40 acres	~ 24 acres
Section 17	SW 1/4 of SE 1/4	15 acres	None
Section 17	SW 1/4 of SW 1/4	6 acres	~ 6 acres
Section 20	NE 1/4 of NW 1/4	4 acres	None
Section 20	NW 1/4 of NE 1/4	10 acres	None
Total:		140 acres	~ 60 acres

The property includes approximately 60 acres of irrigated pasture with Rogue River water rights. Irrigation infra. includes a wheel line, buried mainline, pump station, separate electrical service with 3-phase power, and a 30 HP pump. Buyer is advised to complete independent due diligence regarding the status, point of diversion, place of use, historical use, actual acreage, and continued availability of all water rights associated with the property.

WR Type:	Irrigation
Source:	Rogue River, tributary of the Pacific Ocean
Certificate #:	3505
Priority Date:	September 18, 1919
Total Acres:	140 acres across multiple property ownerships

Residential Improvements



Residential Building 1



Residential Building 2

Entitlement Notes: Both residences appear to have been established prior to current zoning and are presumed to be pre-existing grandfathered residential uses. It is understood that either residence may be remodeled or replaced, either in its current location or elsewhere on the property, provided the new location meets current setbacks and applicable overlay restrictions. No size limitation is understood to apply to a replacement dwelling.

Other potential residential entitlements may include application for either one or both of the following:

- Relative farm dwelling
- Accessory farm dwelling

Both uses are conditional approvals and would require demonstration of a need for additional farm help or agricultural support use, subject to county review and approval.

Main House (Residence 1)

Year Built: ±1955

Approx. Size: ±1,383 SF

Layout: 2 bedroom / 1 bathroom single story

Notes: Located near the property entrance with covered porch, carport, kitchen, laundry, pantry, small office area, full bathroom, and two bedrooms. The structure appears generally sound, but needs various repairs and updating.

