



# INDUSTRIAL LAND FOR SALE

3443-3625 CARNES RD,  
ROSEBURG, OR 97471  
75 ACRES

OFFERED AT \$1,399,00

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KW REALTY SOUTHERN OREGON  
Each office is individually  
owned and operated





**Land For Sale \$1,399,000**

3443 & 3625 Carnes Road presents an excellent opportunity for long-term investment, subdivision, or owner-user development, subject to site-specific due diligence—two neighboring parcels totaling 75.40 acres zoned Heavy Industrial (M3) located just south of Roseburg in the Green District Area. Key features: rail-adjacent to Central Oregon & Pacific Railroad, easy access to I-5, utilities available at the street, and a mix of level/gently sloping terrain. Ideal for logistics, manufacturing, or large-scale distribution.

**Access**

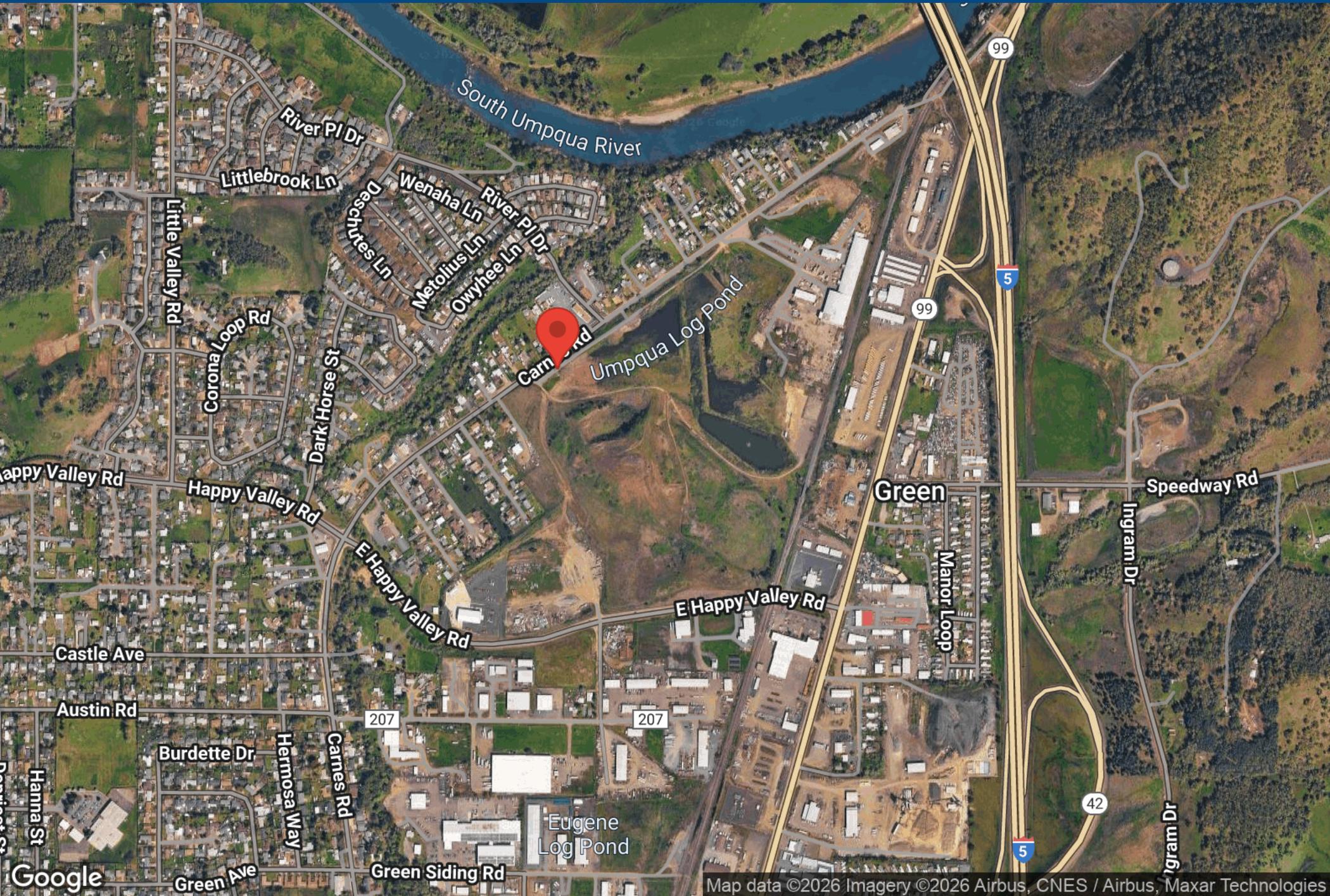
- Frontage along Carnes Road.
- Rail-adjacent to Central Oregon & Pacific Railroad.
- Approximately 3 miles to I-5 (exit 124), providing efficient regional connectivity.

