0 NW Edenbower Blvd.
Roseburg, Oregon

- **Two Lots Available, .25 & 1.26 Acres**
- **Zoned C-3**
- **Build to Suit Available**
- **Curbs, Gutters, Fiber Optics, Gas & Street Lights ~ Wide Entrance & Ready to Build**
- **Freeway & Stewart Parkway Visual for Signage**

Information sources deemed reliable but not guaranteed. Subject to change, correction, error, omission or prior sale.

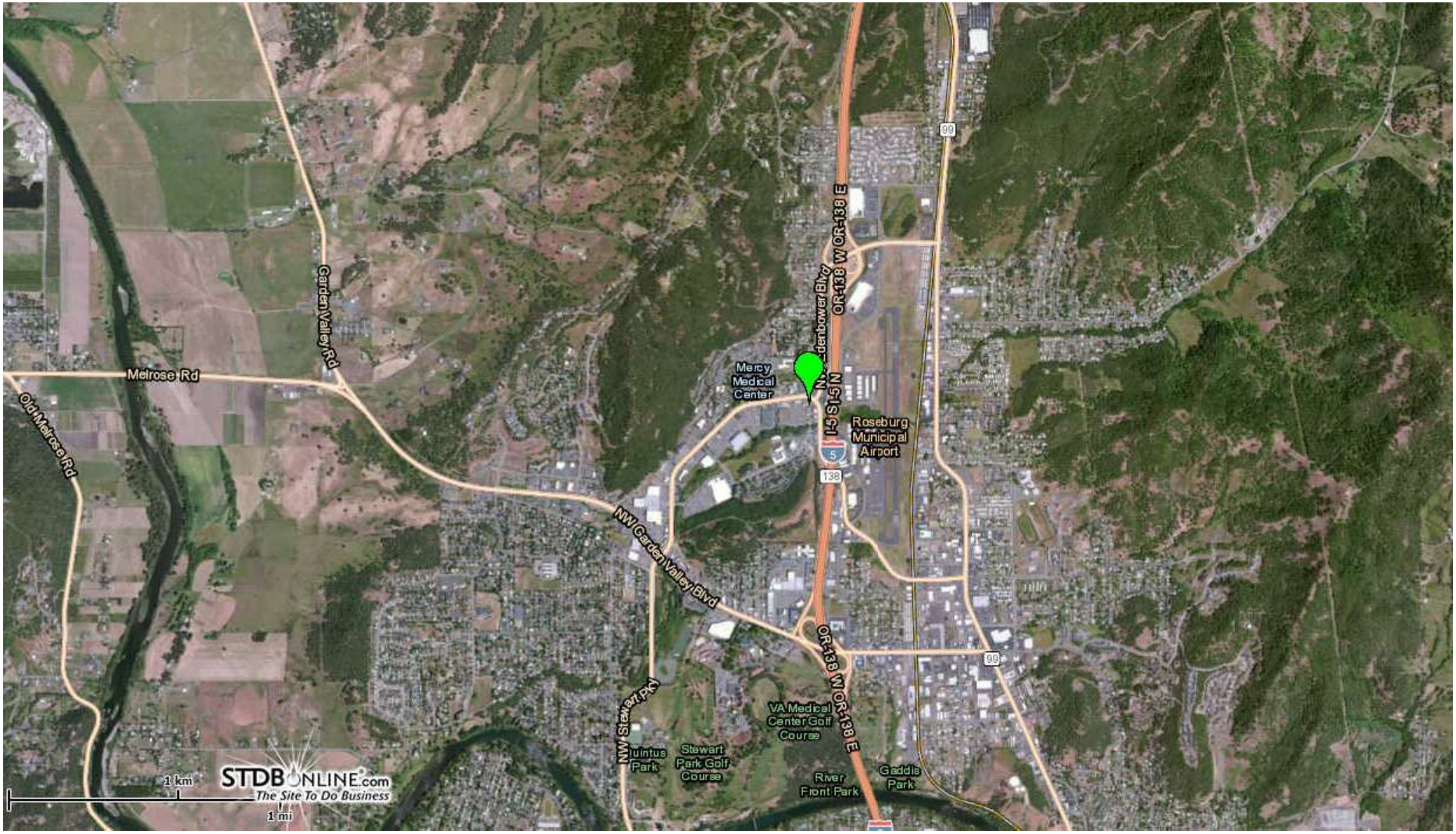
Description:

I-5 Exit 127 west on Edenbower though light to address on the left. Corner of Vermillion and Edenbower Blvd.