Residence 2

Year Built: ±1930

Approx. Size: ±1,040 SF

Layout: 3 bedroom / 1 bathroom single story

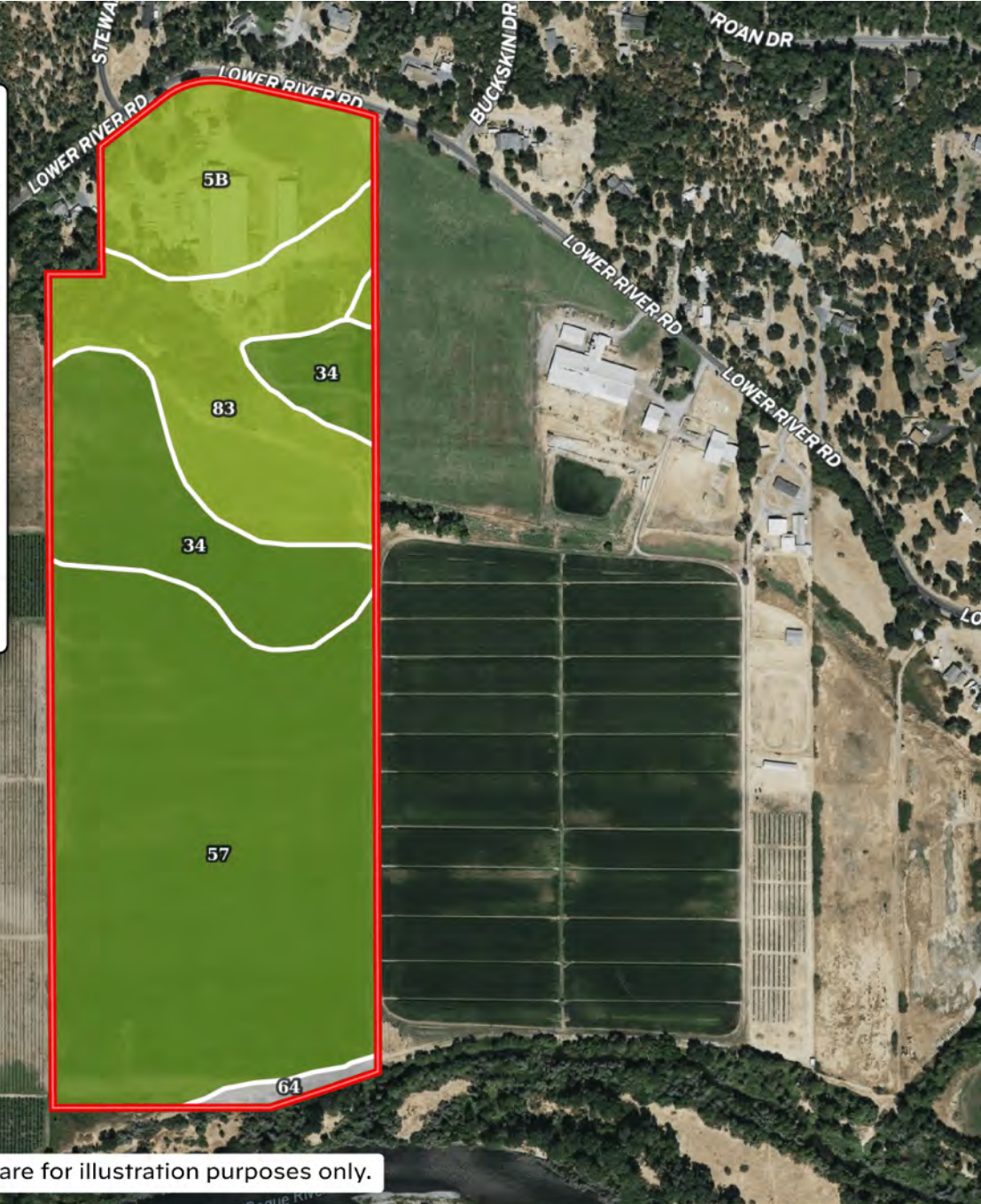
Notes: Located to the west of the dairy, this single story residence has a covered porch, kitchen, living room, full bathroom, laundry hookups, and three bedrooms. The structure appears generally sound, but needs various repairs and updating.

Soil Info Key

The property includes a strong mix of irrigated agricultural soils that have historically supported pasture, forage production, and dairy operations. The primary soil types include Newberg fine sandy loam (Class 2w), Evans loam (Class 2w), Wapato silt loam (Class 3w), and Barron coarse sandy loam (Class 3e). The farm is Certified Organic through Oregon Tilth.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
57	Newberg fine sandy loam	36.91	50.01	0	70	2w
83	Wapato silt loam	13.58	18.4	0	31	3w
34	Evans loam	12.73	17.25	0	87	2w
5B	Barron coarse sandy loam, 2 to 7 percent slopes	9.75	13.21	0	57	3e
64	Riverwash	0.84	1.14	0	-	-
TOTALS		73.81(*)	100%	-	63.24	2.32

