



JERRY NORMAN OREGON LIFE HOMES

# LIVING LIKE A LOCAL

IN IN DOUGLAS  
COUNTY, OREGON



2024 EDITION

# LOCAL'S GUIDE

IN DOUGLAS COUNTY, OREGON



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# A LITTLE ABOUT ME

With 4 years of experience in the Douglas County real estate market, I have a deep understanding of the local market and the needs of my clients. Whether you're looking to buy, sell, or invest in real estate, I'm here to help you achieve your goals. I specialize in helping people find their dream homes, particularly those relocating and first-time home buyers.

I relocated to Douglas County roughly 8 years ago for a job move from the East Coast. I've seen this area evolve and embrace new faces while maintaining its local-first, laidback charm. I love having the option to either be in the mountains or at the beach with just a short drive. In this guide, I look forward to sharing what makes Douglas County such a special place to call home.



## A FEW OF MY ROSEBURG FAVORITES

### ON A SATURDAY...

You can find me cruising on my motorcycle to see some amazing waterfalls

### BEST COFFEE

There's just something about the way SoCo creates the perfect cup every time. My go-to is the White Chocolate mocha

### BEST LOCAL SPOT

I love being next to the Umpqua River at Whistler's Bend Park. It's a peaceful spot right by the water.

### MOST UNIQUE

Farmhouse Decor is a store with rustic and reclaimed items and antiques

# GET TO KNOW DOUGLAS COUNTY

## QUICK FACTS

- Once known for being the Timber Capital of the World
- The entire length of the Umpqua River is contained within Douglas County, from its source in the Cascades to its mouth at the Pacific Ocean

## DEMOGRAPHICS

- 111,300 residents (2022 census)
- Median age: 46
- Median Home Sale Price \$315,000 (2023)

## DID YOU KNOW?

- Johnny Cash wrote a song about Roseburg loggers back in 1960 titled "Lumberjack."
  - Roseburg is considered to be the "Gateway to Crater Lake," just 86 miles away





# DOUGLAS COUNTY FAQS

## COST OF LIVING

- Median Home Sale Price \$315,000 (2023)
- The average monthly utility bill (including electricity, heating, cooling, water, and garbage) for a typical household is about \$225.

## JOB MARKET

- The unemployment rate in Douglas County is approximately 5.5%, slightly above the national average.
- The healthcare sector is one of the largest employers in the region.

## TRAFFIC

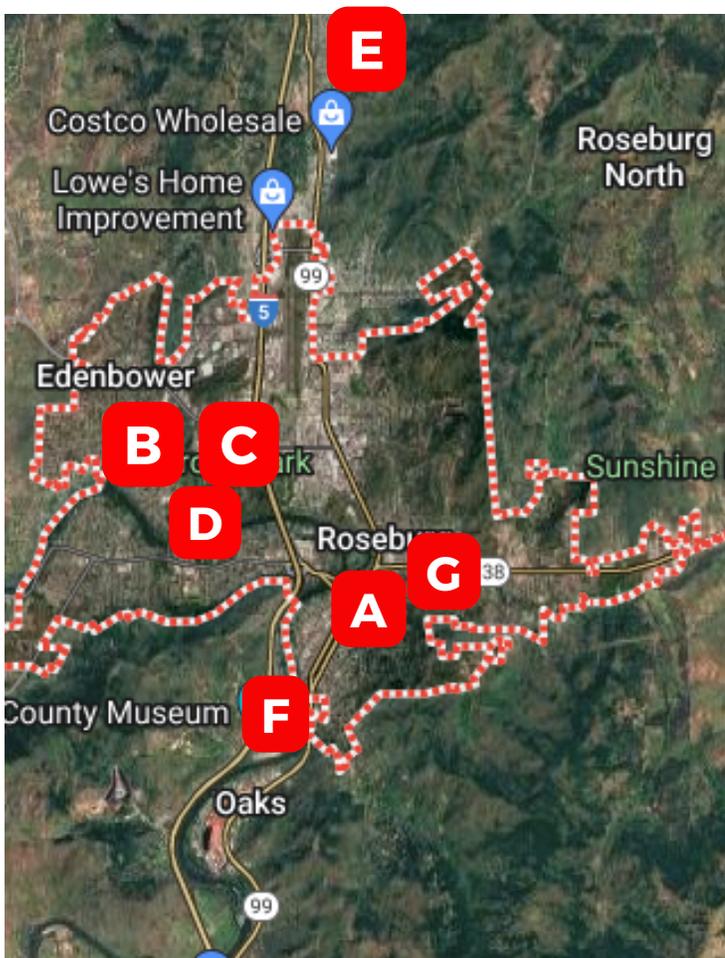
- Douglas County experiences minimal traffic congestion. The average around 20 minutes.
- Major highways such as Interstate 5 (I-5) run through the county, providing easy access to neighboring cities and regions.

