OFFERING MEMORANDUM

ASHLAND · OREGON · 97520

799 E Jefferson

A 3.57-ACRE EMPLOYMENT-ZONED OPPORTUNITY

$795,000	3.57	E-1	$250K
LIST PRICE	ACRES	EMPLOYMENT ZONE	SELLER FINANCING

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SECTION ONE

Executive Summary

799 E Jefferson is 3.57 acres of E-1 land along Ashland's Jefferson Avenue spine — a flat, fully unimproved commercial parcel at the south gateway to the city's primary employment corridor, and a category of land Ashland no longer produces with any regularity. The site carries 868 feet of frontage along Washington Street — which parallels Interstate 5 along the property's eastern edge — and 190 feet along Jefferson Avenue itself, set within a half-mile cluster of owner-operated manufacturers, distributors, and retail anchors that together employ more than 200 people in sustained, multi-decade operations.

Under E-1 zoning the property supports the broadest commercial use spectrum permitted anywhere in Ashland, and under the city's R-Overlay the same parcel carries up to approximately 53 residential units of mixed-use density above ground-floor employment. A conceptual rail-spur layout produced by Genesee & Wyoming Railroad Services confirms direct freight feasibility at the southwest boundary, and the $795,000 list price sits 43% below the per-acre basis of the adjacent 777 Jefferson sale to Goodwill, with seller financing available to qualified buyers. Few remaining Ashland parcels combine this scale, this breadth of allowed use, and direct interstate and rail access on serviced, build-ready ground — for an owner-user, developer, or investor, it is a rare chance to shape a signature project at the city's commercial front door.

That residential-over-commercial path is one the City's own Comprehensive Plan endorses — its Housing chapter names E-1 overlay properties as well suited to ground-floor commercial with housing above, and its economic-development policy (VII-3) sets the City's intent to grow the very profile of small-to-mid “family wage” employers an E-1 site of this scale tends to attract. The Plan expresses policy intent rather than binding regulation, but it signals a city whose long-range objectives align with what this parcel is positioned to become.

INVESTMENT HIGHLIGHTS

- **43% below comparable land basis.** $222,689 per acre versus the verified $392,040 paid for the adjacent 777 Jefferson parcel — and 41% below the property's own Ticor-assessed value of $1,336,630.
- **City policy backs the residential play.** Ashland's Comprehensive Plan names E-1 overlay sites as well suited to ground-floor commercial with housing above — the city's own long-range plan endorses the very model this parcel enables.
- **Confirmed private rail-spur feasibility.** A Genesee & Wyoming conceptual layout accommodates 446 track-feet and six 65-foot cars at roughly $515,000 — rare among Southern Oregon E-1 sites.
- **Seller financing available.** Offered to qualified buyers with $250,000 minimum down; rate, amortization, and term negotiable based on offer strength.
- **Up to ~53 mixed-use units by right.** The R-Overlay permits up to 15 dwelling units per acre above ground-floor commercial — no special-use permit, density bonus, or income restriction required.
- **Frontage and access on two public streets.** 190 feet on Jefferson Avenue (primary access) and 868 feet along Washington Street — room to separate truck, customer, and residential entrances; signage permitted, Exit 14 about 1.1 miles north.
- **In a proven employment node.** A half-mile cluster of owner-operated manufacturers, distributors, and retail anchors — Yerba Prima, IPCO Commercial, and the 777 Jefferson Goodwill among them — employing 200+ across multi-decade operations.
- **Build-ready and paved to the corner.** Flat 2–3% grade, no structures, FEMA Zone X, curb-and-gutter at the corner, and full City utilities including Hunter fiber to 2.5 Gbps.

WHY IT MATTERS

E-1 permits the broadest commercial use spectrum in Ashland — retail, professional office, light manufacturing, distribution, mixed-use, fitness, and institutional — and under the R-Overlay supports residential development at up to 15 dwelling units per acre, approximately 53 units site-wide, above ground-floor employment. Ashland's code lets those uses be combined on a single site or within one building as of right, subject only to standard site review, so a commercial-over-residential program needs no use variance to pencil. The site is flat, free of structures, and surrounded by stable, owner-operated neighbors including Yerba Prima and IPCO Commercial.