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Soil Map

Identification Key

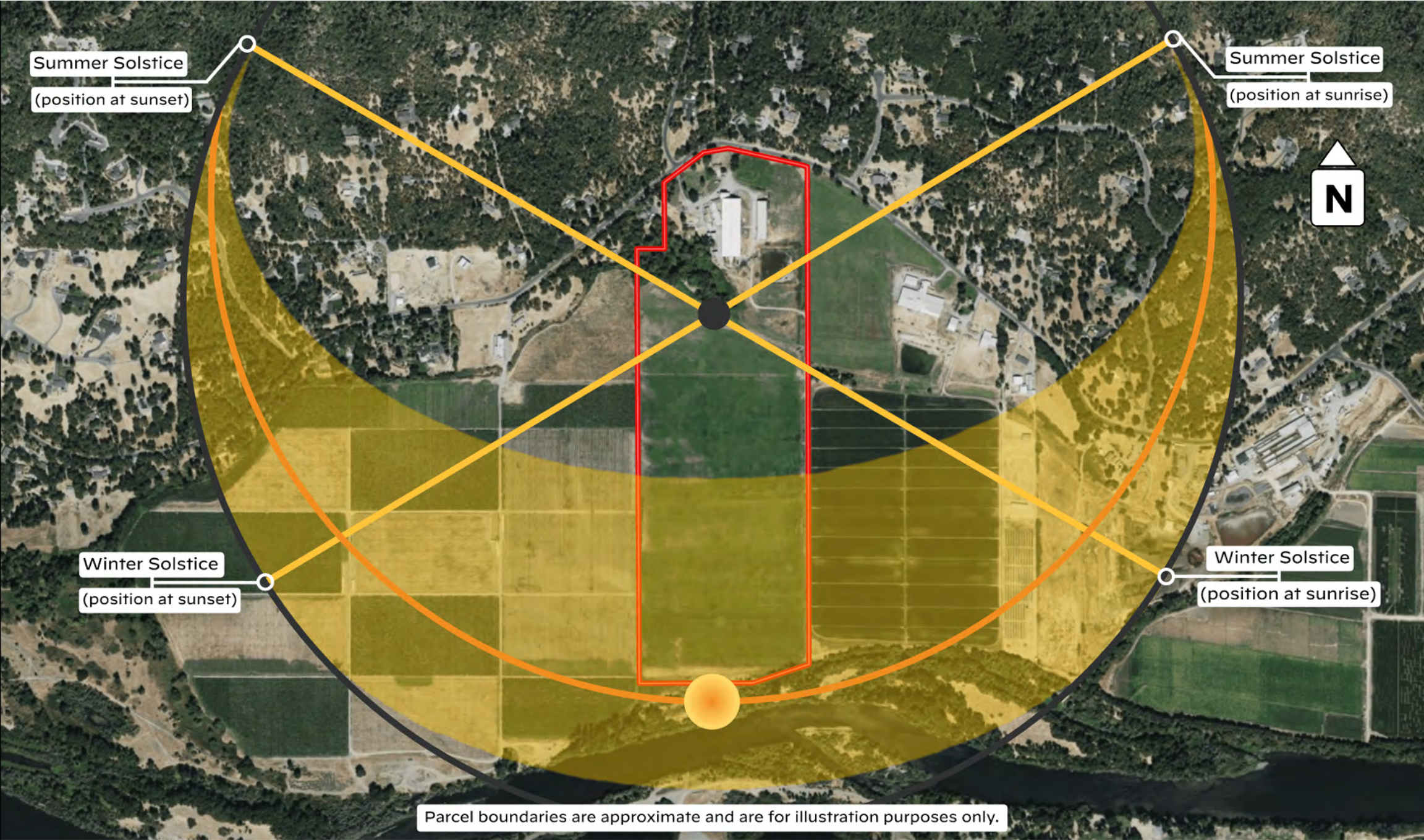
-  = Floodway ("AE" floodway)
-  = 100-year floodplain ("AE" zone)
-  = 500-year floodplain ("X" zone")
-  = Wetlands

Flood zone info from sources deemed reliable, but not guaranteed. Buyers are responsible for all due diligence and to verify all information.

Note that 500-year floodplain may not require flood insurance depending on lender. Prospective buyers are encouraged to complete an elevation study to determine exact flood risk and insurance requirements.

Parcel boundaries are approximate and are for illustration purposes only.

Flood & Wetlands Map



Sun Path Overlay (approximate)



Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo - Exterior

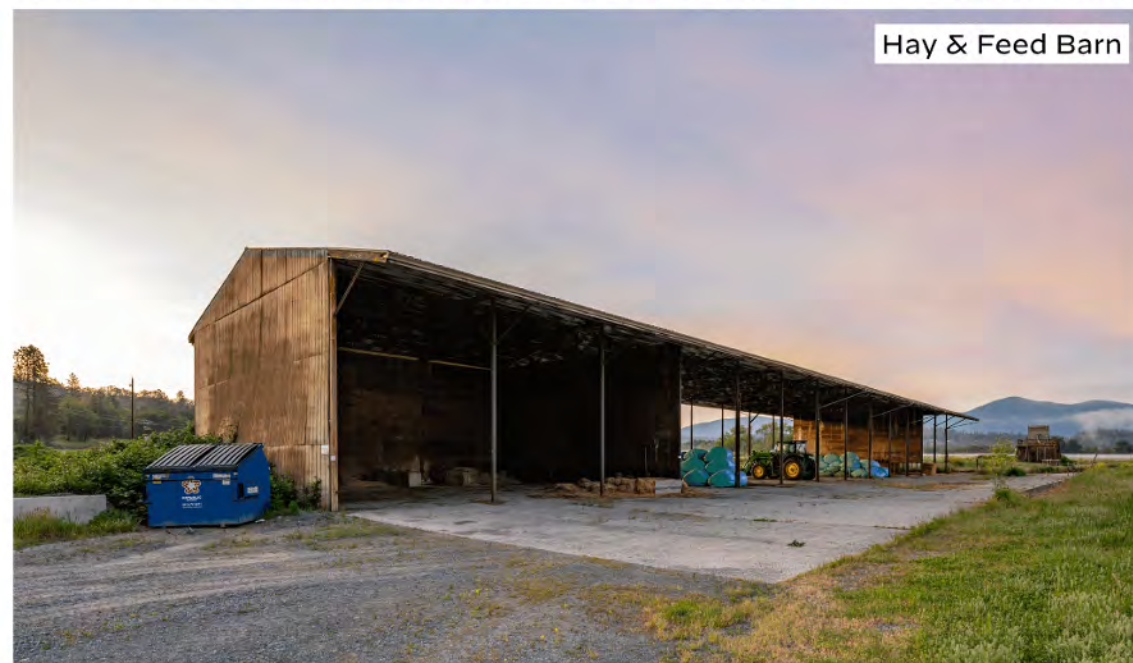
6531 Lower River Road | MOPG + MCRE | 13



