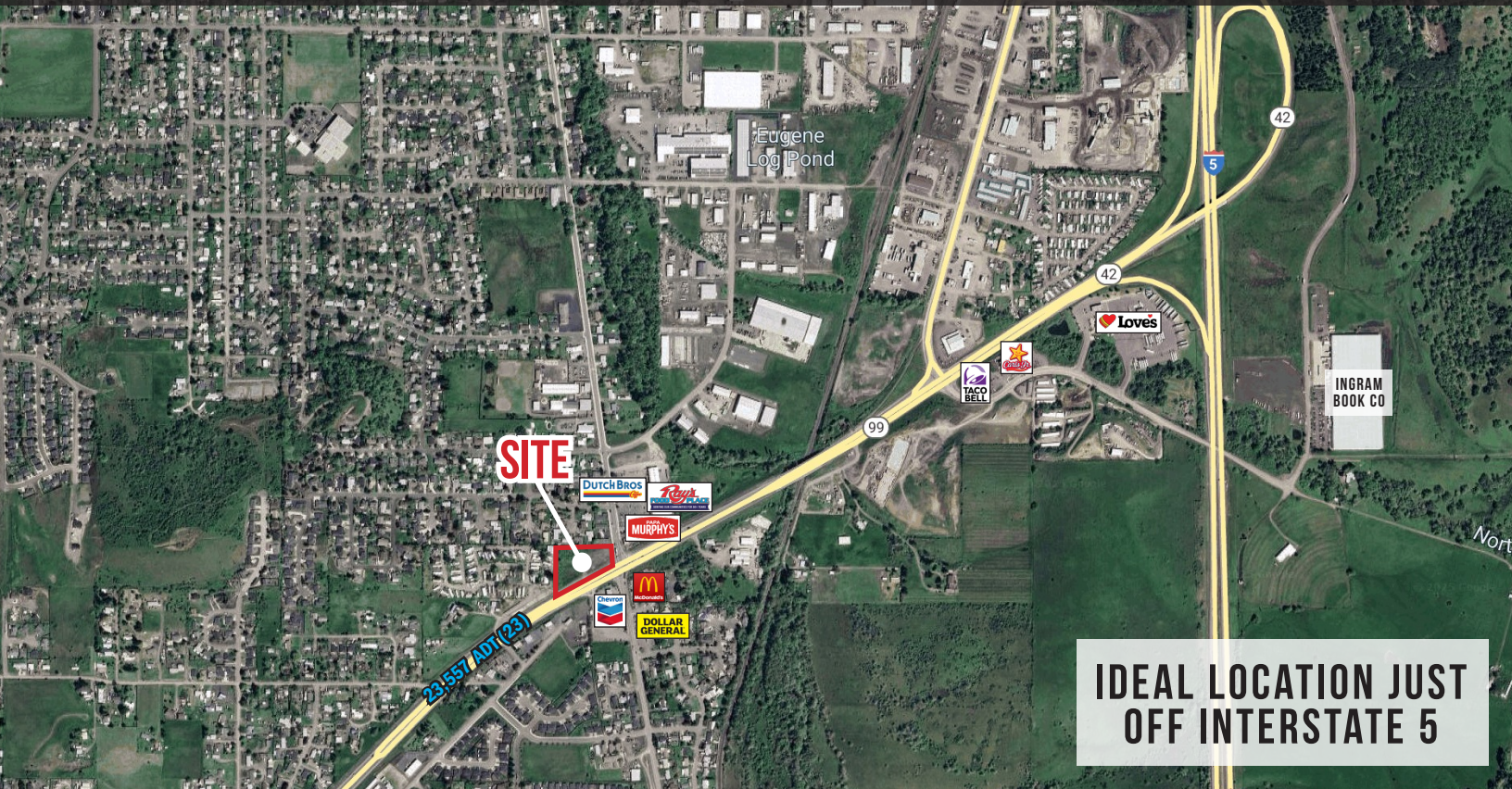


FOR SALE

# GREEN (ROSEBURG) LAND OPPORTUNITY



## LOCATION

5161 Old Highway 99 S  
Roseburg, OR 97471

## LOT SIZE

2.4 AC of land

## PRICING

\$1,500,000

## TRAFFIC COUNTS

Interstate 5 — 42,392 ADT ('25)  
Highway 99 — 23,557 ADT ('23)

## HIGHLIGHTS

- Hard corner location at the signalized intersection of Coos Bay-Roseburg Highway & Carnes Road
- Retailers in the trade area include Ray's Food Place, Dutch Bros Coffee, McDonald's, Dollar General, Chevron, Papa Murphy's, Taco Bell and Carl's Jr.
- Ideal location just south of Roseburg and off Interstate 5 with strong traffic counts.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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503.274.0211  
www.cra-nw.com



GREEN (ROSEBURG)

