

The Highlands
0 Cherry Lane
Medford, OR 97504

\$11,000,000
167± Acres
Jackson County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

The Highlands
Medford, OR / Jackson County

SUMMARY

Address

0 Cherry Lane

City, State Zip

Medford, OR 97504

County

Jackson County

Type

Commercial, Undeveloped Land

Latitude / Longitude

42.33762 / -122.785503

Taxes (Annually)

16104

Acreage

167

Price

\$11,000,000

Property Website

<https://www.landleader.com/property/the-highlands-jackson-oregon/53964>



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The Highlands Medford, OR / Jackson County

PROPERTY DESCRIPTION

Merit Commercial Real Estate and LandLeader have been exclusively retained to market for sale The Highlands, a landmark development offering encompassing the bulk of East Medford proper. The Highlands stands as a legacy property, offering a visionary developer the perfect blank slate for a luxury single-family and mixed use product.

Encompassing 167 acres of prime residential development land, The Highlands allows a developer to step into a high-end south-facing development site at scale in one of the most desirable neighborhoods in Southern Oregon.

The original, grandfathered PUD lays out a large-scale development consisting of a majority of single-family homes, as well as senior-living facilities, condos, townhomes, and multifamily. A developer isn't limited to this layout, but could use the master plan and deliver a market-defining project.

Speaking to the scale of the project, The Highlands offering is 1.00% of the total land supply of Medford, Oregon.

Combining world-class views with convenience, each residence located within The Highlands is less than 10 minutes to every necessity, including grocery, dining, Asante Rogue Regional Medical Center, healthcare clinics and practices, recreation, and much more. Rogue Valley International Airport, as well as I-5 access are also less than 15 minutes away.

Directly adjacent to the North, Prescott Park (Roxy Ann Peak) offers over 17 miles of hiking and biking trails, and is one of the most accessible and desirable parks in the Rogue Valley.

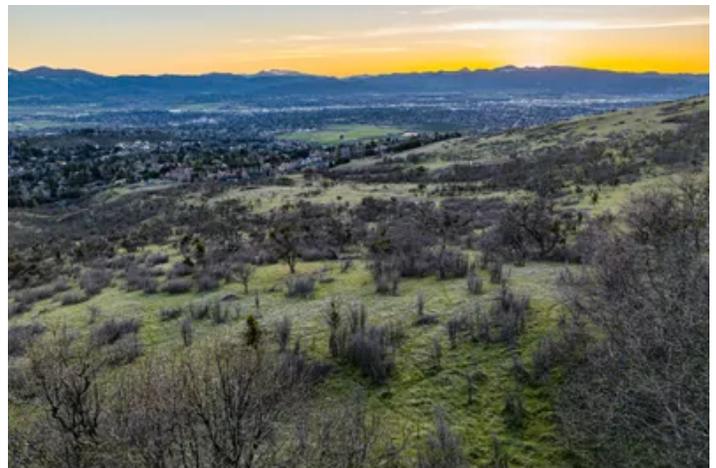
All utilities are either stubbed directly to the property or within close proximity. Water, sewer, and stormdrain are available, and high-capacity power run the length of the site into the adjacent Pacific Power substation. The topography is usable and allows for desirable view lots/homes; 75%+ of the site is under a 25% slope.

The Rogue Valley has consistently proven itself as a growing market, with demand for high-quality luxury single-family and higher-density product. East Medford is the most desirable area in the region with very strong income and employment demographics.

Buyer to do all due diligence regarding the requirements and associated costs of development (including but not limited to applications, permits, improved access, required offsites, utility availability and extension, etc.) Any density/configuration is subject to final approval.



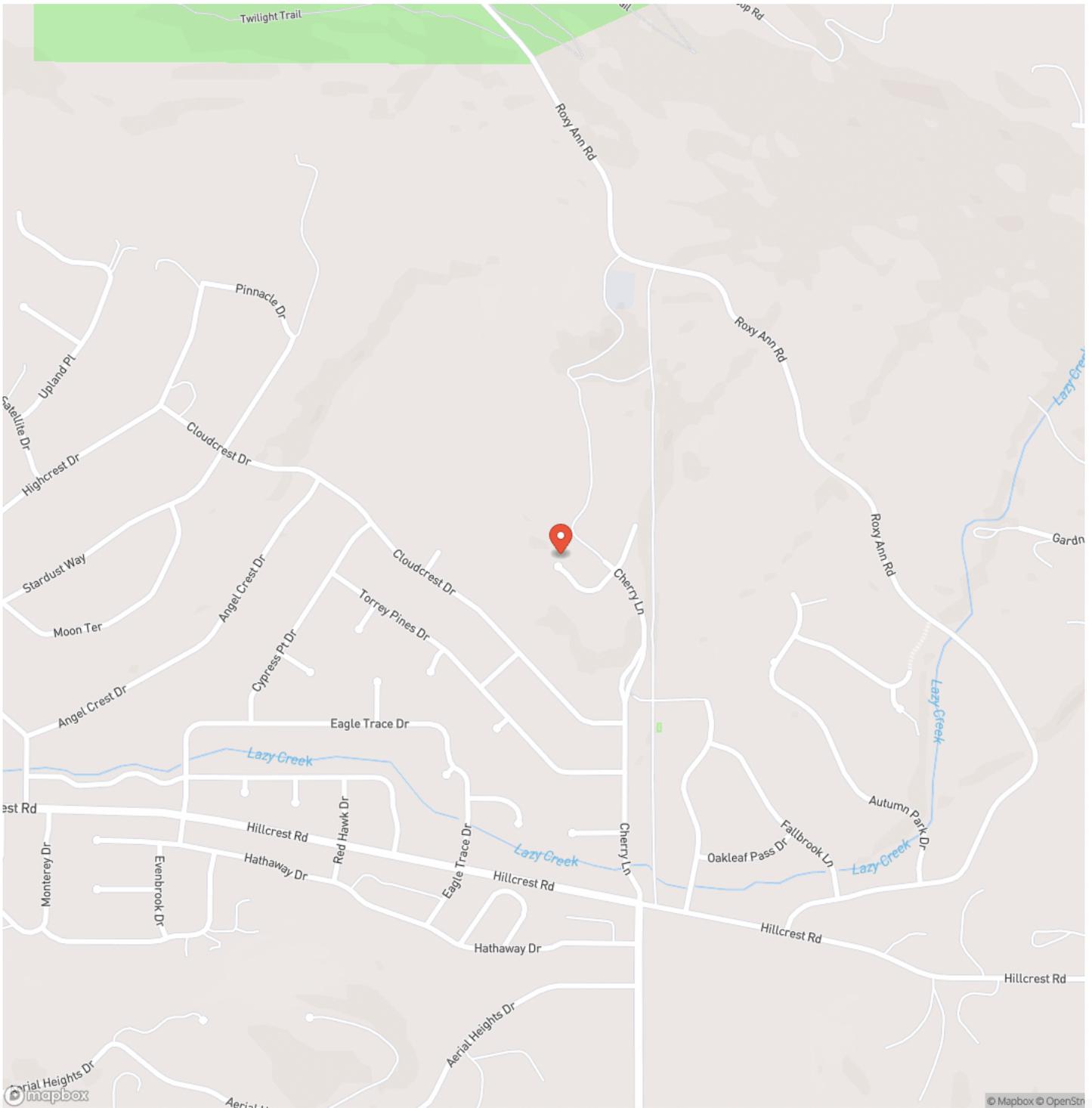
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Locator Map

