



INDUSTRIAL LAND FOR SALE

3443-3625 Carnes Rd
Roseburg, OR 97471
75 ACRES

OFFERED AT \$1,499,000

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KW REALTY SOUTHERN OREGON
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Land For Sale \$1,499,000

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.

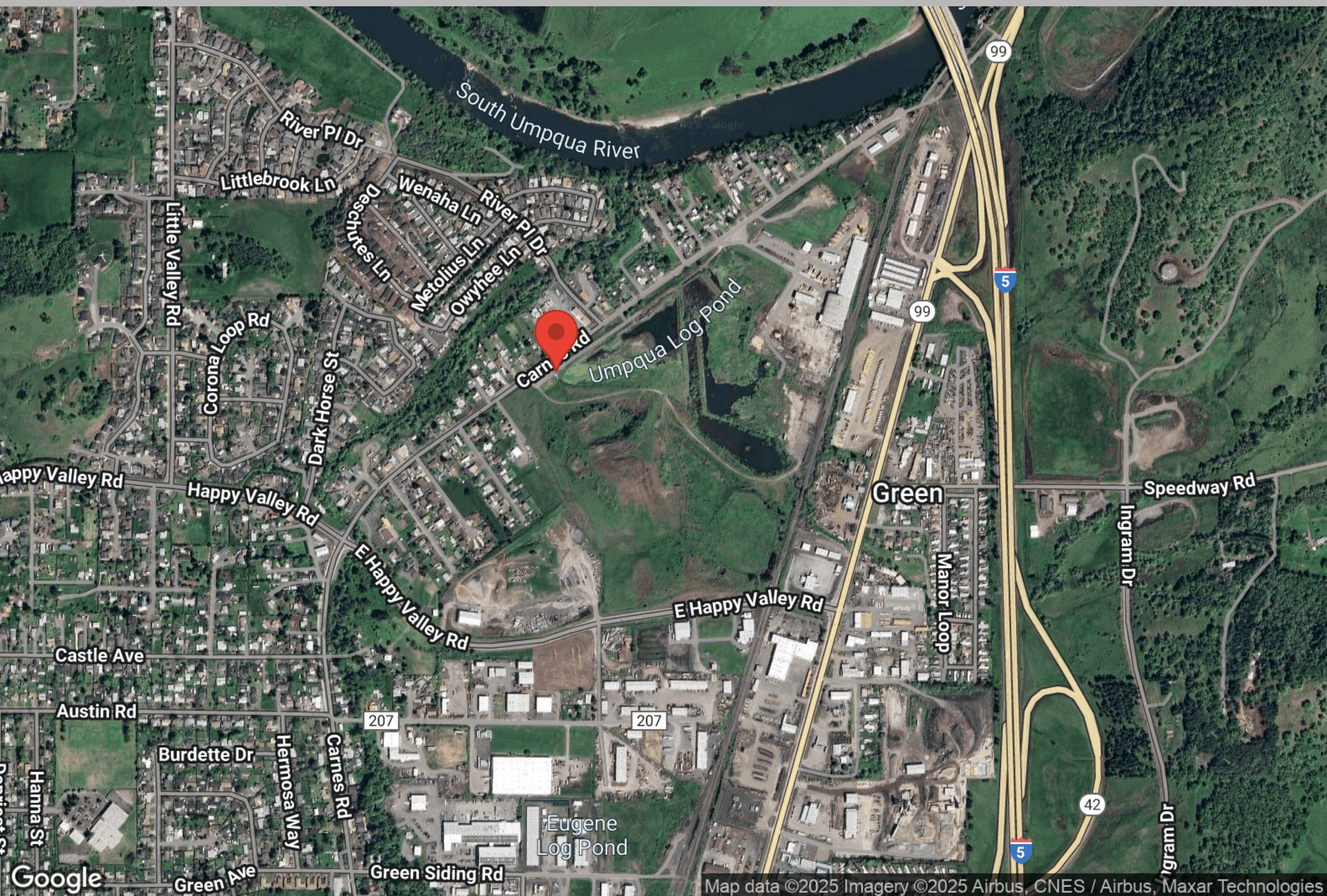
Access

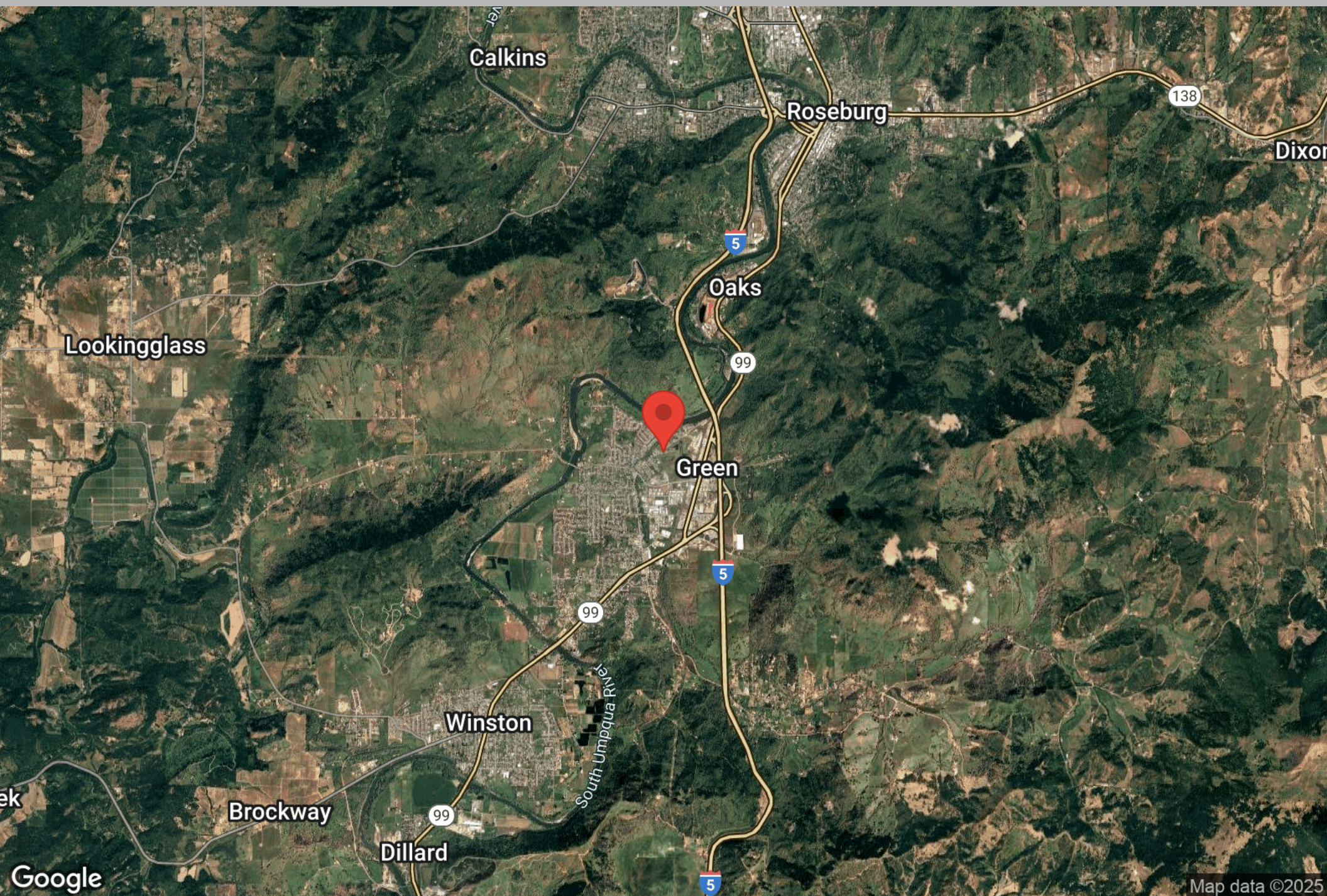
- Frontage along Carnes Road.
- Rail-adjacent to Central Oregon & Pacific Railroad.
- Approximately 3 miles to I-5 (exit 124), providing efficient regional connectivity.