Dairy Facility Aerial



Main Dairy Barn



Hay & Feed Barn



Farm Stand

Subject Photos - Exteriors



Main Dairy Barn - Interior



Robot Room - Voluntary Milking Systems



Farm Stand - Storefront Interior



Main Dairy Barn - Interior

Overlay Report



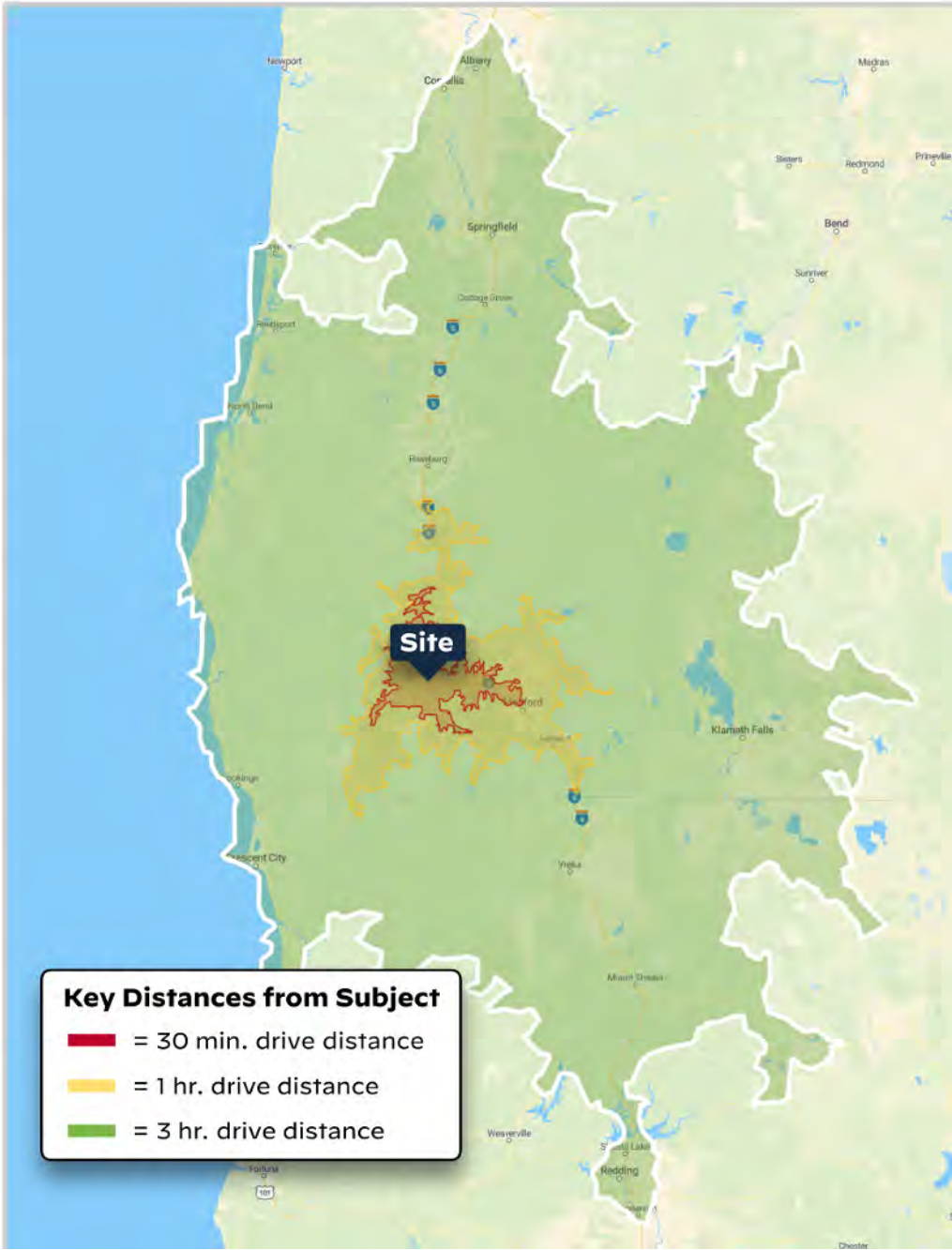
- Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County
- Zoning:** EFU (Exclusive Farm Use)
External link to Grants Pass Zoning Code
 - City Limits:** Outside city limits of Grants Pass
 - County Limits:** Within Josephine County limits
 - UGB:** Outside Urban Growth Boundary
 - Floodzone:** Within floodway, 100-year and 500-year flood zones
 - Wetlands:** Area of Pfo1c wetlands located within the wooded are of the Property
 - Soils:** Mixture of Newberg fine sandy loam (Class 2w), Evans loam (Class 2w), Wapato silt loam (Class 3w), and Barron coarse sandy loam (Class 3e)
 - School District:** Three Rivers
 - Wildfire Hazard:** Within wildfire zone



Market Summary

	Demographics	Grants Pass	Josephine County	National
Population	2021 Census Population	39,674	88,346	-
	2015 Population	36,684	84,606	-
	2010 Population	35,957	82,880	-
	Annual Growth 2010-2015	1.02%	1.04%	-
	Annual Growth 2016-2021	1.08%	1.02%	-
Personal/Education	Median HH Income	\$54,833	\$51,733	\$75,989
	Per Capita Income	\$26,875	\$29,260	\$35,384
	Median Age	39.7	47.5	38.1
	Unemployment Rate	5.30%	6.0%	3.5%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	17.2%	18.1%	23.5%
Housing	Median Home Value	\$490,800	\$488,500	\$361,970
	# Households	16,231	36,148	-
	Owner Occupied	53.7%	69.5%	60.6%
	Tenant Occupied	44.3% (±)	28.5% (±)	34% (±)
	Vacancy	2.0%	2.0%	6.0%

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.



Key Distances from Subject

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance



Grants Pass History and Profile

"It's the climate"

Grants Pass, Oregon - believed to be named after General Ulysses S. Grant's battle at Vicksburg - has a rich history since the early 1800's. Grants Pass is desirable to homeowners and businesses alike for it's growing employment, natural beauty, and the City's convenient location on I-5, as well as being home to the Josephine County Fairgrounds and home of several large companies, such as Dutch Bros Coffee, AllCare Health and Asante Health System's Three Rivers Hospital.

