



INDUSTRIAL LAND FOR SALE

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

OFFERED AT \$1,299,00

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KW REALTY SOUTHERN OREGON

Each office is individually
owned and operated



Land For Sale \$1,299,000

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.

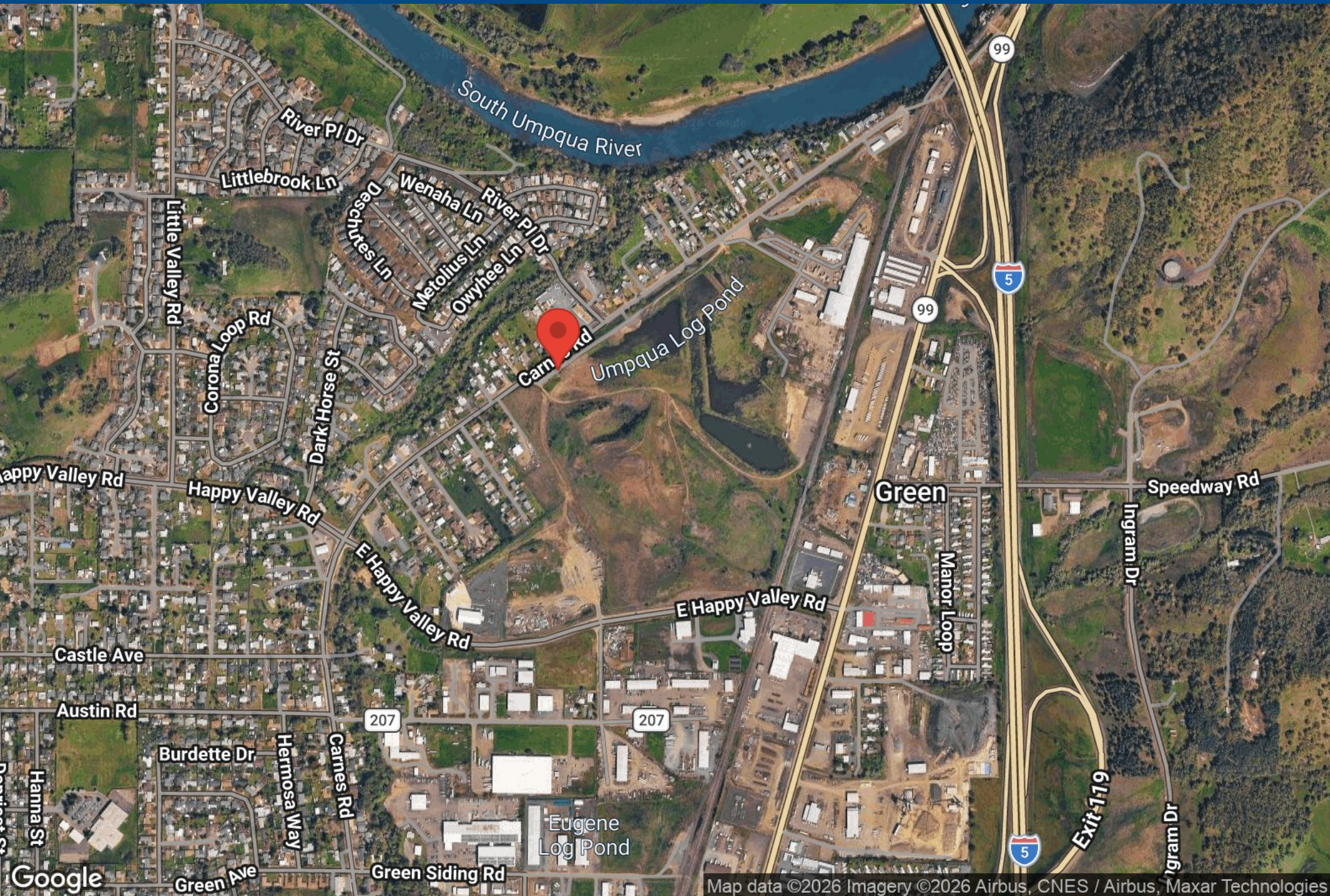
Access

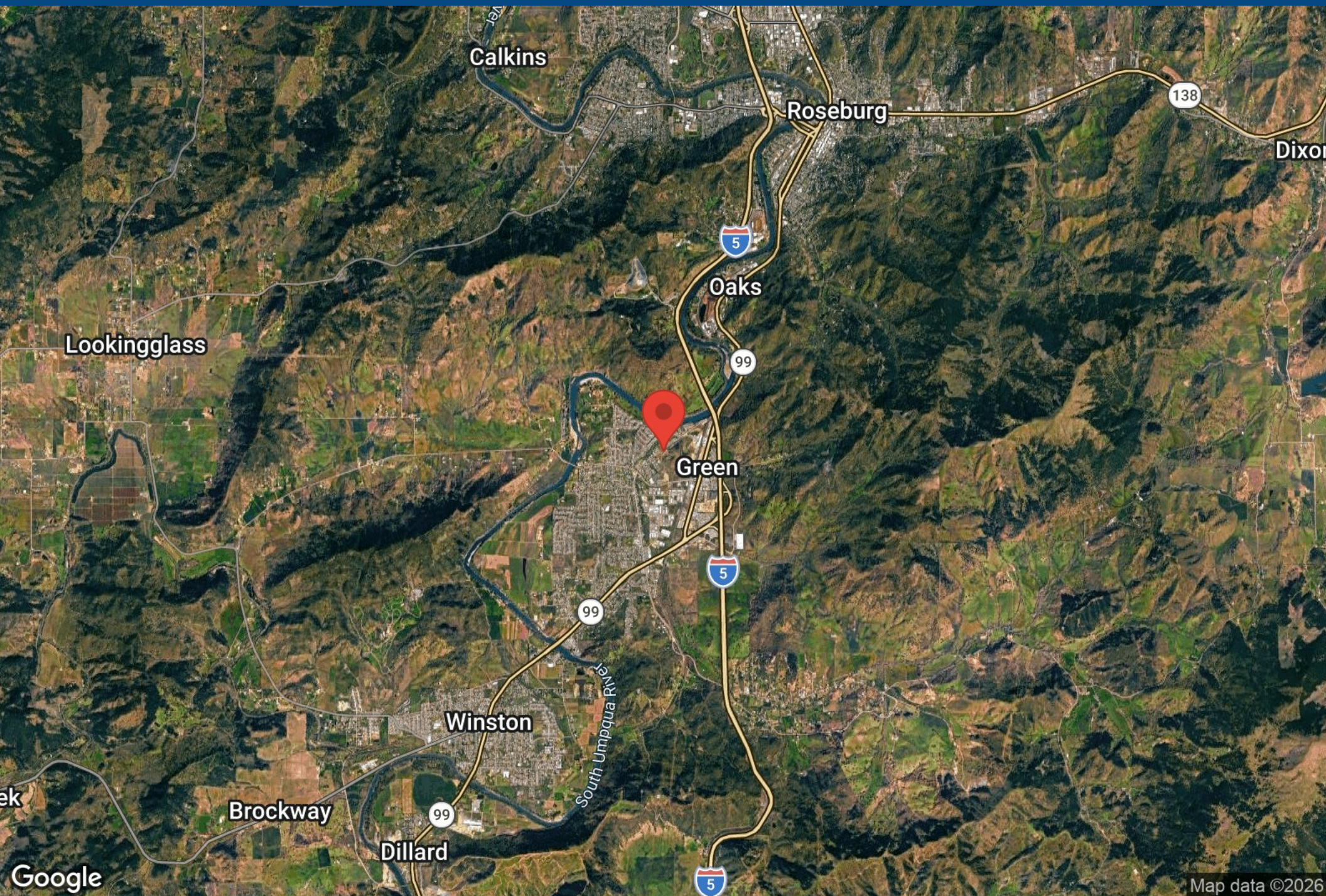
- Frontage along Carnes Road.
- Rail-adjacent to Central Oregon & Pacific Railroad.
- Approximately 3 miles to I-5 (exit 124), providing efficient regional connectivity.