**Key Features**

- Mix of level and gently sloping industrial land
- No wetland permit required
- Excellent suitability for logistics, warehousing, or manufacturing operations
- Located within Roberts Creek Enterprise Zone

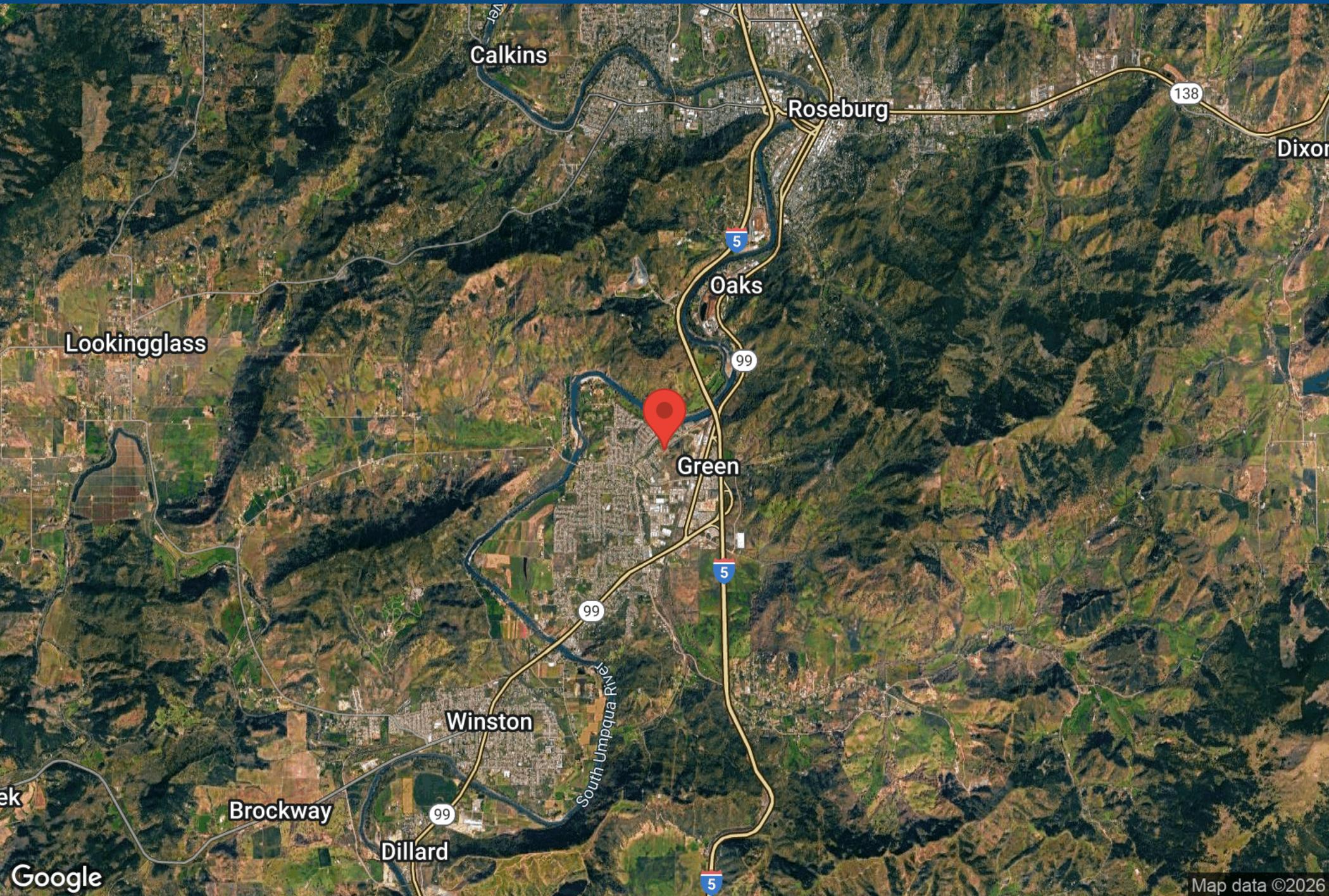
<b>Access:</b>	Carnes Road
<b>APN:</b>	R128654, R128655
<b>County:</b>	Douglas
<b>Lot Size:</b>	75.40 Acres (42.61 AC; 32.79 AC)
<b>Permitted Uses:</b>	Heavy manufacturing, processing, rail-served logistics
<b>Utilities:</b>	Water/Sewer available at Street Electricity available at frontage
<b>Zoning:</b>	M-3, Heavy Industrial
<b>Taxes 2025:</b>	\$10,219.19