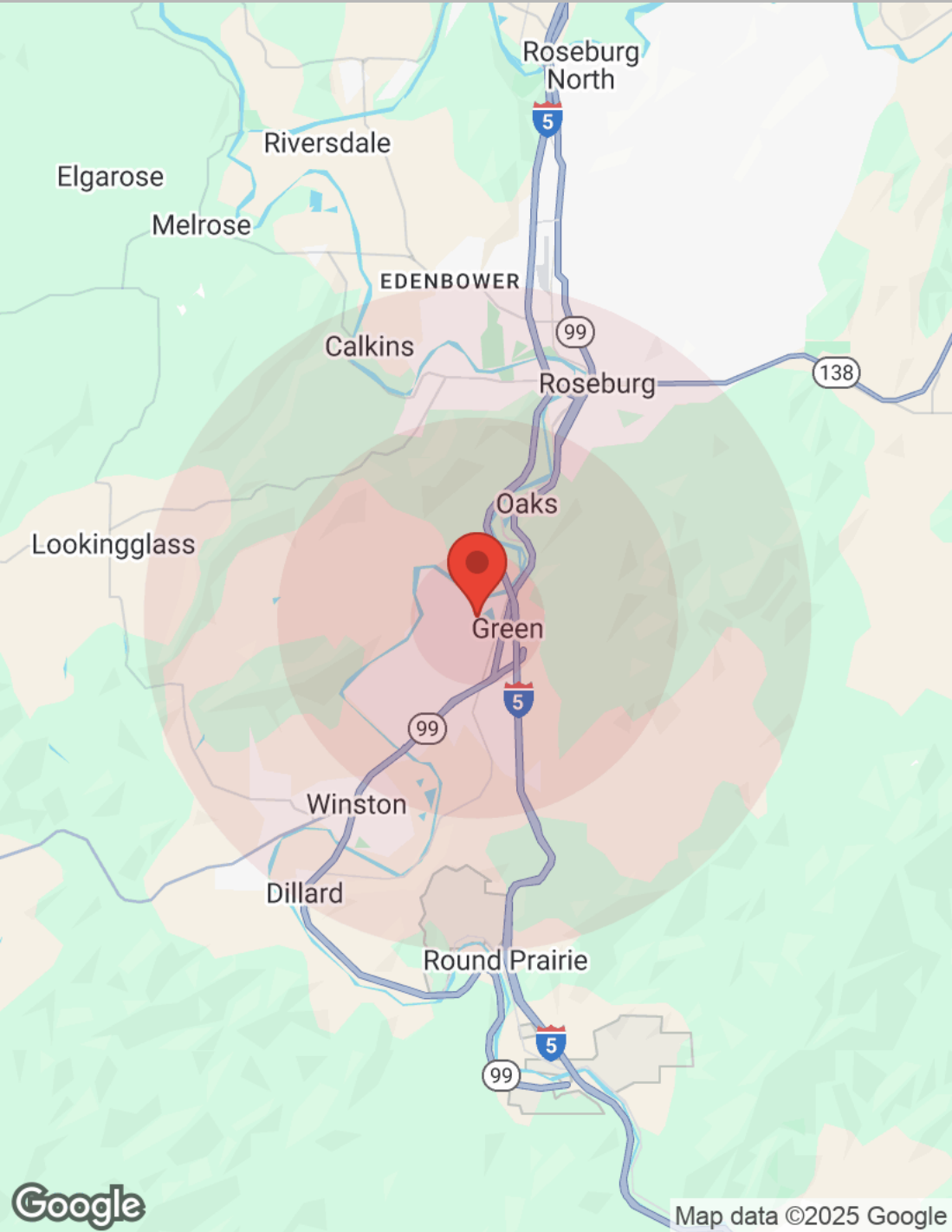
Key Features

- 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

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







Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,093	5,495	18,541
	Female	2,215	5,641	18,307
	Total Population	4,308	11,136	36,847
Age	Ages 0-14	747	1,928	6,096
	Ages 15-24	457	1,218	4,020
	Ages 25-54	1,591	4,312	13,936
	Ages 55-64	511	1,372	4,527
	Ages 65+	1,002	2,306	8,268
Income	Median	\$68,925	\$63,992	\$58,777
	< \$15,000	156	347	1,617
	\$15,000-\$24,999	49	324	1,309
	\$25,000-\$34,999	168	325	1,131
	\$35,000-\$49,999	223	627	2,232
	\$50,000-\$74,999	338	895	2,998
	\$75,000-\$99,999	193	651	2,102
	\$100,000-\$149,999	446	693	2,104
	\$150,000-\$199,999	44	238	879
	> \$200,000	60	196	621
Housing	Total Units	1,806	4,655	16,292
	Occupied	1,676	4,298	14,993
	Owner Occupied	1,295	3,155	9,285
	Renter Occupied	381	1,143	5,708
	Vacant	131	357	1,298