Located in North Roseburg, above Albertson's Shopping Center, Evergreen Family Medicine and Oregon Pacific Bank.

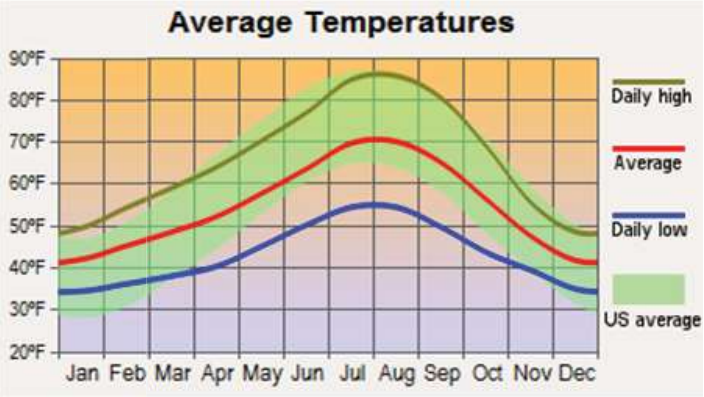
High visibility off busy Stewart Parkway.

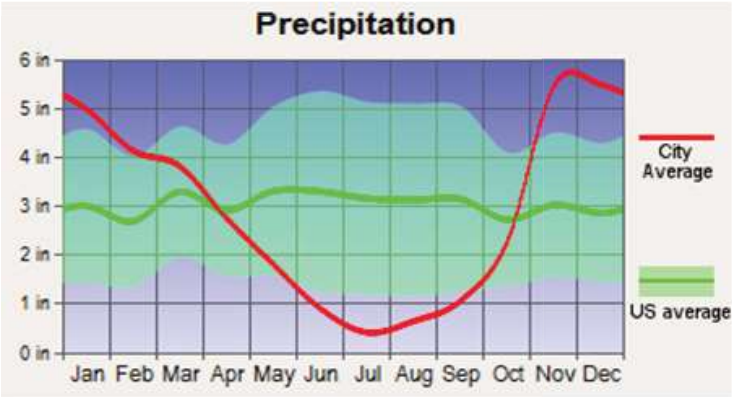
Inside City limits with all City services to each lot.

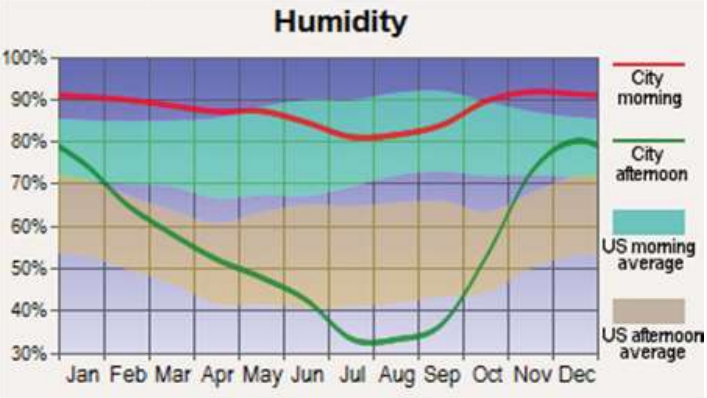


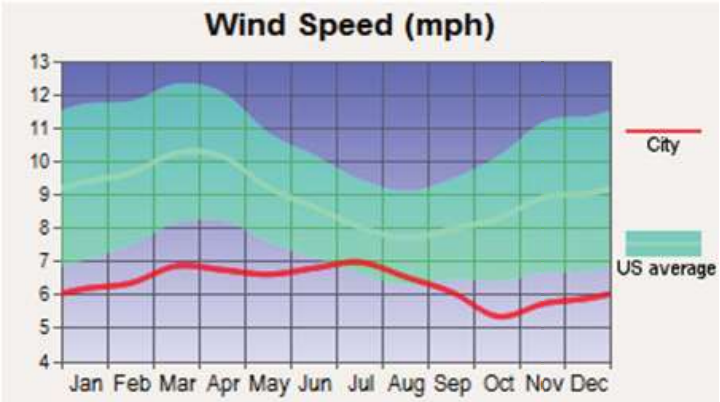
Satellite View: 0 NW Edenbower Blvd., Roseburg Oregon