## COMMUNITY RESOURCES

- **Roseburg Area Chamber of Commerce:** The Roseburg Area Chamber of Commerce is a vital resource for local businesses and professionals.
- **Umpqua Business Center:** The Umpqua Business Center offers office space, resources, and mentorship for startups and small businesses.

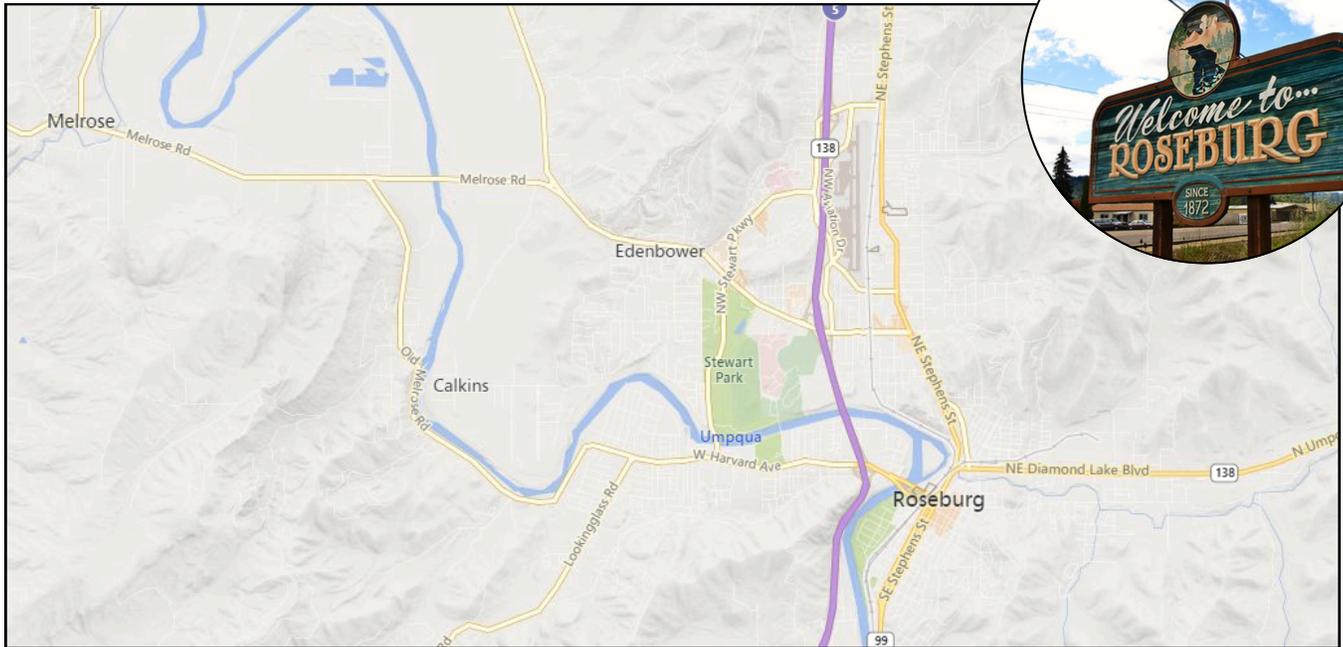
# ROSEBURG AT A GLANCE

Roseburg is the county seat of Douglas County, set in the scenic landscapes of Oregon. With a diverse economy, ample recreational opportunities, and a tight-knit community, it offers a high quality of life for its residents. Whether you're seeking professional growth, outdoor adventures, or community involvement, Roseburg provides a welcoming environment.