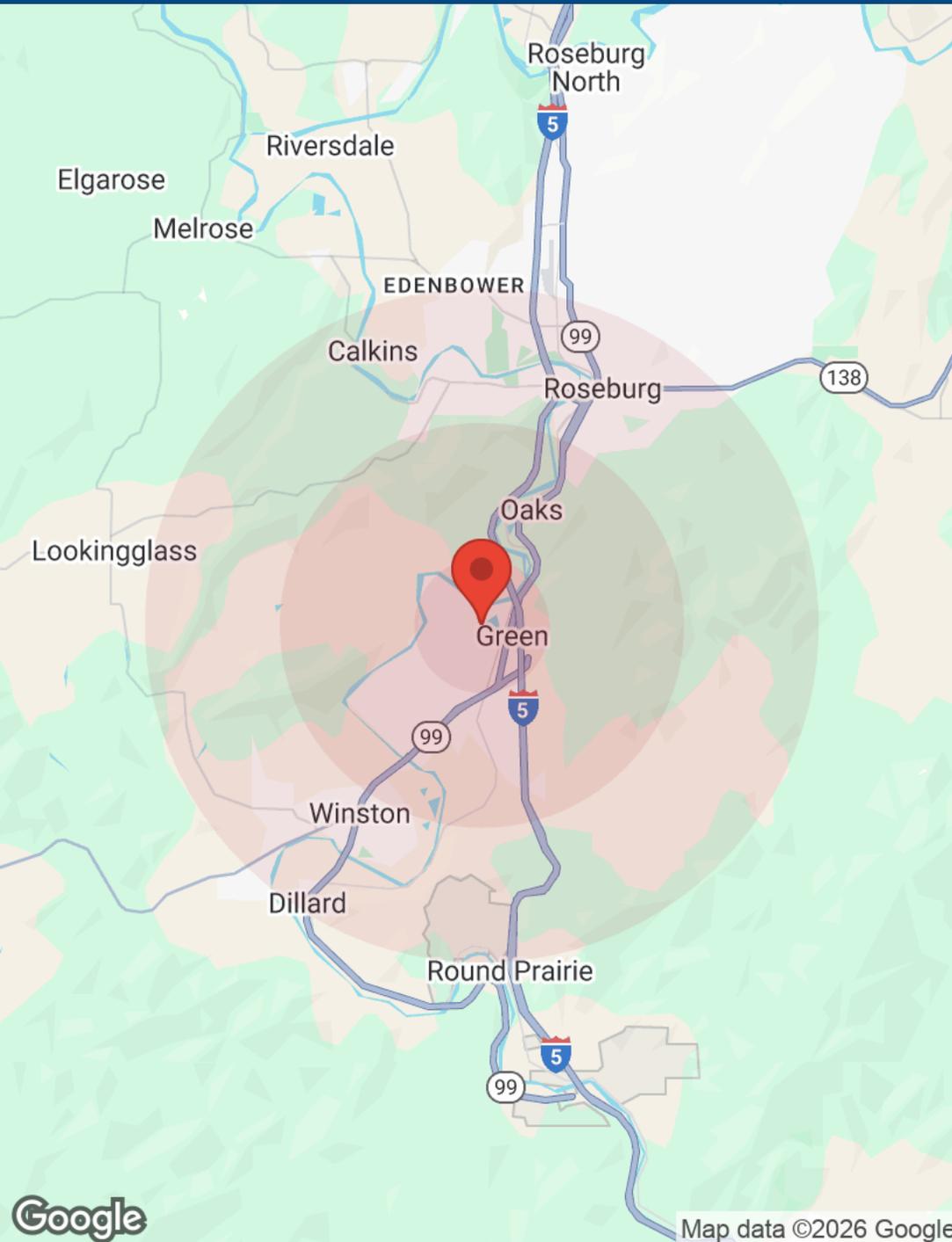
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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,080	5,534	18,644
	Female	2,208	5,676	18,422
	Total Population	4,288	11,210	37,066
Age	Ages 0-14	731	1,896	6,000
	Ages 15-24	455	1,243	4,098
	Ages 25-54	1,598	4,378	14,105
	Ages 55-64	499	1,351	4,453
	Ages 65+	1,007	2,341	8,411
Income	Median	\$69,617	\$64,824	\$59,414
	< \$15,000	153	341	1,575
	\$15,000-\$24,999	51	332	1,353
	\$25,000-\$34,999	166	328	1,126
	\$35,000-\$49,999	222	628	2,212
	\$50,000-\$74,999	321	863	2,894
	\$75,000-\$99,999	206	701	2,249
	\$100,000-\$149,999	437	687	2,103
\$150,000-\$199,999	46	249	920	
> \$200,000	62	202	635	
Housing	Total Units	1,794	4,687	16,373
	Occupied	1,664	4,331	15,067
	Owner Occupied	1,288	3,183	9,361
	Renter Occupied	376	1,148	5,706
	Vacant	130	356	1,305