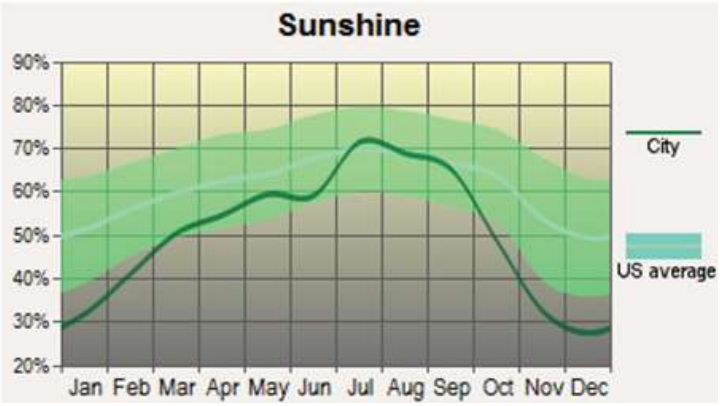
Average climate in Roseburg, Oregon - *Based on data reported by over 4,000 weather stations*

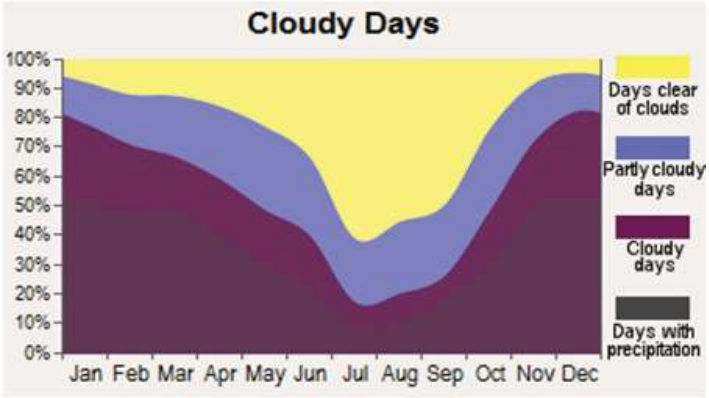












Hospitals/medical centers in Roseburg:

- MERCY MEDICAL CENTER (Acute Care Hospitals, Government - Hospital District or Authority, provides emergency services, 2700 STEWART PARKWAY)
- VA ROSEBURG HEALTHCARE SYSTEM (Acute Care - Veterans Administration, Government Federal, 913 NW GARDEN VALLEY BLVD.)

Other hospitals/medical centers near Roseburg:

- LOWER UMPQUA HOSPITAL DISTRICT (Critical Access Hospitals, Government - Hospital District or Authority, provides emergency services, about 26 miles away; REEDSPORT, OR)
- COQUILLE VALLEY HOSPITAL DISTRICT (Critical Access Hospitals, Voluntary non-profit - Private, provides emergency services, about 41 miles away; COQUILLE, OR)
- COTTAGE GROVE COMMUNITY HOSPITAL (Critical Access Hospitals, Voluntary non-profit - Church, provides emergency services, about 42 miles away; COTTAGE GROVE, OR)

Airports located in Roseburg:

- Roseburg Regional Airport (Runways: 1, Air Taxi Ops: 2,550, Itinerant Ops: 17,490, Local Ops: 11,660, Military Ops: 50)
- George Felt Airport (Runways: 1, Itinerant Ops: 1,300, Local Ops: 200)
- Flournoy Valley Airport (Runways: 1)
- Lookingglass Airport (Runways: 1)
- Napier Ranch Airport (Runways: 1)
- Umpqua Airport (Runways: 1)

Amtrak station:

ROSEBURG (835 SE STEPHENS ST.) - Bus Station. Services: enclosed waiting area, public rest-rooms, public payphones, free short-term parking.

Colleges/Universities in Roseburg:

- UMPQUA COMMUNITY COLLEGE (Full-time enrollment: 1,021; Location: 1140 College Rd.; Public; Website: www.umpqua.cc.or.us/acadlink.htm)
- ROSEBURG BEAUTY COLLEGE (FT enrollment: 22; Location: 700 SE STEPHENS ST; Private, for-profit)
- PROFESSIONAL TRAINERS OF OREGON INC (Location: 533 SE MAIN; Private, for-profit)

Library in Roseburg:

- DOUGLAS COUNTY LIBRARY SYSTEM (Operating income: $2,129,501; Location: 1409 NE DIAMOND LAKE BLVD; 291,511 books; 8,593 audio materials; 9,070 video materials; 1,127 serial subscriptions)

