



INDUSTRIAL LAND FOR SALE

3443-3625 Carnes Rd
Roseburg, OR 97471
75 ACRES

OFFERED AT \$1,499,000

MELISSA HAYES

Commercial Broker

(541) 450-4442

Melissa@horizoncommercialrealty.com

201251085, Oregon

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.

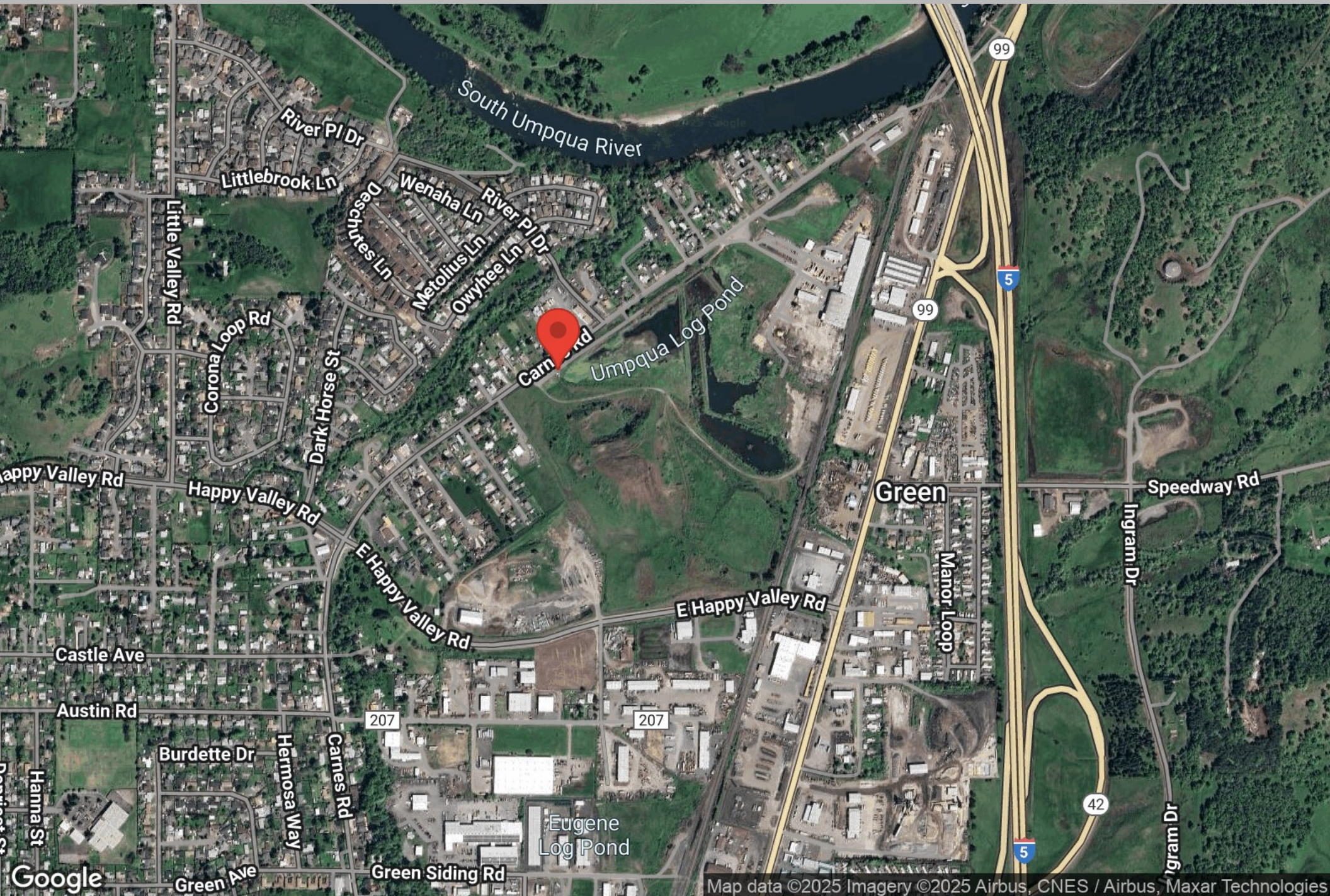
Access

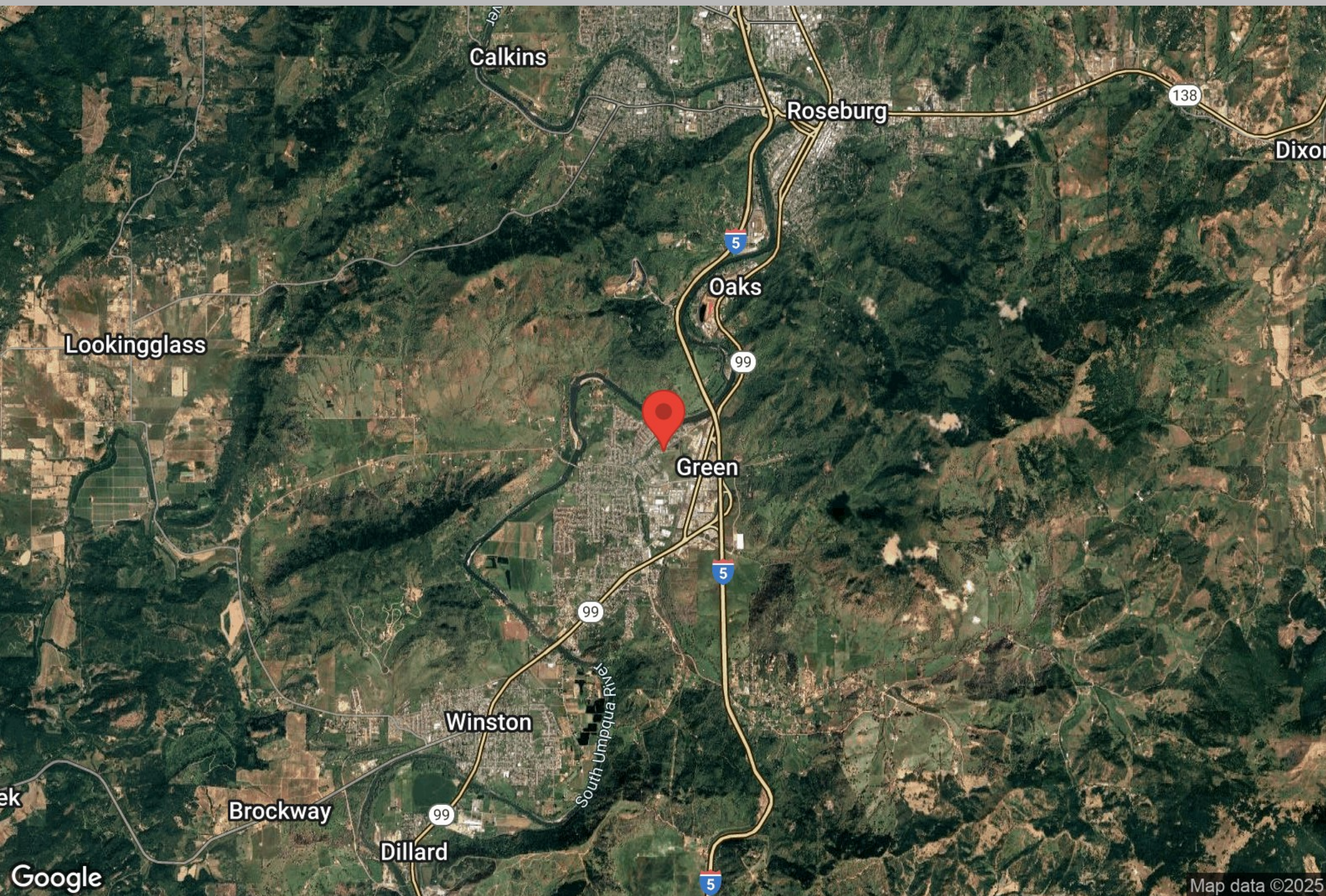
- Frontage along Carnes Road.
- Rail-adjacent to Central Oregon & Pacific Railroad.
- Approximately 3 miles to I-5 (exit 124), providing efficient regional connectivity.