- A** The Historic Downtown Area
- B** Mercy Medical Center
- C** VA Health Care Campus
- D** Stewart Park
- E** Umpqua Community College
- F** Douglas County Museum of History & Natural History
- G** Roseburg Public Library

# WELCOME TO THE NEIGHBORHOOD: ROSEBURG



## KEY CHARACTERISTICS

- **Proximity to Natural Attractions:** Roseburg is situated near the Umpqua National Forest and Crater Lake National Park, offering residents easy access to natural landscapes and outdoor recreational activities.
- **Close-Knit Community:** Residents of Roseburg enjoy a strong sense of community with numerous local events, festivals, and active civic organizations that foster connections and engagement among neighbors.
- **Affordable Cost of Living:** Compared to larger cities, Roseburg offers a more affordable cost of living, with reasonably priced housing and everyday expenses, making it an attractive place for families and retirees alike.

## ZIP CODE

97470, 97471

## MEDIAN SALE PRICE

\$350,000

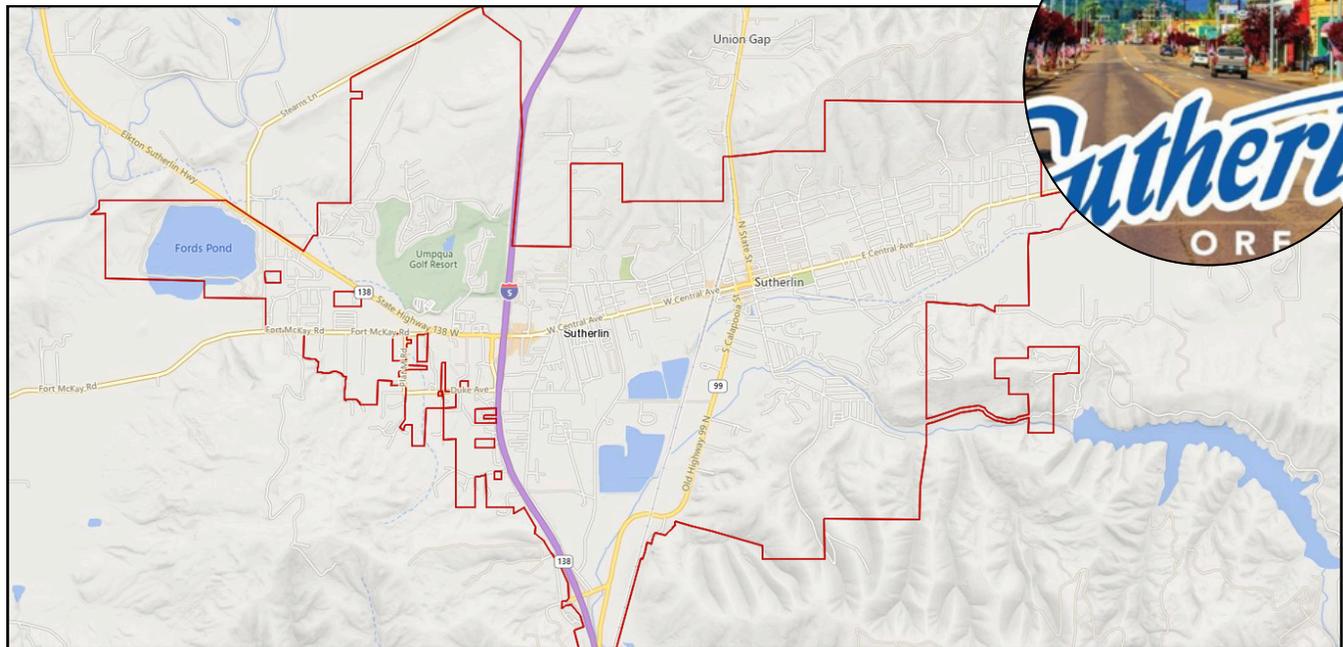
## SCHOOLS

- Roseburg High School
- Fremont Middle School
- Joseph Lane Middle School
- Eastwood Elementary
- Fir Grove Elementary
- Fullerton Elementary
- Hucrest Elementary
- Melrose Elementary