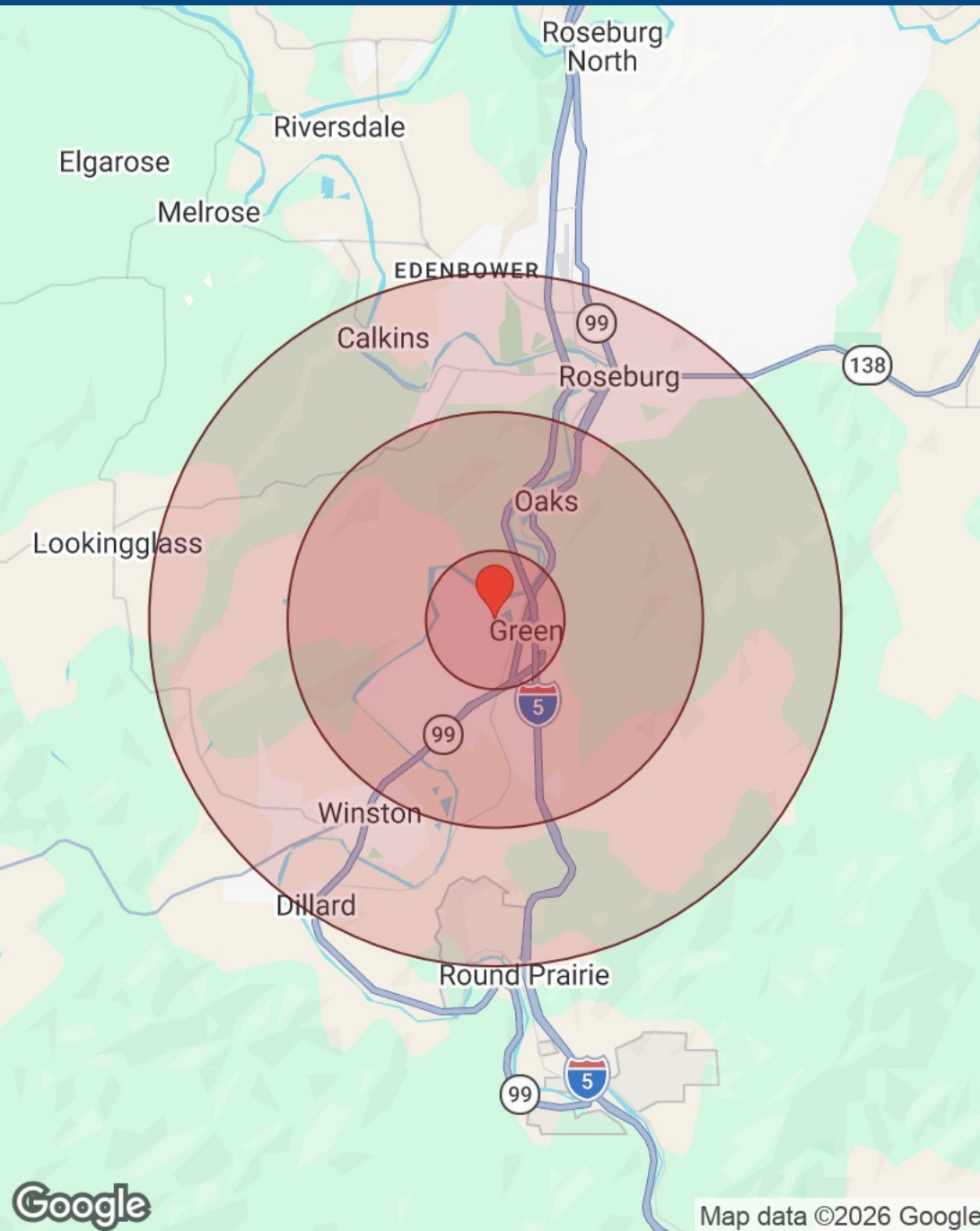
Key Features

- 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







Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,049	5,526	18,120
	Female	2,198	5,718	18,701
	Total Population	4,247	11,244	36,821
Housing	Total Units	1,796	4,759	16,460
	Occupied	1,674	4,415	15,226
	Owner Occupied	1,287	3,225	9,390
	Renter Occupied	387	1,190	5,836
	Vacant	122	345	1,233
Age	Ages 0 - 14	720	1,894	5,959
	Ages 15 - 24	451	1,253	4,069
	Ages 25 - 54	1,583	4,381	13,997
	Ages 55 - 64	494	1,357	4,422
	Ages 65+	1,000	2,361	8,373
Income	Median	\$65,250	\$69,208	\$63,422
	Under \$15k	163	401	1,613
	\$15k - \$25k	98	313	1,334
	\$25k - \$35k	146	307	1,227
	\$35k - \$50k	202	601	2,010
	\$50k - \$75k	370	761	2,583
	\$75k - \$100k	182	683	2,272
	\$100k - \$150k	345	781	2,417
	\$150k - \$200k	103	357	1,127
	Over \$200k	64	211	642

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.