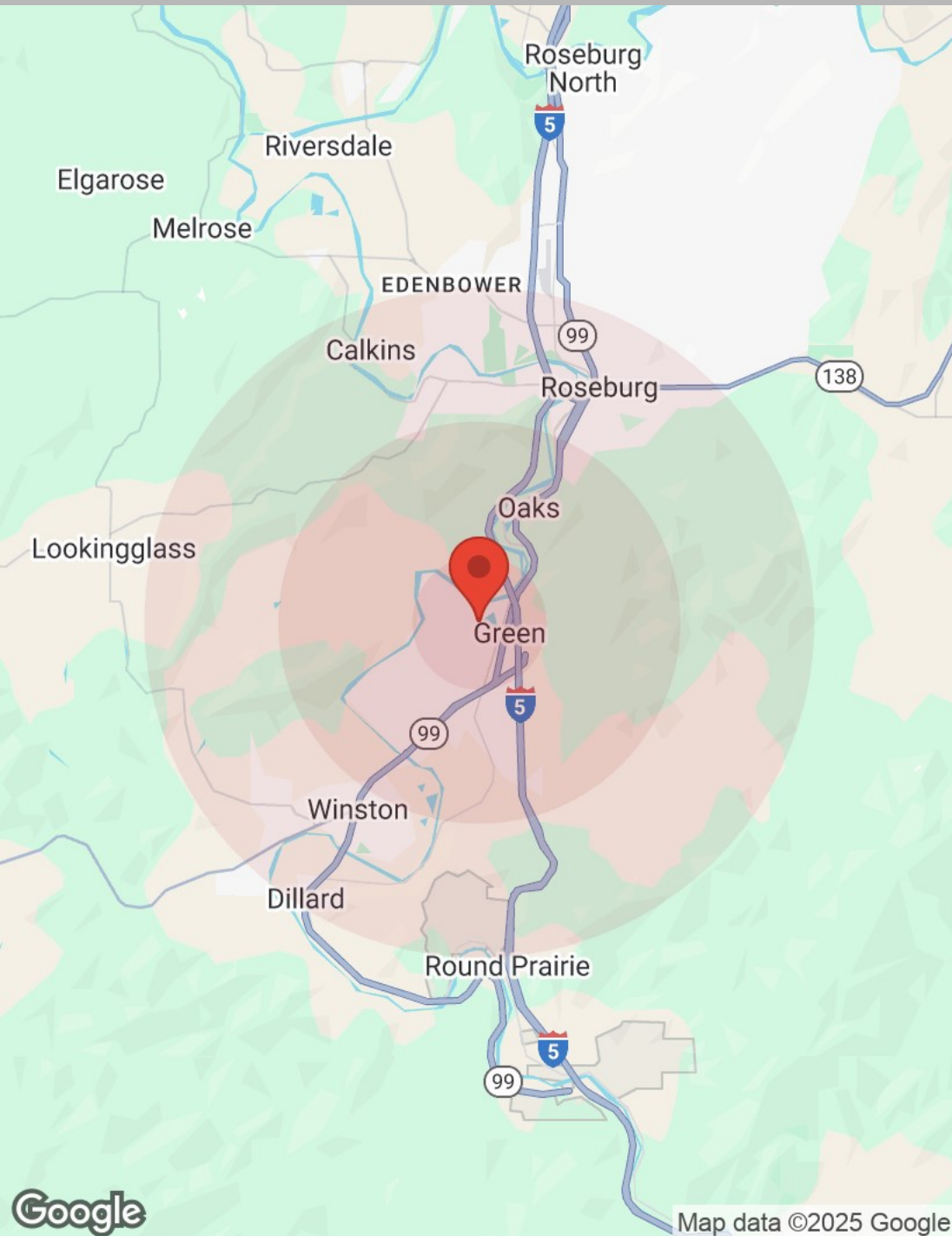
Key Features

- 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







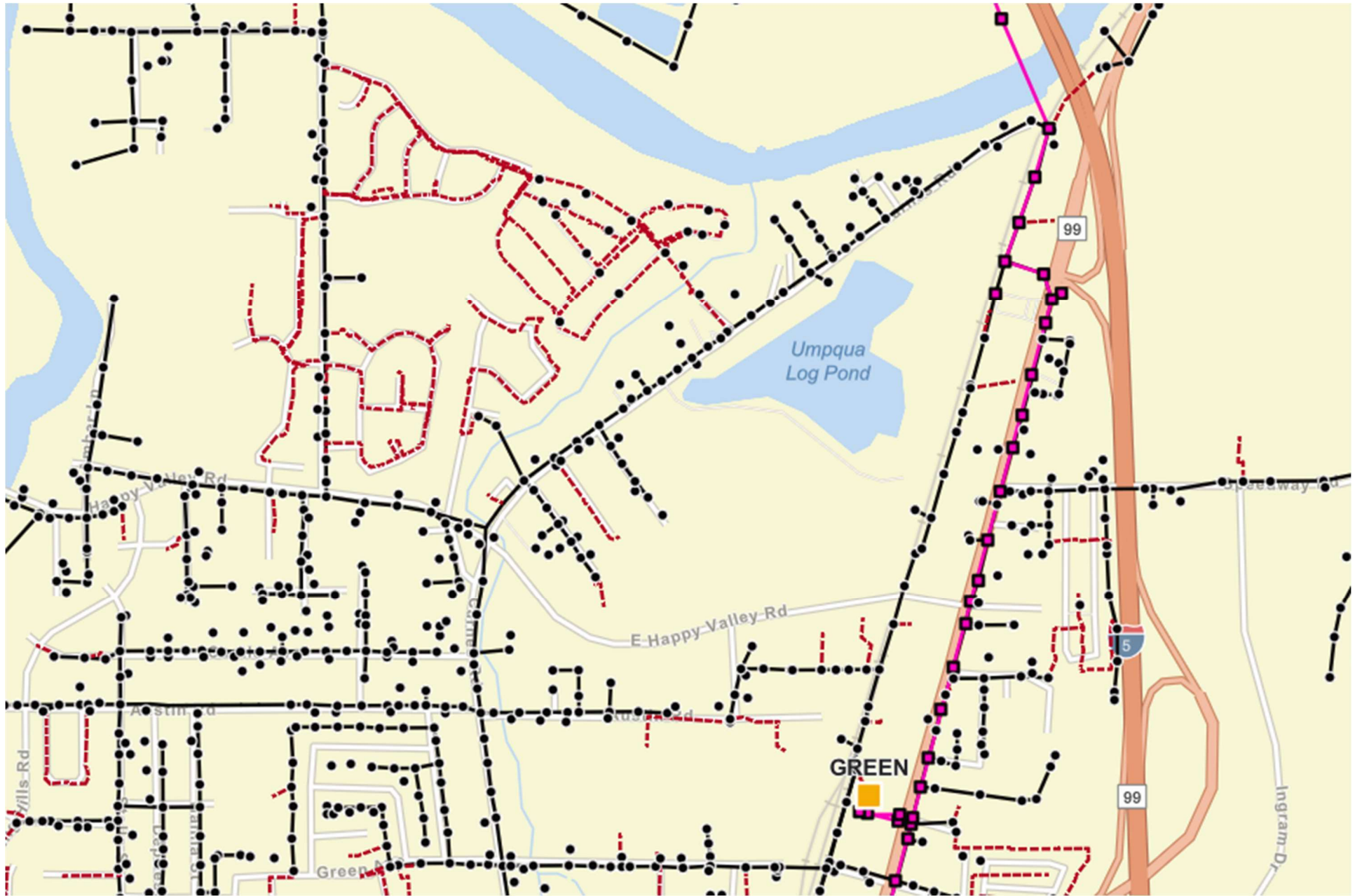
Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,093	5,495	18,541
	Female	2,215	5,641	18,307
	Total Population	4,308	11,136	36,847
Age	Ages 0-14	747	1,928	6,096
	Ages 15-24	457	1,218	4,020
	Ages 25-54	1,591	4,312	13,936
	Ages 55-64	511	1,372	4,527
	Ages 65+	1,002	2,306	8,268
Income	Median	\$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