The City was historically a hub for the timber and agriculture industries, being strategically located on the Rogue River. The local economy has significantly expanded beyond these industries, but the area remains a strong agricultural market.

Within a 30 minute drive is the domestic Grants Pass Airport as well as the Rogue Valley International-Medford Airport, a regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Grants Pass is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Demographic sources: CoStar, Redfin, Realtor.com, Zillow



Why Southern Oregon?

Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



Transaction Guidelines

6531 Lower River Road is being offered on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. The Listing Brokers will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope.

Property Tours: All prospective buyers should be prepared to proof of financial qualification before a property tour. Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 48 hour advance notice for any tours.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Chris and Caspian for additional information.

Chris Martin

MOPG / John L Scott
Principal Broker
d: (541) 660-5111
chris@mopg.com

Caspian Hoehne

Merit Commercial Real Estate
Licensed Broker
d: (541) 944-9967
caspian@merit-commercial.com



Additional Buyer Resources



Local Vendor Directory

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.

1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectsllp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

Cleaning

General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning), dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworkscleaning.com..... (541) 292 3895
- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com..... (541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Contractors / Handyman

General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

Handyman

- ★ **AHC Maintenance**..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamondddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeem Masonry**, sandeemasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.com..... (541) 667 0700

Consultants

Land Use

- ★ **CSA Planning**, csaplanning.com..... (541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com..... (541) 879 3477
- Green Top Planning**, greentoppdr.com..... (517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com..... (541) 773 2646

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.com.. (541) 301 2231
- Neilson Research**, (water quality) nrclabs.com..... (541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (860) 295 4161
- Water Right Services**, oregonwater.us..... (541) 389 2837

Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com..... (541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com..... (541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com..... (541) 826 3944

Electrical

- JT Electric**..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com..... (541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**..... (541) 951 1092
- Welburn Electric**, welburnelectric.com..... (541) 535 3727
- Winters Electric**, winterselectric.com..... (719) 477 0535

Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com..... (541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com..... (541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com..... (541) 613 0723

Environmental

- ★ **Alpine Environmental**, ... (541) 944 4685
- Green Environmental**, green-em.com..... (855) 277 5307
- Western States Enviro.**, wsenvironmental.com..... (541) 770 2482

Equipment Rental

- FMI Equipment**, fmiequipment.com..... (800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com..... (541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com.. (541) 734 7343
- Wilson Equipment**, wilsonequipment.net..... (541) 830 3966
- United Rentals**, unitedrentals.com..... (541) 773 7323

Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com..... (541) 779 5625
- Mountain View Fence**, mountainviewfence.org..... (541) 879 0126
- Quality Fence**, qualityfenceco.com..... (541) 644 2281

HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com..... (541) 535 4470
- Long's HVAC**, longshvac.com..... (541) 772 4201
- Metal Masters**, metalmasters-inc.com..... (541) 779 1049
- Rogue Valley H&AC**, rvheat.com..... (541) 215 4760
- S. Oregon Heating & AC**, sohac.com..... (541) 773 8733
- Stone Heating & Air**, stoneheatair.com..... (541) 855 5521

Local Vendor Directory

Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com..... (541) 779 8893
- Hart Insurance**, hartinsurance.com..... (541) 779 4232
- Highstreet Insurance**, hsp.com..... (541) 779 0177
- Midland Empire**, midlandempireinsurance.com..... (541) 476 7715

Inspections

- GOHI**, greateroregonhomeinspections.com..... (541) 282 3141
- NPI SW Oregon**, npiweb.com..... (541) 210 8055
- Partner ESI**, partneresi.com..... (800) 419 4923
- Peak Inspections**, peakbuildinginspections.com..... (541) 951 5484
- Rogue Inspection Services**, rogueinspection.com..... (541) 507 7674

Landscaping

Maintenance

- Bumgardners**, bumgardnerslandscape.com..... (541) 826 7713
- The Grounds Guys**, groundsguys.com..... (541) 982 2150
- Nature's**, naturelandscapedfordoregon.com..... (541) 821 5344
- US Lawns**, uslawns.com..... (541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com..... (541) 973 5140