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

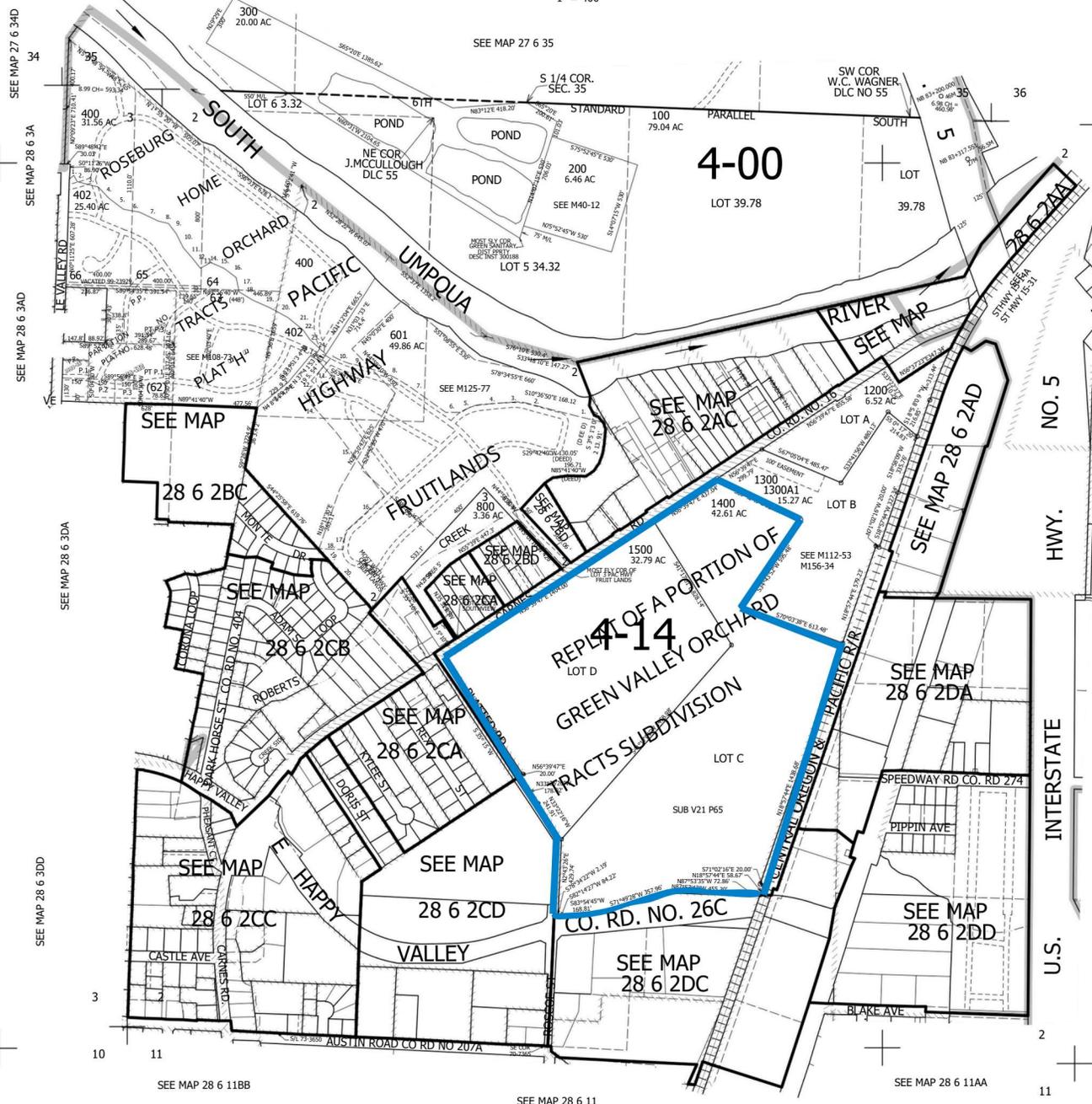
SEC. 2 T. 28S. R. 6W. W.M. DOUGLAS COUNTY