5161 OLD HWY 99 S

ROSEBURG, OR

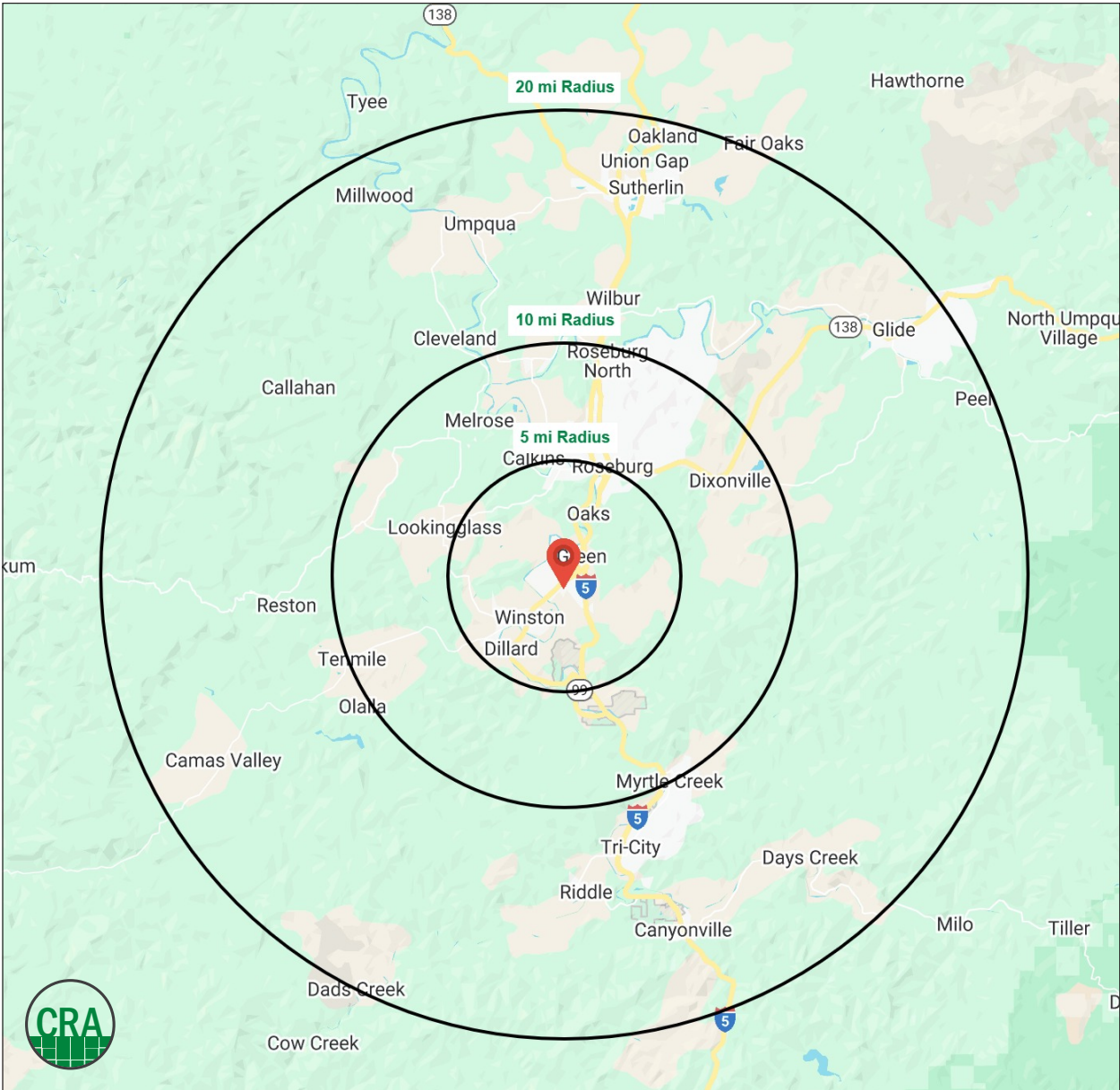
DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	5 MILE	10 MILE	20 MILE
Estimated Population 2024	26,148	59,714	92,938
Estimated Households	10,542	24,752	38,357
Average HH Income	\$77,719	\$83,416	\$84,317
Median Age	40.9	43.6	45
Total Employees	8,394	23,920	32,526
Some College or Higher	57.9%	60.6%	59.5%

59,714

Estimated Population 2024

10 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1461/-123.3813

5161 Old Hwy 99 S Roseburg, OR 97471	5 mi radius	10 mi radius	20 mi radius
<b>Population</b>			
2024 Estimated Population	26,148	59,714	92,938
2029 Projected Population	25,970	60,295	93,693
2020 Census Population	26,187	59,393	91,921
2010 Census Population	25,247	56,944	88,889
Projected Annual Growth 2024 to 2029	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.3%
2024 Median Age	40.9	43.6	45.0
<b>Households</b>			
2024 Estimated Households	10,542	24,752	38,367
2029 Projected Households	10,266	24,510	37,930
2020 Census Households	10,509	24,269	37,540
2010 Census Households	10,071	23,433	36,452
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	88.5%	88.5%	88.9%
2024 Estimated Black or African American	0.8%	0.7%	0.6%
2024 Estimated Asian or Pacific Islander	1.2%	1.6%	1.4%
2024 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.2%
2024 Estimated Other Races	8.5%	8.1%	7.9%
2024 Estimated Hispanic	7.3%	7.2%	7.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$77,719	\$83,416	\$84,317
2024 Estimated Median Household Income	\$57,614	\$62,779	\$63,880
2024 Estimated Per Capita Income	\$31,526	\$34,827	\$35,010
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.2%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.6%	5.6%	5.8%
2024 Estimated High School Graduate	33.4%	31.5%	32.3%
2024 Estimated Some College	27.5%	27.5%	27.7%
2024 Estimated Associates Degree Only	10.1%	10.9%	10.5%
2024 Estimated Bachelors Degree Only	15.1%	14.8%	14.1%
2024 Estimated Graduate Degree	5.2%	7.4%	7.2%
<b>Business</b>			
2024 Estimated Total Businesses	1,085	2,904	3,943
2024 Estimated Total Employees	8,394	23,920	32,526
2024 Estimated Employee Population per Business	7.7	8.2	8.2
2024 Estimated Residential Population per Business	24.1	20.6	23.6

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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**503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.