



FOR SALE



4553 OLD HWY 99 S, ROSEBURG, OR

Commercial/Industrial Land

7.2 Acres | \$2,000,000

4553 Old Hwy 99 S, Roseburg, OR 97471

- Convenient and Easily Accessible Location off of I-5
- Rail Adjacent

For Retail Inquiries:

ASHTON SUMMERS

Senior Associate Broker | Licensed in OR & WA
503-747-9586 | ashton@capacitycommercial.com

For Industrial Inquiries:

EDMUND SLEVIN

Associate Broker | Licensed in OR
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PROPERTY SUMMARY



**FOR
SALE**



PROPERTY DETAILS

Address	4553 Old Hwy 99 S, Roseburg, OR 97471
Lot Size	7.2 Acres
Zoning	CT – Tourist Commercial (Douglas County) • Can be changed to M3 – Heavy Industrial
Sale Price	\$2,000,000

Location Features

- Frontage on Hwy-99
- In close proximity to I-5 (N+S) - $\pm 33,700$ ADTV*
- 99 (NE+SW) - $\pm 19,600$ ADTV*

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

Nearby Highlights

- Bagel Tree Cafe
- Brix Grill
- Carl's Jr
- Dutch Bros Coffee
- Fastenal Fulfillment Center
- Java Run Green
- Kowloon Restaurant
- Krispy Krunchy Chicken
- McDonald's
- McMenamins Roseburg Station Pub & Brewery
- Old soul Pizza
- Oregon Sourdough Co.
- Scoreboard Sports Bar
- Spangler Vineyards
- Sushi & Rolls
- Taco Bell
- The Parrott House
- True Kitchen + Bar
- Wild Rose Lounge
- Workman's Bar & Smokehouse



SECTION 3.16.000 Purpose

The Tourist Commercial classification is intended to provide areas for the orderly and attractive development of commercial uses oriented to the tourist and recreation public. It is intended to be applied around freeway interchanges and in close proximity to recreational areas.

SECTION 3.16.050 Permitted Uses

In the CT zone the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth in this Ordinance.

1. Antique shop.
2. Art shop, gallery, studio and supplies.
3. Boat charter and rental, including fishing equipment.
4. Book store.
5. Condominiums which are tourist oriented; subject to the development standards of the R-2 zone classification.
6. Delicatessen.
7. Gift shop.
8. Grocery store limited to 2,500 square feet.
9. Handicraft shop.
10. Hotel, motel.
11. Laundromat.
12. Novelties and curios shop.
13. Photograph gallery.
14. Pottery sales.
15. Public and semipublic buildings and uses.
16. Restaurant
17. Automobile service station provided that greasing and tire repairing are performed completely within an enclosed building.
18. Single-family dwelling in conjunction with a use listed in this article.
19. Sporting goods, retail.
20. Manufacture of handicraft goods for sale on premises only; such as wooden wares, pottery, tile, archery and seashell wares.
21. Other uses similar to the above.

SECTION 3.16.100 Buildings and Uses Permitted Conditionally

In the CT zone, the following uses and their accessory uses are permitted subject to the provisions of §2.060.1 and Article 39 of this Chapter.

1. Recreational Vehicle Park.
2. Specialized Commercial Recreational Facility, such as dunes vehicle, golf course, miniature golf, archery, riding stables, swimming pools, campground and children's playground.
3. Manufactured Dwelling Park, subject to the provisions of Article 51, except that a manufactured dwelling park shall not be allowed within urban growth boundaries.

SECTION 3.16.150 Property Development Standards

1. **Area:** Residential uses shall conform to the R-3 property area requirements.
2. **Coverage:** Not over 75% of the property shall be covered by all buildings located thereon.
3. **Setbacks:** Except as governed by §3.35.020.4 for fences and retaining walls setbacks are as follows:
 - a. Front Yard: No structure other than a fence or sign shall be constructed closer than 15 feet from the front property line. In the case of a corner property, there shall be a requirement of 15 feet along the abutting side street. There shall be no parking or other use, except for access drives or walks, made of the front yard, or required yard abutting a side street.
 - b. Side Yard: No side yard is required between commercial structures. Residential uses shall conform to R-3 side yard setback requirements. Side yards may be used for access drives or walks and off-street parking.
 - c. Rear Yard: No rear yard is required when property in the CT zone abuts property in a commercial or industrial zone.