## PRICE/SF

\$231/sqft

# WELCOME TO THE NEIGHBORHOOD: SUTHERLIN



## KEY CHARACTERISTICS

- **Proximity to Interstate 5:** Sutherlin is located just off Interstate 5, providing easy access to nearby cities such as Roseburg and Eugene, and making it an ideal location for commuters.
- **Strong Community Spirit:** The residents of Sutherlin enjoy a close-knit community with numerous events and activities, including the popular Sutherlin Blackberry Festival.
- **Outdoor Activities:** The area surrounding Sutherlin offers excellent opportunities for outdoor activities, such as hiking, fishing, and camping, with beautiful spots like Cooper Creek Reservoir providing scenic getaways for residents.

## ZIP CODE

97479

## MEDIAN SALE PRICE

\$340,000

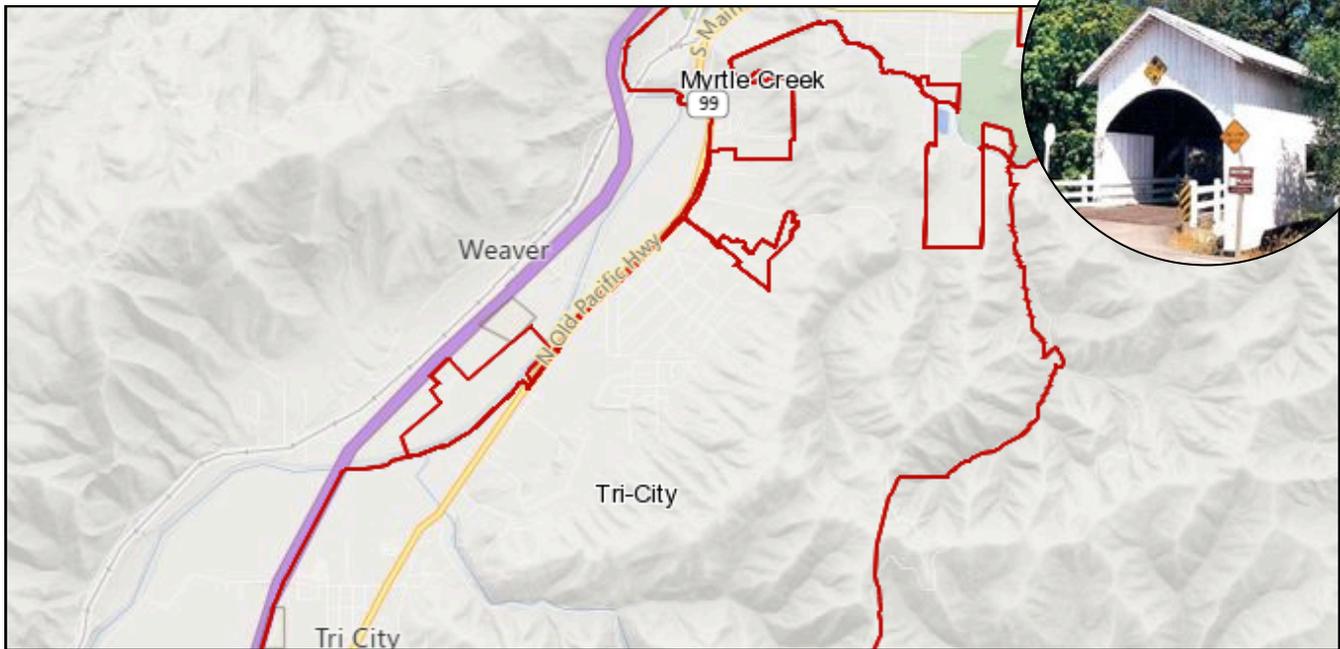
## SCHOOLS

- Sutherlin High School
- Sutherlin Middle School
- Sutherlin Elementary

## PRICE/SF

\$219/sqft

# WELCOME TO THE NEIGHBORHOOD: MYRTLE CREEK



## KEY CHARACTERISTICS

- **Proximity to the South Umpqua River:** Myrtle Creek is nestled along the South Umpqua River, offering scenic views and easy access to various water-based recreational activities such as fishing.
- **Friendly Community:** Residents of Myrtle Creek enjoy a friendly and welcoming community atmosphere, with numerous local events such as Music in the Park and The Summer Festival