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

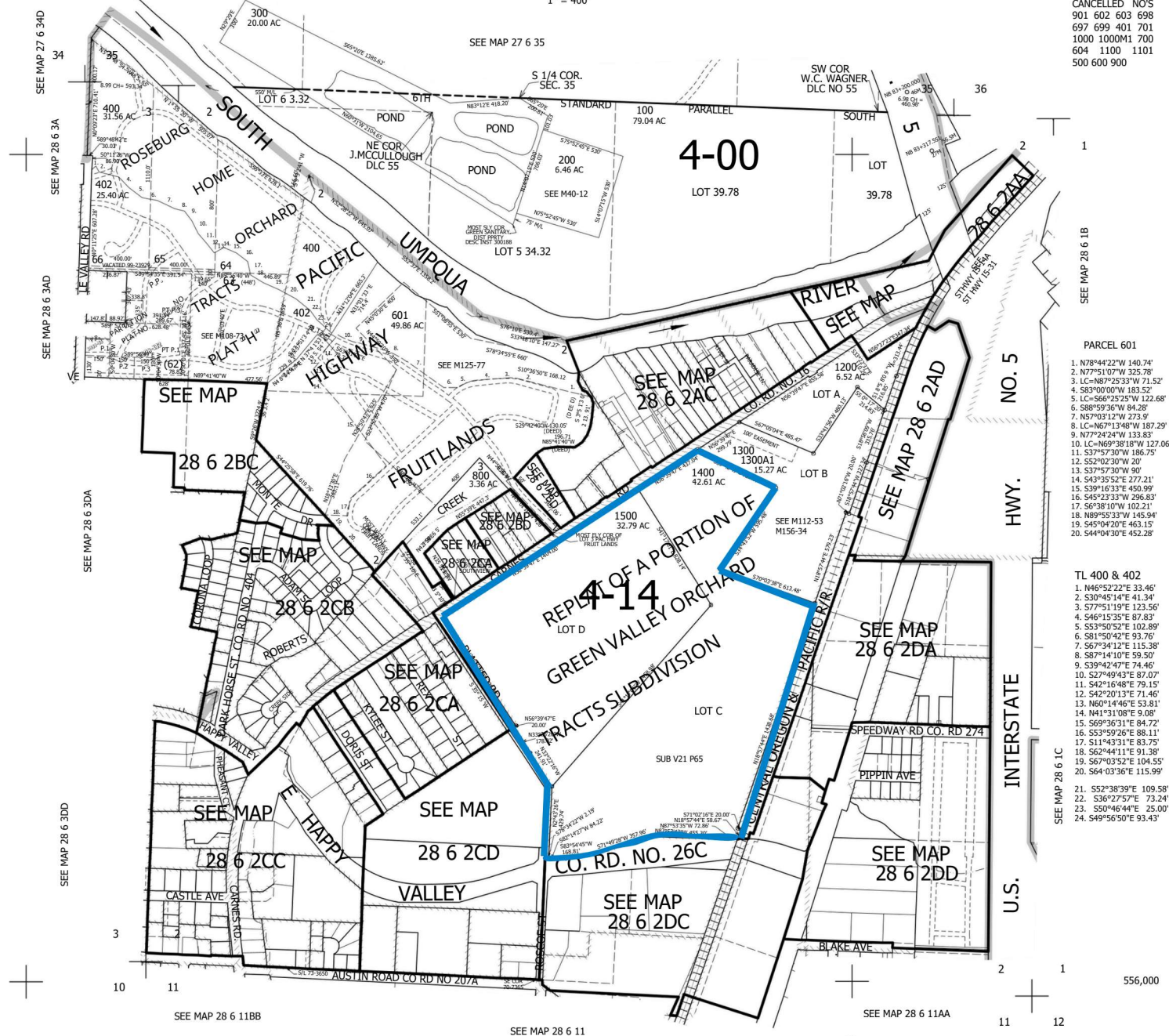
SEC.2 T.28S. R.6W. W.M.
DOUGLAS COUNTY

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

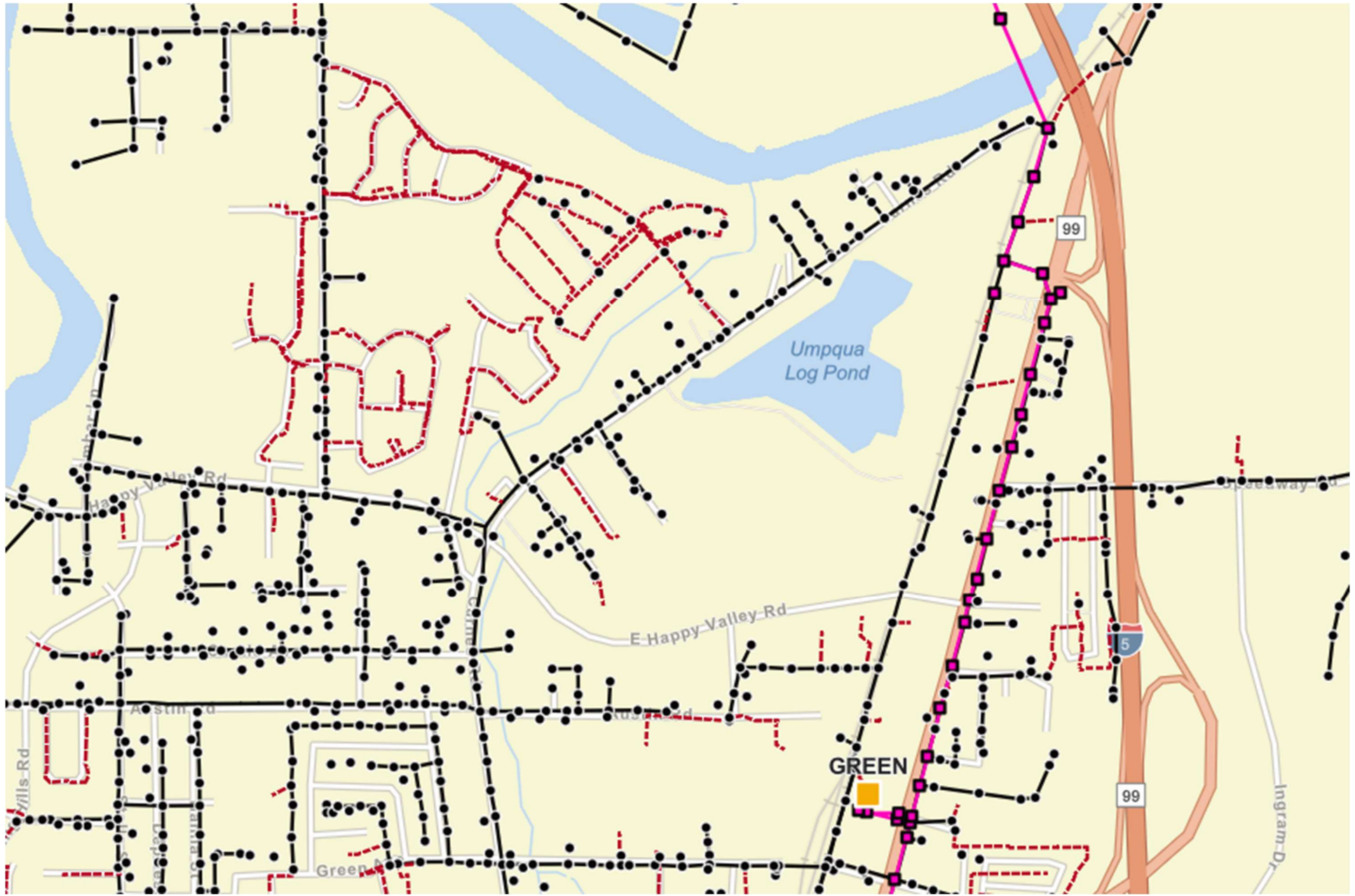


PARCEL 601

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°58'35"W 84.28'
7. N57°03'12"W 273.9'
8. LC=N67°13'48"W 187.29'
9. N77°42'44"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°57'30"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°36'31"E 84.72'
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'