When not abutting a commercial or industrial zone, there shall be a rear yard of not less than ten feet extending the full width of the subject property; provided, however, alleys contiguous to or within the property being used may be included in the required setback.

- d. Vision Clearance: Vision Clearance on commercial properties shall be a minimum of 20 feet.
4. **Height:** Maximum height of any structure shall be 35 feet.
 5. **Signs:**
 - a. No sign shall have a total area of more than 50 square feet.
 - b. Moving or flashing signs are prohibited.
 - c. No sign shall project above the height of the tallest structure on the property.
 6. **Parking:** Off-street parking shall be provided in accordance with Article 35.

[View Zoning Code Online](#)



LOCAL AERIAL MAP





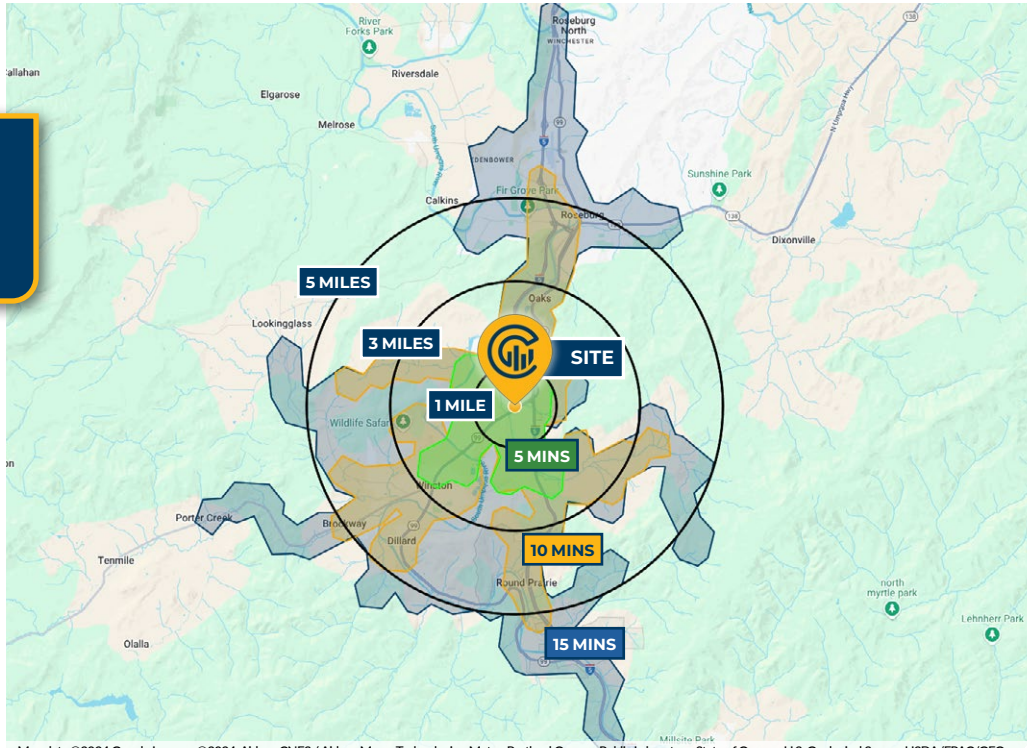
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	5,333	13,201	29,266
2029 Projected Population	5,345	13,083	29,147
2020 Census Population	5,393	13,401	29,111
2010 Census Population	5,328	12,925	28,110
Projected Annual Growth 2024 to 2029	-	-0.2%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
Households & Income			
2024 Estimated Households	2,025	5,166	11,855
2024 Est. Average HH Income	\$91,307	\$84,835	\$78,260
2024 Est. Median HH Income	\$71,116	\$64,334	\$58,060
2024 Est. Per Capita Income	\$34,743	\$33,252	\$31,903
Businesses			
2024 Est. Total Businesses	153	334	1,262
2024 Est. Total Employees	1,378	2,903	9,704

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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