- **Affordable Living:** The cost of living in Myrtle Creek is relatively low, with affordable housing options and reasonable everyday expenses, making it an attractive place for families and individuals seeking a cost-effective lifestyle.

## ZIP CODE

97457

## MEDIAN SALE PRICE

\$285,000

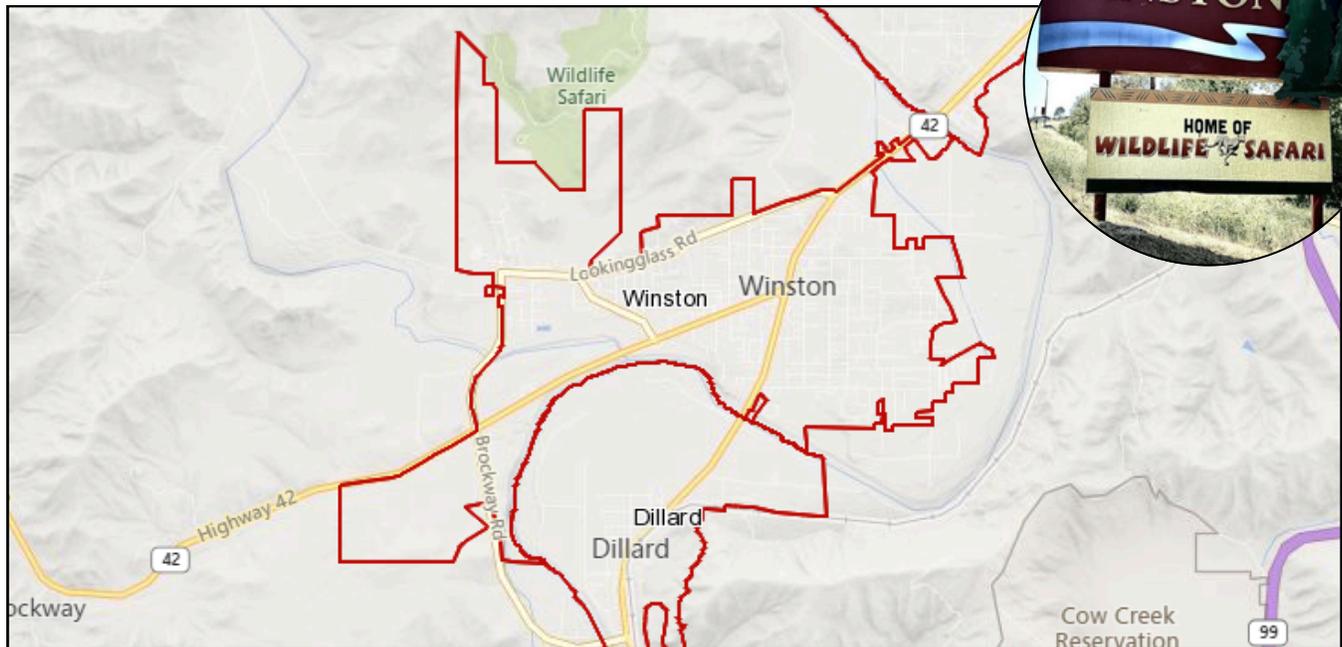
## SCHOOLS

- South Umpqua High School
- Coffenberry Middle School
- Myrtle Creek Elementary

## PRICE/SF

\$214/sqft

# WELCOME TO THE NEIGHBORHOOD: WINSTON



## KEY CHARACTERISTICS

- **Proximity to Wildlife Safari:** Winston is home to the famous Wildlife Safari, a drive-through animal park that attracts visitors from all over, offering residents unique and convenient access to this popular attraction.
- **Close-Knit Community:** The residents of Winston enjoy a close-knit and supportive community, with numerous local events, activities, and festivals including the annual Watermelon Festival
- **Outdoor Activities:** The area around Winston offers excellent opportunities for outdoor activities such as hiking, fishing, and picnicking, with nearby parks and natural areas providing beautiful settings for recreation and relaxation.