Colleges/universities with over 2000 students nearest to Roseburg:

- LANE COMMUNITY COLLEGE (about 56 miles; EUGENE, OR; Full-time enrollment: 5,853)
- ROGUE COMMUNITY COLLEGE (about 57 miles; GRANTS PASS, OR; FT enrollment: 2,289)
- UNIVERSITY OF OREGON (about 59 miles; EUGENE, OR; FT enrollment: 16,239)
- SOUTHERN OREGON UNIVERSITY (about 82 miles; ASHLAND, OR; FT enrollment: 4,424)
- OREGON STATE UNIVERSITY (about 94 miles; CORVALLIS, OR; FT enrollment: 15,404)
- OREGON INSTITUTE OF TECHNOLOGY (about 99 miles; KLAMATH FALLS, OR; FT en rollment: 2,183)
- LINN-BENTON COMMUNITY COLLEGE (about 103 miles; ALBANY, OR; FT enrollment: 3,057)

Public high schools in Roseburg:

- Roseburg High School (Students: 1963; Location: 400 Harvard Ave; Grades: 8 - 12)
- Phoenix School (Students: 165; Location: 3131 NE Diamond Lake Blvd; Grades: 7 - 12)
- Roseburg Recapture (Students: 72; Location: 1419 NW Valley View Dr; Grades: 9 - 12)
- Phoenix School of Roseburg-House (Students: 17; Location: 1144 NE Cedar St; Grades: 9 - 12)
- UCC - Woolley (Students: 4; Location: 1634 W Harvard Ave; Grades: 12 - 12)

Private high schools in Roseburg:

- UMPQUA VALLEY CHRISTIAN SCHOOL (Students: 296; Location: 359 ROBERTS CREEK ROAD; Grades: KG - 12)
- PHOENIX SCHOOL OF ROSEBURG (Students: 124; Location: 704 SE CASS ST; Grades: 7 - 12)

Biggest public elementary/middle schools in Roseburg:

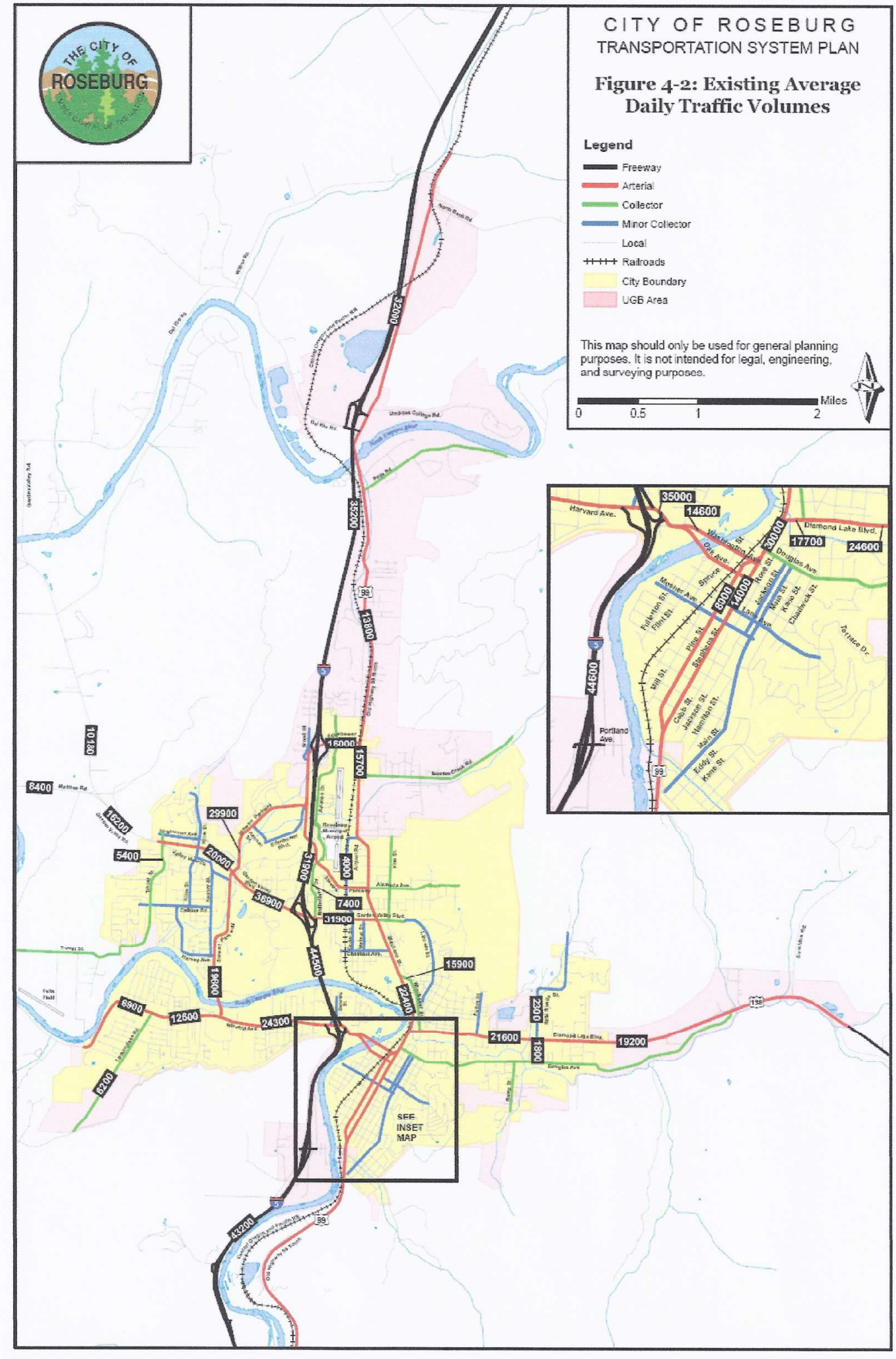
- Joseph Lane Middle School (Students: 793; Location: 2153 NE Vine St; Grades: 6 - 8)
- John C Fremont Middle School (Students: 692; Location: 850 W Keady Ct; Grades: 6 - 8)
- Hucrest Elementary School (Students: 399; Location: 1810 NW Kline St; Grades: K - 5)
- Green Elementary School (Students: 393; Location: 4498 SW Carnes Rd; Grades: K - 5)
- Fullerton IV Elementary School (Students: 338; Location: 2560 W Bradford Ave; Grades: K - 5)
- Eastwood Elementary School (Students: 321; Location: 2550 SE Waldon Ave; Grades: K - 5)
- Sunnyslope Elementary School (Students: 283; Location: 2230 SW Cannon Rd; Grades: K - 5)
- Melrose Elementary School (Students: 265; Location: 2960 Melrose Rd; Grades: K - 5)
- Fir Grove Elementary School (Students: 265; Location: 1360 W Harvard Ave; Grades: K - 5)
- Rose Elementary School (Students: 245; Location: 948 SE Roberts Ave; Grades: K - 5)

Private elementary/middle schools in Roseburg:

- DOUGLAS COUNTY CHRISTIAN SCHOOL (Students: 152; Location: 3914 MELROSE RD; Grades: PK - 11)
- ROSEBURG JUNIOR ACADEMY (Students: 97; Location: 1653 NW TROOST STREET; Grades: KG - 10)
- ST PAUL LUTHERAN SCHOOL (Students: 89; Location: 750 W. KEADY COURT; Grades: PK - 6)
- COBB SL CHILDRENS LEARNING CEN (Students: 56; Location: 1281 SW WALNUT; Grades: KG - 9)

Roseburg is the birthplace of:

Jamie Burke - 2005 Major League Baseball player (Chicago White Sox, born: Sep 24, 1971),
Jeremy Guthrie - 2005 Major League Baseball player (Cleveland Indians, born: Apr 8, 1979),
Josh Bidwell - 2005 NFL player (Tampa Bay Buccaneers, born: Mar 13, 1976).


CITY OF ROSEBURG
TRANSPORTATION SYSTEM PLAN
Figure 4-2: Existing Average Daily Traffic Volumes
Legend
Freeway
Arterial
Collector
Minor Collector
Local
Railroads
City Boundary
UGB Area
This map should only be used for general planning purposes. It is not intended for legal, engineering, and surveying purposes.
Miles
0
0.5
1
2
THE CITY OF ROSEBURG
SEE INSET MAP
32000
35200
13800
16000
15700
10180
8400
18200
29900
5400
20000
36900
31900
4000
7400
44500
15900
22400
19600
9900
12600
24300
21600
2300
1800
19200
6200
43200
35000
14600
17700
24600
30000
8000
14000
44600
Harvard Ave.
Diamond Lake Blvd.
Douglas Ave.
Portland Ave.