AT A GLANCE

List Price	**$795,000**
Price / Acre	**$222,689**
Lot Size	**3.57 acres**
Zoning	**E-1 · R-Overlay**
Frontage	**190 / 868 ft**
Topography	**Flat, 2–3%**
Flood Zone	**FEMA Zone X**
Rail Access	**Spur feasible**
APN	**1093930**

THE JEFFERSON CORRIDOR — RAIL LINE WEST, INTERSTATE 5 EAST, FRAMED BY THE ROGUE VALLEY

SITE PROFILE & SERVICES

What diligence has confirmed.

Site Profile

TOPOGRAPHY	Flat, 2–3% grade · 2,000–2,040 ft
VEGETATION	Native grasses, scattered shrubs
STRUCTURES	None — fully unimproved
FRONTAGE	190 ft Jefferson · 868 ft Washington
DEPTH	Avg ~175 ft to Washington St
EASEMENTS	Per Plat P-71-1999 · Survey 16375
FLOOD ZONE	FEMA Zone X · Panel 41029C2216G
ACCESS	Paved street, curb & gutter at corner
SIGNAGE	Permitted on property

Utilities & Services

WATER	City of Ashland (verify connection)
SEWER	City of Ashland (verify connection)
POWER	Ashland Municipal Electric
GAS	Avista (verify availability)
CONNECTIVITY	Hunter fiber 2.5 Gbps · AFN · Spectrum
SCHOOLS	Bellview · Ashland Mid · Ashland High
CC&RS	None of record · Ticor (Feb 2025)

NEIGHBORHOOD & OWNERSHIP

The parcel (outlined) among adjacent owners — Southern Oregon Goodwill at 777 Jefferson, IPCO, and the Washington-frontage holdings — with the CORP rail line and Interstate 5. Source: id.land.

BUYER DUE DILIGENCE. All utility service connections, capacity, and tap fees should be verified directly with the City of Ashland and applicable providers. Preliminary title report and complete due-diligence package available on request.

DOCUMENTARY REFERENCE

Survey, flood, contour, and slope — confirmed.

Every site claim in this memorandum is documented in source records produced by Ticor Title and reproduced in summary form below. The plat establishes parcel geometry and references the original survey on file with the Jackson County Surveyor. The FEMA flood map confirms the property's position within Zone X — outside the 500-year floodplain and the AE floodway that follows Bear Creek. The contour map shows the property between 2,000 and 2,040 feet, consistent with the 2 to 3 percent grade documented in the Site Profile. The soil map confirms the property sits within the 23A Camas-Newberg-Evans complex at 0 to 3 percent slopes — documentary corroboration of the level, build-ready grade.

PLAT DETAIL

Partition Plat P-71-1999 · Survey No. 16375 · Jackson County Surveyor

FEMA FLOOD MAP

Zone X (minimal hazard) · FIRM Panel 41029C2216G · Eff. 04/05/2017

CONTOUR MAP

Subject parcel between 2,000 ft and 2,040 ft elevation contours

SLOPE & SOIL MAP

Camas-Newberg-Evans complex, 0–3% slopes · confirms level grade

SITE & LOT BOUNDARY

Two street frontages.

On the ground the parcel reads as a long, narrow triangle — roughly 175 feet of average depth perpendicular to Washington Street, with frontage on two public streets: 190 feet along Jefferson Avenue at the north, which carries primary access, and 868 feet along the southwest face on Washington Street (which runs parallel to Interstate 5). The dual frontage lets a designer separate truck movement, customer access, and a residential entrance on a single site. Curb-and-gutter is already in place at the Jefferson corner, and signage is permitted on site.