## ZIP CODE

97496

## MEDIAN SALE PRICE

\$324,000

## SCHOOLS

- Douglas High School
- Winston Middle School
- Lookingglass Elementary
- McGovern Elementary
- Brockway Elementary

## PRICE/SF

\$223/sqft



# DOUGLAS COUNTY COFFEE & BAKERIES

## COFFEE

- **Gathering Grounds** - Roseburg
- **Cascades Coffee** - Roseburg
- **My Coffee** - Roseburg
- **Ruff Day Latte** - Sutherlin
- **Soco Coffee** - Myrtle Creek
- **Justice's Java** - Myrtle Creek

## BAKERIES

- **Bagel Tree Cafe** - Roseburg
- **Kim's Cupcakery** - Roseburg
- **The Happy Donut** - Myrtle Creek
- **Henry's Bakery** - Sutherlin

# DOUGLAS COUNTY BREAKFAST & LUNCH

## BREAKFAST

- **Blac-N-Bleu Bistro** – Roseburg
- **Casey's Restaurant** – Roseburg
- **Del Rey Cafe** – Roseburg
- **Bagel Tree Cafe** – Roseburg

## LUNCH

- **Blac-N-Bleu Bistro** – Roseburg
- **Lighthouse Bakery** – Umpqua
- **Brix Grill** – Roseburg
- **Tommy's All American Burgers** – Myrtle Creek
- **The Mid Town Grill** – Myrtle Creek
- **Wailani Shave Ice and Island Grindz** – Sutherlin



# DOUGLAS COUNTY DINNER

## UPSCALE

- **True Kitchen + Bar** – Roseburg
- **F n B** – Roseburg
- **Brix Grill** – Roseburg
- **K-Bar** – Canyonville

## MEXICAN

- **El Dorado** –Roseburg
- **Mariachi Loco** –Roseburg
- **Hacienda Vieja** –Roseburg
- **Carlos Restaurante** – Winston

## PIZZA

- **Urban NY Pizza & Grill** –Roseburg
- **Old Soul Pizza** – Roseburg
- **Mountain Mike's Pizza** – Roseburg
- **Dakota Street Pizza Company** – Sutherlin



# DOUGLAS COUNTY BREWERIES & WINERIES

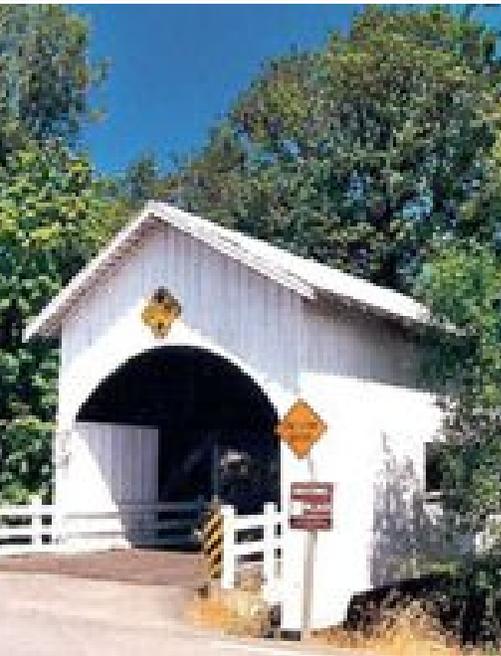
## BREWERIES & TAP ROOMS

- **Lookingglass Brewery** – Winston
- **North Forty Beer Co.** – Roseburg
- **Taphouse** – Myrtle Creek
- **Backside Brewing Co.** – Roseburg
- **Two-Shy Brewing** – Roseburg
- **Draper Draft House** – Roseburg