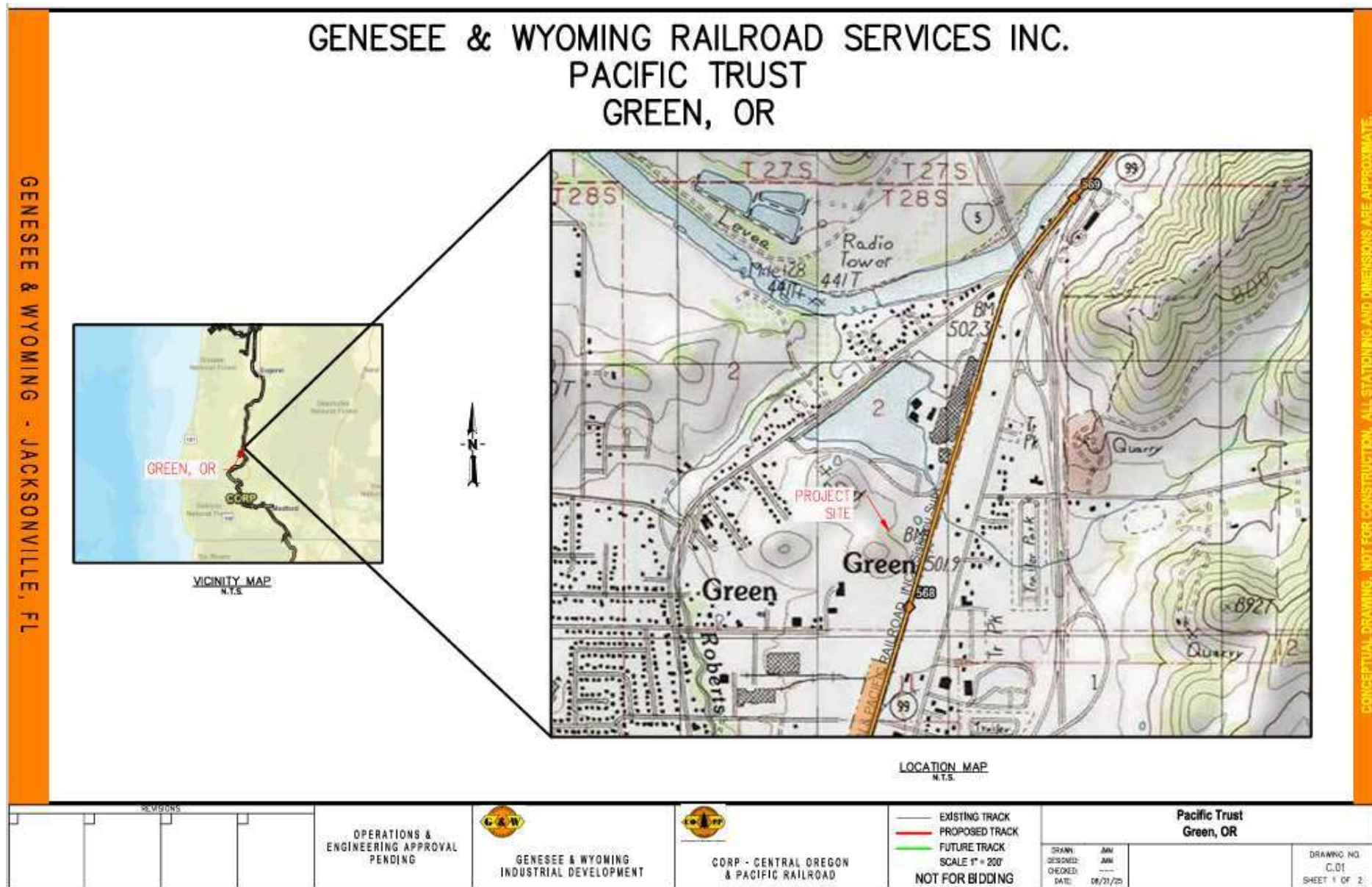
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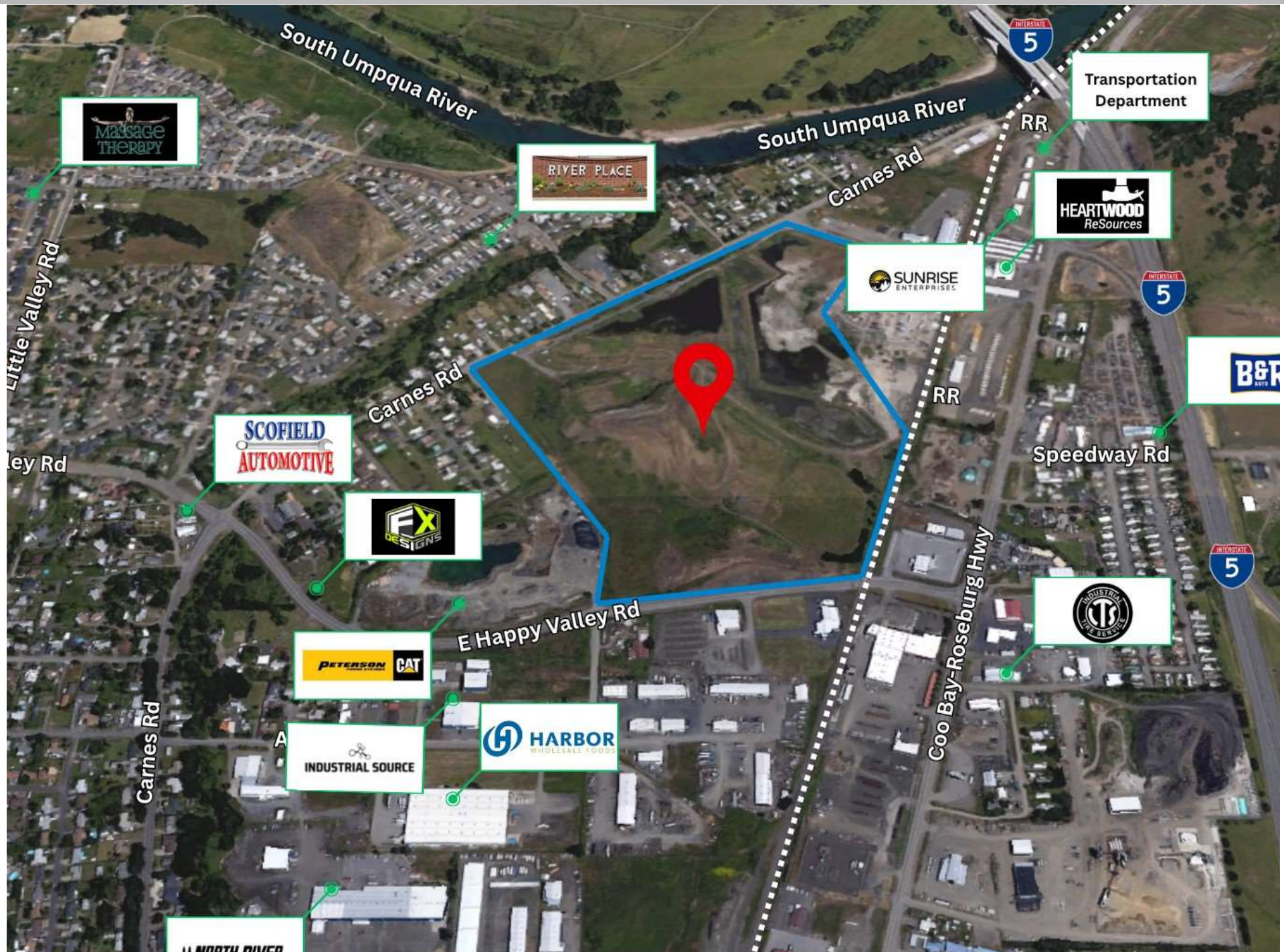




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CORP - Pacific Trust - Layout 1
Green, OR

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
					<u>\$ 589,000.00</u>



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701 E Jackson St Medford, OR 97504

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