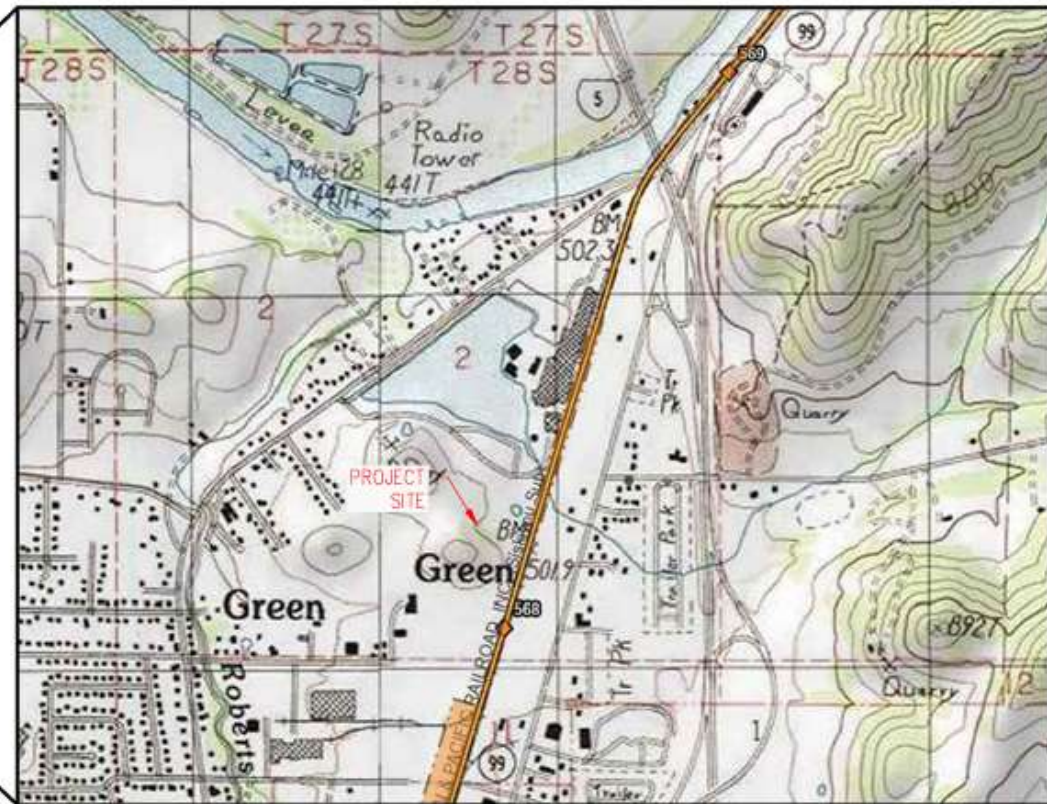
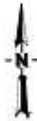


GENESEE & WYOMING RAILROAD SERVICES INC. PACIFIC TRUST GREEN, OR

GENESEE & WYOMING - JACKSONVILLE, FL



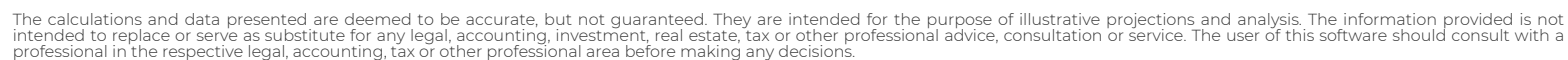
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

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

<p>OPERATIONS & ENGINEERING APPROVAL PENDING</p>	<p>GENESEE & WYOMING INDUSTRIAL DEVELOPMENT</p>	<p>CORP - CENTRAL OREGON & PACIFIC RAILROAD</p>	<p>EXISTING TRACK PROPOSED TRACK FUTURE TRACK SCALE 1" = 200' NOT FOR BIDDING</p>	<p>Pacific Trust Green, OR</p> <p> <small>DRAWN: AM</small> <small>CHECKED: AM</small> <small>DATE: 08/31/20</small> </p>	<p>DRAWING NO. C.01 SHEET 1 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
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					\$ 589,000.00



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