1" = 400'

REVISED ON 12-19-19

28 6 2 & INDEX

CANCELLED NO'S 901 602 603 698 697 699 401 701 1000 1000M1 700 604 1100 1101 500 600 900

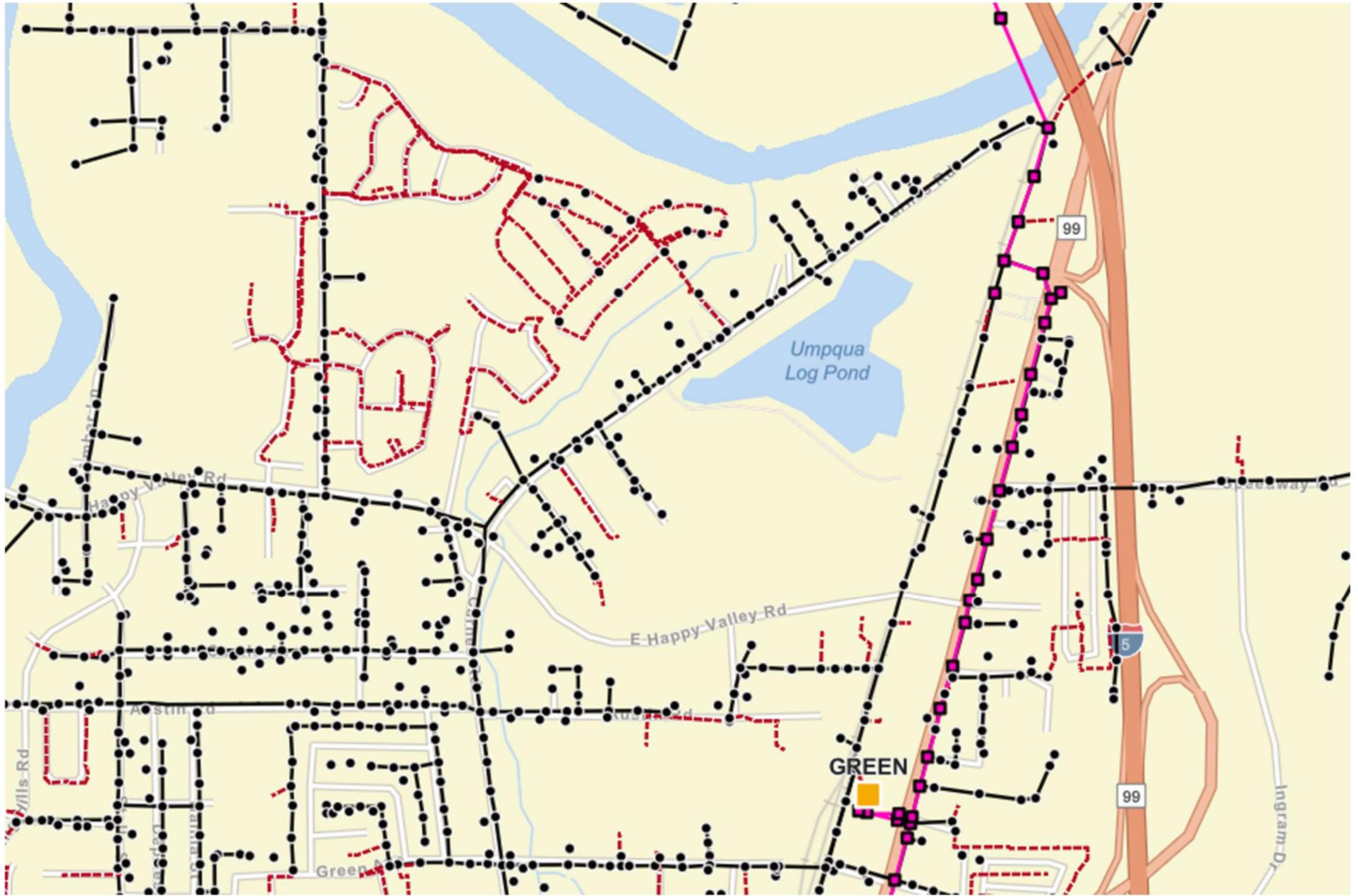


- PARCEL 601
1. N78°44'22"W 140.74'
  2. N77°51'07"W 325.78'
  3. LC=N87°25'33"W 71.52'
  4. S83°00'00"W 183.52'
  5. LC=S66°25'25"W 122.68'
  6. S88°58'25"W 84.28'
  7. N57°03'12"W 273.9'
  8. LC=N67°13'48"W 187.29'
  9. N77°42'24"W 133.83'
  10. LC=N69°38'18"W 127.06'
  11. S37°57'30"W 186.75'
  12. S52°02'30"W 20'
  13. S33°57'00"W 90'
  14. S43°35'52"E 277.21'
  15. S39°16'33"E 450.99'
  16. S45°23'33"W 256.83'
  17. S6°38'10"W 102.21'
  18. N89°55'33"W 145.94'
  19. S45°04'20"E 463.15'
  20. S44°04'30"E 452.28'

- TL 400 & 402
1. N46°52'22"E 33.46'
  2. S30°45'14"E 41.34'
  3. S77°51'19"E 123.56'
  4. S46°15'35"E 87.83'
  5. S53°50'52"E 102.89'
  6. S81°50'42"E 93.76'
  7. S67°34'12"E 115.38'
  8. S87°14'10"E 59.50'
  9. S39°42'47"E 74.46'
  10. S27°48'43"E 87.07'
  11. S42°16'48"E 79.15'
  12. S42°20'13"E 71.46'
  13. N60°14'46"E 53.81'
  14. N41°31'08"E 9.08'
  15. S69°35'31"E 94.72'
  16. S53°59'26"E 88.11'
  17. S11°43'31"E 83.75'
  18. S62°44'11"E 91.38'
  19. S67°03'52"E 104.55'
  20. S64°03'36"E 115.99'
  21. S52°38'39"E 109.58'
  22. S36°27'57"E 73.24'
  23. S50°46'44"E 25.00'
  24. S49°56'50"E 93.43'