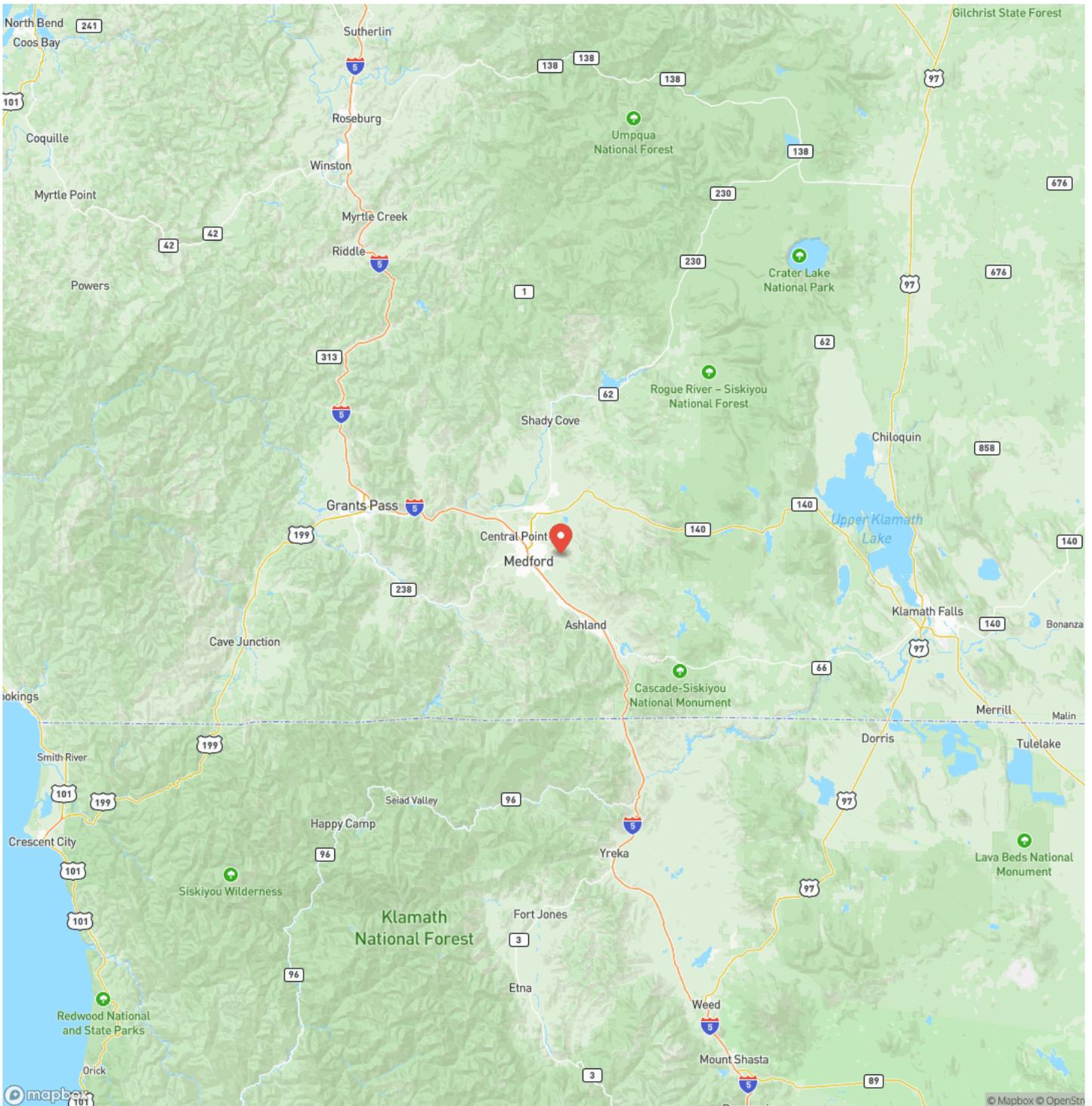


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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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