STRATEGIC DRIVE TIMES

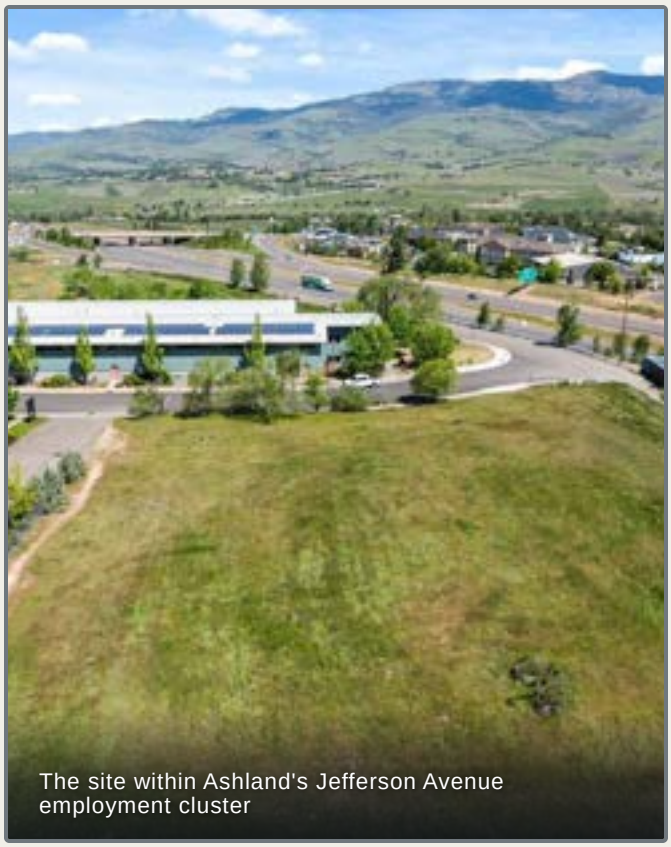
I-5 Exit 14 (OR-66)	**1.1 mi**	Phoenix / Talent	**12 min**
I-5 Exit 11 (OR-99) · SB	**2.4 mi**	City of Medford	**18 min**
Downtown Ashland	**5 min**	Medford Airport (MFR)	**22 min**
Southern Oregon Univ.	**6 min**	Mt. Ashland Ski Area	**25 min**
Asante Ashland Hospital	**8 min**		

ACCESS ROUTING — SITE TO I-5

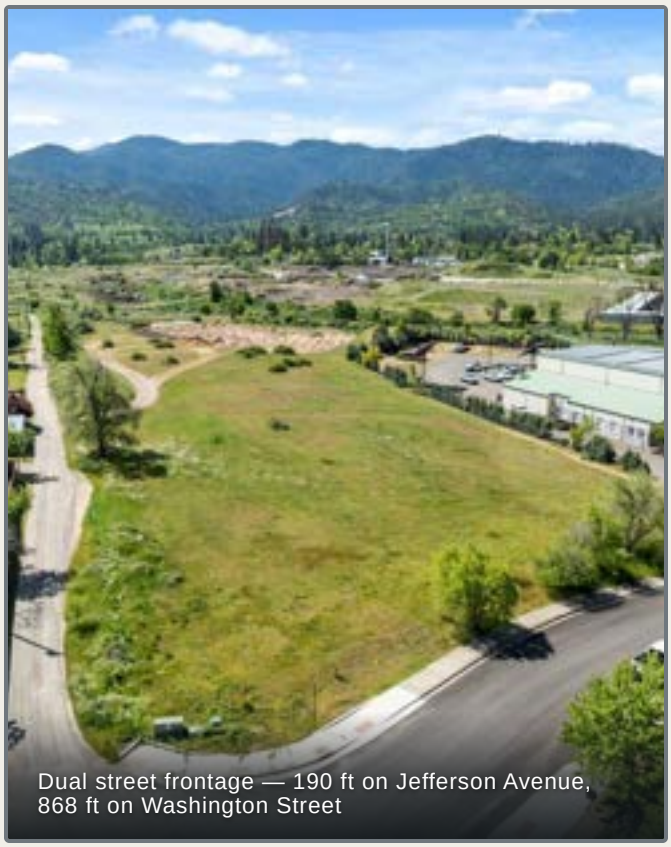
Suggested truck route via Jefferson Avenue, Tolman Creek Road, and OR-66 to I-5 Exit 14. Source: id.land.