Landscape Design / Contractors

- CV Landscape**, cvlandscapemaintenance.com..... (541) 613 8535
- Gary Krause**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.com..... (541) 778 9843

Lending

Regionals / National Banks with Local Presence

- AgWest Farm Credit**, kati.hansen, agwestfc.com..... (541) 685 6161
- Banner Bank**, jay.stormberg, bannerbank.com..... (541) 608 5053
- Evergreen**, kris.woodburn, evergreenfederal.bank... (541) 479 3351
- First Interstate**, todd.fryer, firstinterstatebank.com. (541) 608 8971
- People's**, jason.reno, peoplesbank.bank..... (541) 776 5350
- Rogue Credit Union**, roguercu.org..... (541) 734 0607
- WaFd**, bryan.pistole, wafdbank.com..... (541) 858 2989

SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** (800) 878 6613
- Legacy Lending (Private)**, dane.fitch (206) 972 8127
- Pacific Capital (Private)**, pac-capital.com..... (541) 973 2444
- Sophia Harding (SBA, Columbia Bank)**, ... (541) 227 0311

Locksmith

- Bear Creek Lock**, bearcreeklock.com..... (541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com..... (541) 930 8363
- ★ **The Keyman**, tkms.com..... (541) 690 1751

Movers

- Back Savers**, backsaversmovingservice.com..... (541) 944 4820
- Hall of Fame**, halloffamemovingllc.com..... (541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com..... (541) 531 3634

Painting

- Brotherhood Painting**, brotherhood-painting.com..... (541) 301 5862
- Corey Robbins**, coreyrobbins.com..... (541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com..... (541) 630 1174
- Rick Stevens**, rickstevenspainting.com..... (541) 973 1729

Property Management

- Cornerstone Property Management**,..... (541) 200 3954
- CPM**, cpmrealestateservices.com..... (541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com..... (541) 414 4477

Pest Control

- A-1 Exterminators**, aone-exterminators.com..... (541) 472 1094
- Action Pest**, actionpestcontrolmedford.com..... (541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com..... (503) 772 9466
- Bugs Northwest**, bugsnw.com..... (541) 472 5003
- Pointe Pest Control**, pointepest.com..... (541) 526 5692

Plumbing

- Accurate Plumbing**, accurate-plumbing.com..... (541) 773 3035
- Artoff Plumbing**, artoffplumbing.com..... (541) 582 0853
- HD Plumbing**, hdplumbingoregon.com..... (541) 646 0407
- Hukill's Plumbing**, hukills.com..... (541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com..... (541) 261 5724
- SOS Plumbing**, sosplumbing.net..... (541) 535 5063
- Tanks Plumbing**, tanksplumbing.net..... (541) 879 3777

Remediation / Restoration

- ★ **Belfor**, belfor.com..... (541) 644 5454
- ProKleen**, getprokleen.com..... (541) 857 1818
- Rogue Restoration**, roguerestorationpros.com..... (541) 778 1552
- ServiceMaster**, servicemasterrestore.com..... (541) 313 5904

Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com..... (541) 601 7870
- Hoag Roofing**, hoagroofing.com..... (541) 779 7743
- JAM Roofing**, jamroofing.com..... (541) 773 7663
- Lawless Roofing**, lawlessroofing.com..... (541) 479 1839
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- True South Solar**, truesouthsolar.net..... (541) 203 0525

Security / Locksmith

Physical Security

- Concierge Security**, concierge-security.com..... (541) 218 9672
- Maksimum Security**, maksimuminc.com..... (541) 608 2820
- NW Defense Contracting**, nwdefcon.com..... (541) 500 4066

Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com..... (541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com..... (844) 305 2665
- Johnson Controls**, johnsoncontrols.com..... (541) 857 5112
- Point Monitor**, pointmonitor.com..... (541) 210 8738
- Pye Barker**, pyebarkerfs.com..... (541) 245 9223
- SOS Alarm**, sosasap.com..... (541) 507 9084
- Vyanet Security**, vyanetsecurity.com..... (541) 295 3223

Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com..... (541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com..... (541) 772 2782
- Metzger Survey**, metzgersurveying.com..... (541) 727 2749
- Neathamer Survey**, neathamer.com..... (541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com..... (408) 375 5220
- Pariani Land Surveying**, parianils.com..... (541) 890 1131
- TerraSurvey**, terrasurveyinc.com..... (541) 482 6474

Signage / Printing

- Minuteman Press**, minuteman.com..... (541) 776 7966
- ProntoPrint**, goprnto.com..... (541) 779 1952
- ProVisual Design**, pvdprints.com..... (541) 772 8045
- Ramsay Signs**, ramsaysigns.com..... (541) 664 7704
- ★ **SignApply**, signapplymedford.com..... (541) 414 7620
- SignDude**, thesigndude.com..... (541) 858 2701
- SignsNow**, signsnow.com..... (541) 608 6800

Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.



Notice of Disclosures

This Offering Memorandum (the "Document") is intended for only the party receiving it from Merit Commercial RE, LLC and/or John L Scott Medford (together the "Listing Brokers"), and should not be made available to any other reviewing entity without the prior written consent of the Listing Brokers. All information included in this Document has been obtained from sources deemed reliable, however, Owner, Listing Brokers, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this Document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this Document is not a substitute for a thorough due diligence investigation.

This Document and all related materials, including but not limited to text, graphics, financial data, projections, designs, and intellectual property contained herein, are the proprietary and confidential property of the Listing Brokers. The Document is provided solely for the use of the intended recipient(s) for the purpose of evaluating the specific investment or transaction opportunity described herein. Some photos or graphics in this Document may have been enhanced using AI and may not be exactly accurate, nor should they be relied upon for any investigation, studies, or any other use besides general informational purposes. Any unauthorized use, reproduction, duplication, distribution, or adaptation of the Document or any portion thereof, in any form or by any means, whether electronic, mechanical, or otherwise, is strictly prohibited without the express written consent of the Listing Brokers.

Information regarding zoning, residential entitlements, replacement dwelling rights, farm dwelling potential, overlays, setbacks, and permitted uses is subject to final verification with the appropriate governing agencies. Building sizes, improvement measurements, acreage figures, square footage, and dimensions are approximate and have been obtained from a combination of county records, mapping software, third party sources, seller provided information, and field observations. Buyer is advised to independently verify all measurements and sizes if such information is material to Buyer's intended use, valuation, financing, or purchase decision.

Information regarding water rights, total acres, places of use, irrigation infrastructure, and water availability is believed to be accurate based on available records and information provided, but has not been independently certified. The Listing Brokers are not Certified Water Rights Examiners or irrigation specialists. Buyer is advised to verify all water related matters with the Oregon Water Resources Department, a Certified Water Rights Examiner or other appropriate expert.

Information regarding CAFO permits, nutrient management plans, lagoon systems, environmental compliance, organic certification, soils, floodplain status, utilities, equipment, personal property, and condition of improvements is provided for general informational purposes only and should be independently verified by Buyer with the appropriate agencies, records, inspectors, consultants, and qualified professionals.

Buyer should not rely solely on broker provided information in making a purchase decision. Buyer is responsible for confirming all facts, conditions, permits, entitlements, regulatory requirements, and property characteristics that are material to Buyer's intended use or valuation.

Merit Commercial RE, LLC Oregon license 201001084 310 E. 6th Street, Ste. 400 Medford, OR 97501	John L. Scott Medford Oregon license 200810016 871 Medford Center Medford, OR 97504	Chris Martin Licensed Principal Broker in the State of Oregon (#200706071)	Caspian Hoehne Licensed Real Estate Broker in the State of Oregon (#201234073)
---	---	--	--



Contact listing brokers for additional information

Chris Martin | Principal Broker

Caspian Hoehne | Broker

(541) 660-5111 / team@martinoutdoorproperties.com

www.mopg.com