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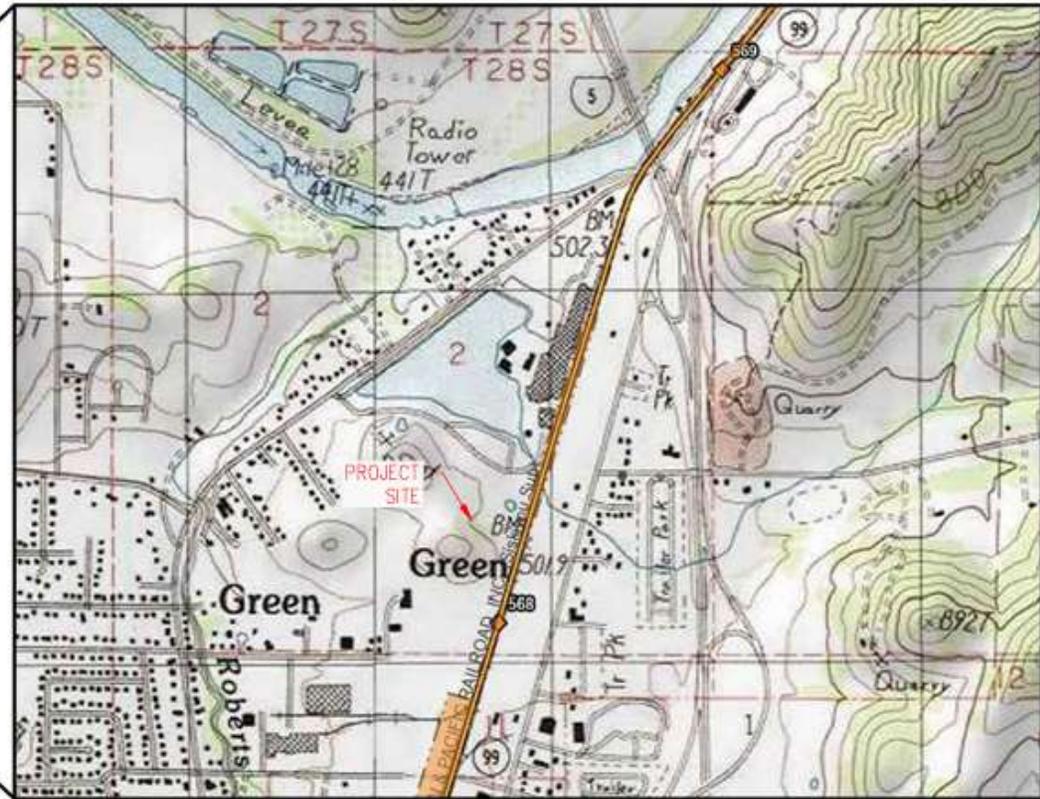
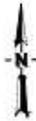


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# GENESEE & WYOMING RAILROAD SERVICES INC. PACIFIC TRUST GREEN, OR

GENESEE & WYOMING - JACKSONVILLE, FL



CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

	OPERATIONS & ENGINEERING APPROVAL PENDING	 GENESEE & WYOMING INDUSTRIAL DEVELOPMENT	 CORP - CENTRAL OREGON & PACIFIC RAILROAD	— EXISTING TRACK — PROPOSED TRACK — FUTURE TRACK SCALE 1" = 200' NOT FOR BIDDING	Pacific Trust Green, OR
				DRAWN: JMN CHECKED: JMN DATE: 08/31/20	DRAWING NO. C.01 SHEET 1 OF 2

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<p>OPERATIONS &amp; ENGINEERING APPROVAL PENDING</p>		<p>GENESSEE &amp; WYOMING INDUSTRIAL DEVELOPMENT</p>	<p>CORP - CENTRAL OREGON &amp; PACIFIC RAILROAD</p>	<p>— EXISTING TRACK                  — PROPOSED TRACK                  — FUTURE TRACK                  SCALE 1" = 200'                  NOT FOR BIDDING</p>	<p><b>Pacific Trust Green, OR</b></p> <p>LAYOUT 1</p>	<p>DRAWN: JAV                  DESIGNED: JAV                  CHECKED: ---                  DATE: 08/21/20</p>	<p>DRAWING NO. SP.01                  SHEET 2 OF 2</p>
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CORP - Pacific Trust - Layout 1  
Green, OR

Item #	Description	Qty	UOM	Unit Rate	Extension
1	Furnish & Install Ballasted Track	1,280	TF	\$ 300.00	\$ 384,000.00
2	Furnish & Install #11 Turnout	1	EA	150,000.00	150,000.00
3	Furnish & Install DSP Derail	1	EA	40,000.00	40,000.00
4	Furnish & Install WD Bump Post	1	EA	15,000.00	15,000.00
					\$ 589,000.00



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