SITE GALLERY

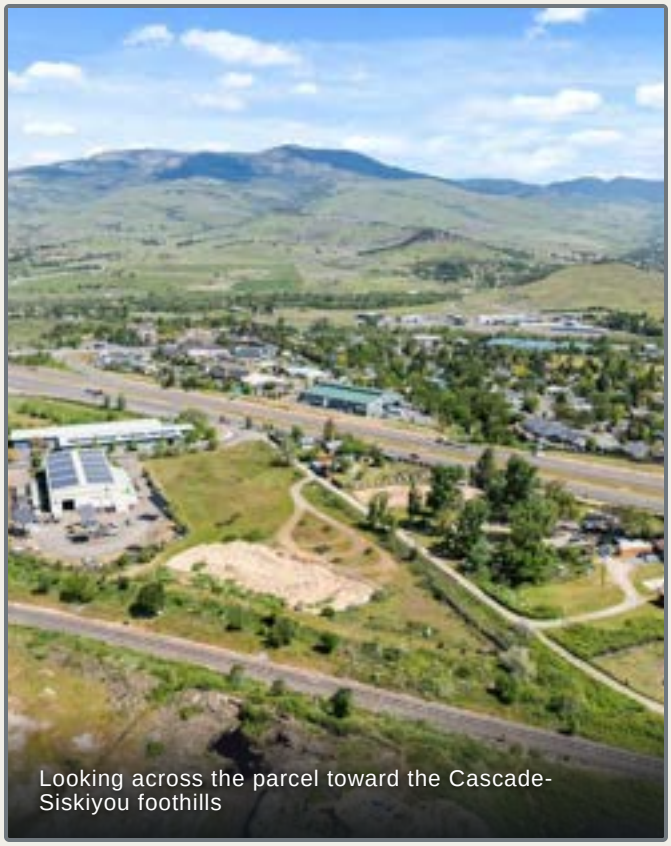
Four views of the parcel and its corridor.



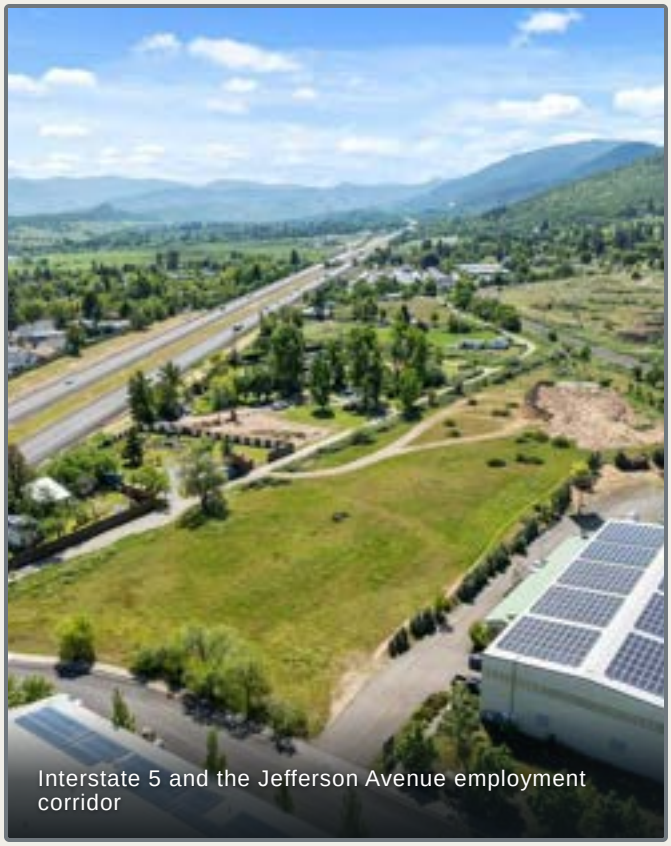
The site within Ashland's Jefferson Avenue employment cluster



Dual street frontage — 190 ft on Jefferson Avenue, 868 ft on Washington Street



Looking across the parcel toward the Cascade-Siskiyou foothills



Interstate 5 and the Jefferson Avenue employment corridor

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SECTION FIVE

Zoning & Allowed Uses

Broad commercial use, plus residential by right.

E-1 supports the widest commercial-use spectrum permitted anywhere in Ashland. On top of it, the city's Residential (R) Overlay — one of Ashland's overlay zones, which modify the underlying zone's standards — layers by-right mixed-use housing, letting the same 3.57 acres carry a commercial, residential, or blended program.

Subject parcel (red) in the E-1 Employment zone, bounded by E Jefferson Avenue and Washington Street; the Residential (R) Overlay applies. Base map: Ticor Title / Sentry Dynamics.

Permitted Uses (E-1)

- Professional & medical office
- Retail commercial
- Light manufacturing
- Assembly & fabrication
- Distribution / warehouse
- Mixed-use (comm. + residential)
- Health, fitness & wellness
- Restaurant / food service
- Institutional & community
- Solar canopy over parking*

* Allowed as a secondary use accessory to a primary E-1 use. **Not permitted in E-1:** standalone solar farm, electrical substation.