## WINERIES & VINEYARDS

- **Melrose Vineyards** – Roseburg
- **Abacela** – Roseburg
- **Cooper Ridge** – Roseburg
- **Hillcrest Winery & Distillery** – Roseburg
- **Reustle Prayer Rock Vineyards** – Roseburg
- **Spangler Vineyards** – Roseburg
- **Delfino** – Roseburg
- **Joseph Jane Winery** – Roseburg





# THINGS TO DO IN DOUGLAS COUNTY

## ATTRACTIONS

- **Wildlife Safari** – Winston
- **Douglas County Dirtrack** – Roseburg

## MUSEUMS & HISTORY

- **Douglas County Museum**
- **Cow Creek Band of the Umpqua Tribe of Indians**
- **Douglas County Historical Society** – Floed-Lane House Museum
- **Hokanson's Guest House**

## COVERED BRIDGES

- **Neal Lane Covered Bridge** – Myrtle Ceek
- **Horse Creek Covered Bridge** – Myrtle Ceek
- **Cavitt Creek Bridge** – Glide
- **Milo Academy Covered Bridge** – Days Creek
- **Pass Creek Bridge** – Drain
- **Rochester Covered Bridge** – Sutherlin



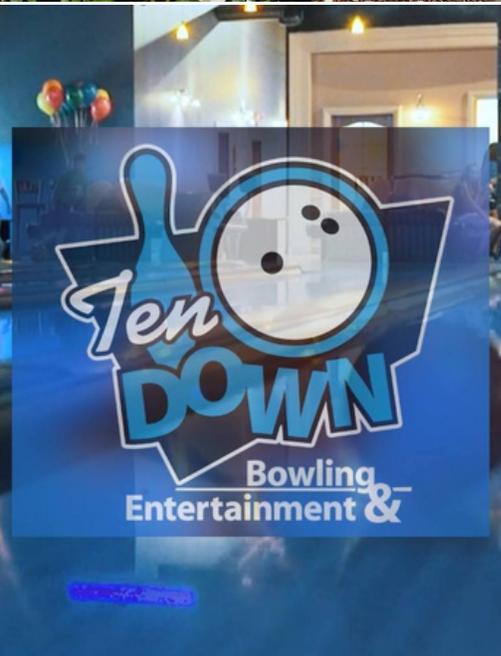
# THINGS TO DO IN DOUGLAS COUNTY FOR KIDS

## KIDS

- **Butterfly Pavilion** – Elkton Community Education Center
- **Bike Paths** – Roseburg
- **Stewart Park** – Roseburg
- **Fall Creek Trail** – Glide
- **Roseburg Splash Pad** – Roseburg
- **Sutherlin Splash Pad** – Sutherlin
- **Myrtle Creek Pool** – Myrtle Creek

## TEENS

- **Roseburg Cinemas**
- **Parkview Skating Center**
- **Roseburg Skate Park**
- **Winston Skate Park**
- **Myrtle Creek Skate Park**
- **Ten Down Bowling & Arcade** – Roseburg
- **Cattle Dogs Golf Center** – Roseburg
- **YMCA** – Roseburg





# WORKING OUT IN DOUGLAS COUNTY

## GYM / WEIGHTLIFTING / HIIT

- **Pacific Fitness South** – Myrtle Creek
- **Pacific Fitness**– Winston
- **Planet Fitness** – Roseburg
- **The Body Shop Total Fitness** – Sutherlin
- **Anytime Fitness** – Sutherlin
- **The YMCA of Douglas County** – Roseburg
- **Fitness First** – Roseburg

## KIDS / TEENS SPORTS

- **Umpqua United Soccer Club** – Roseburg
- **Boys & Girls Club of the Umpqua Valley**– Roseburg
- **Umpqua Valley Cal Ripken Baseball** – Roseburg
- **Umpqua Valley BMX** –Winston





# DOG-FRIENDLY DOUGLAS COUNTY

## PARKS

- **Happy Tails Dog Park** – Roseburg
- **Myrtle Creek Dog Park** – Myrtle Creek
- **Sutherlin Dog Park** – Sutherlin