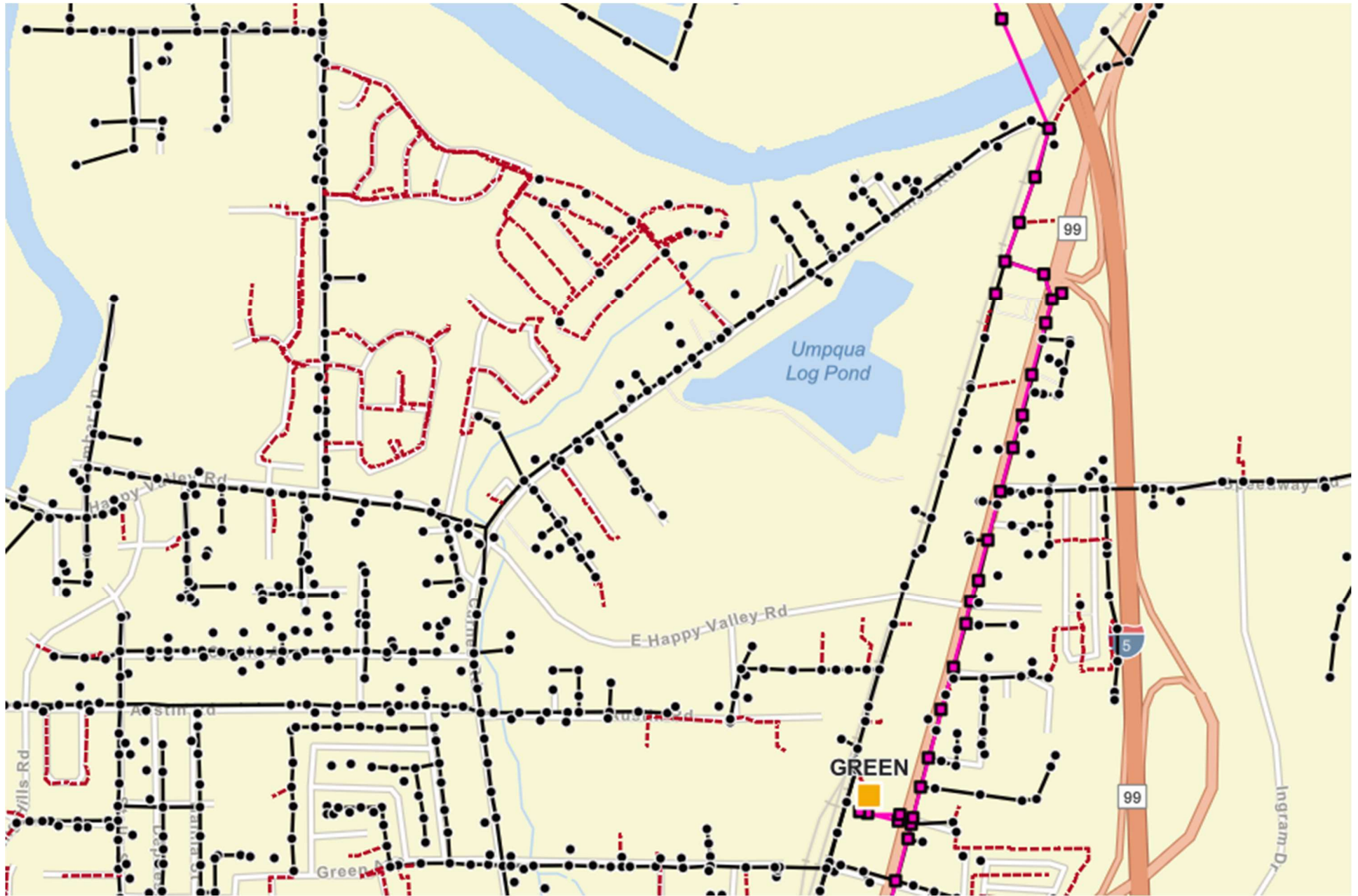
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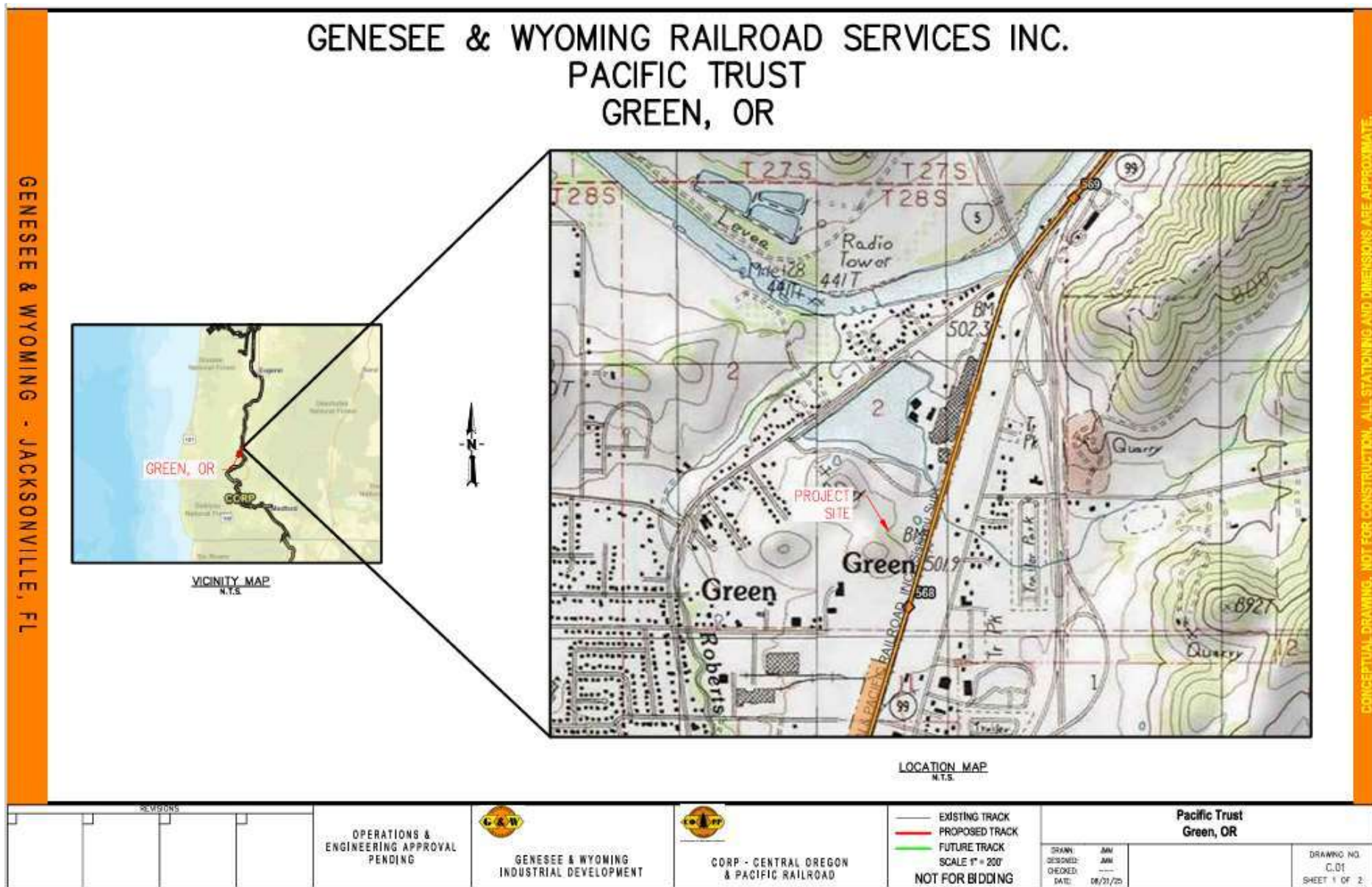
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CORP - Pacific Trust - Layout 1
Green, OR

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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