R-OVERLAY MIXED-USE DENSITY. Up to 15 dwelling units per acre when paired with ground-floor commercial — about 53 residential units over commercial on 3.57 acres. Standard site review applies; no special use permit, density bonus, or income restriction is required. Verified with City of Ashland Community Development.

PRE-APPLICATION ENCOURAGED. The City's Planning Division invites prospective buyers to submit a pre-application before purchase to confirm specific use compatibility.

FREIGHT INFRASTRUCTURE

Private rail spur — feasibility confirmed.

The Central Oregon & Pacific Railroad main line runs along the property's southwest boundary. At the seller's request, Genesee & Wyoming Railroad Services — the parent company operating the CORP line — evaluated the site and produced a conceptual layout for a private spur connecting directly into the existing track. The proposed configuration accommodates 446 track-feet and six 65-foot rail cars, with a preliminary capital cost estimate of approximately $515,000 covering the turnout, derail, ballasted track, and bump post. For a freight-intensive end user — a manufacturer, distributor, or specialty industrial operator — rail access of this kind is rare among Southern Oregon E-1 sites.

Conceptual layout · Genesee & Wyoming Industrial Development · CORP — Central Oregon & Pacific Railroad · Drawing No. SP.01 · March 24, 2025 · Not for construction.

446 TF
Usable spur capacity — six 65-ft rail cars

1,032 TF
Ballasted track to be installed

~$515K
Preliminary turnkey estimate — turnout, derail, track & bump post

What that buys is leverage that very few parcels in the region can offer. Rail-served, employment-zoned land is effectively a closed inventory in Southern Oregon — the existing rail-adjacent sites are long spoken for, and the corridor is not being extended — so the ability to bring cars directly onto the property is a durable structural advantage rather than a convenience. For the right operator it changes the math on inbound raw materials and outbound product, taking trucks and drayage cost out of the supply chain and widening the radius of markets the site can serve competitively. It also broadens who the parcel can attract: a freight-dependent manufacturer or distributor that would otherwise have no Ashland option can underwrite here, and a buyer who never lays track still holds the optionality, which is itself worth something at resale.

Full engineering drawings and the conceptual cost breakdown are available on request; any specific spur design would be subject to railroad approval and standard engineering review.

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SECTION NINE

Transaction & Contact

Terms, financing, and how to take the next step.

799 E Jefferson is offered As-Is, Where-Is at $795,000 — a rare chance to acquire fully serviced, build-ready employment land at the south gateway to Ashland's primary commercial corridor, at a basis well below recent corridor benchmarks. Seller financing is available to qualified buyers at $250,000 minimum down, with rate, amortization, and term negotiable based on offer strength. Showings are coordinated through either listing broker; the full due-diligence package — including Ticor preliminary title report, partition plat, prior pre-application correspondence, and rail spur conceptual layout — is available to qualified buyers on request.

LIST PRICE	$795,000
SELLER FINANCING	Available to qualified buyers. Min. $250K down. Rate, amortization, and term negotiable based on offer strength.
LISTING DATE	April 30, 2026
LISTING AGREEMENT	Exclusive Right to Sell
OWNER OF RECORD	Msan LLC
PREFERRED ESCROW	Kym Ayres · Ticor Title
SHOWING INSTRUCTIONS	By appointment via listing team
DUE DILIGENCE	Plat map, preliminary title report, prior pre-app correspondence available on request

CO-LISTED BY

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DISCLAIMER

This Offering Memorandum has been prepared by the co-listing brokers, John L. Scott Real Estate and Coldwell Banker Commercial Professional Group, solely for the purpose of providing prospective purchasers with information regarding the property at 799 E Jefferson Ave, Ashland, Oregon. Information herein has been obtained from sources believed reliable; no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective purchasers are encouraged to conduct their own independent investigation and due diligence regarding zoning, allowed uses, utility availability, environmental conditions, title, and any other material aspect of the property. References to the City of Ashland Land Use Ordinance, Comprehensive Plan, and planner correspondence reflect information available as of the listing date and are subject to change. This document does not constitute an offer to sell or a solicitation to purchase. The seller reserves the right to withdraw the property or modify terms without notice.