## DOG BOARDERS

- **Douglas County Pet Lodge** – Winston
- **Schreiber Tails** – Winston
- **Lone Pine Pet Resort** – Roseburg
- **Canine Country Club** – Roseburg

## VETERINARIANS

- **Bailey Veterinary Clinic** – Roseburg
- **For The Love of Paws Veterinary Clinic** – Roseburg
- **Parkway Animal Hospital** – Roseburg
- **Companion Animal Clinic** – Roseburg

# ANNUAL EVENTS & FESTIVALS

## GRAFFITI WEEKEND

In July, Roseburg transforms into colors, roaring engines, and joyful faces during Graffiti Weekend, the premier car show event in the Pacific Northwest. With over 1,000 classic cars and trucks, this nostalgic event features cruises, competitions, and shows all weekend long.

## MUSIC ON THE HALF SHELL

Music on the Half Shell, Roseburg's beloved free concert series, held every Tuesday from mid-June through August. Enjoy quality music from around the world in the picturesque setting of Stewart Park, on the banks of the Umpqua River.

## DOUGLAS COUNTY FAIR

Summer in Roseburg isn't complete without the Douglas County Fair, held for a week in August. The fairgrounds come alive with carnival rides, farm animals, delicious foods, national music acts, and a strong community atmosphere.

## MYRTLE CREEK SUMMER FESTIVAL

The Myrtle Creek Summer Festival in Millsite Park takes place in the last week of July, featuring a car show, rock crawl, music, food booths, and a fireworks show. This event is a fantastic way to bring the community together for summer fun.





# WEEKEND ITINERARIES

## FARMERS MARKET

The Umpqua Valley Farmers Market offers a one-stop shopping experience for Roseburg's finest produce and goods. Open every Saturday year-round, it features fresh fruits, vegetables, meats, jams, breads, crafts, and more.

## UMPQUA VALLEY WINE TRAIL

Visit the Umpqua Valley to explore our diverse and scenic wine trail. From wine tours and tastings to charming B&Bs and local dining, the Umpqua Valley offers a welcoming escape for wine enthusiasts. Discover the unique flavors and warm hospitality that make our wine trail a must weekend adventure.

## HIKING TRAILS

Taking in the gorgeous scenery of the Umpqua National Forest

- **Susan Creek Falls Trail**
- **Fall Creek Trail**
- **Toketee Falls Trail**
- **Watson Falls Trail**
- **Mt. Thielsen Trail**

## WILDLIFE SAFARI

Visit Wildlife Safari, an exciting and educational experience, where you can drive through a 600-acre park to see animals like giraffes, elephants, and cheetahs roaming freely. It's a perfect outing for families and nature enthusiasts, providing a unique opportunity to get up close with wildlife in a natural setting.

# LOCAL TRADES & SERVICE PROVIDERS

SERVICE	NAME	PHONE
<b>CLEANING COMPANY</b>	Stella Romo Two Sisters Cleaning Wendi Wenteria	562-631-1829 541-430-5000 541-643-0430
<b>CARPET CLEANING</b>	Spectrum Cleaning & Restoration Superior Carpet Cleaning	541-673-1333 541-673-7171
<b>CONTRACTORS</b>	Gene Bailey Albert Ortega	541-863-1503 503-883-1620
<b>FENCING</b>	Roseburg Fence Pacific Northwest Fence Co.	541-238-2550 541-672-0482
<b>ELECTRICAL</b>	Prowire Electric Company Mountaintop Electric South Valley Electric Singletree Electric	541-496-0320 541-680-3333 541-942-9912 541-530-8499
<b>HEATING AND COOLING HVAC</b>	George's Heating and Air Umpqua Sheet Metal Mahalo	541-863-5400 541-672-3888 541-672-6707
<b>HOME INSPECTORS</b>	Todd Oliver Maranatha Inspection Big Creek Home Inspection Services	541-841-4312 541-670-1396 541-671-3326
<b>HANDYMAN</b>	Around the House Home Mainte Maintenance Ashburn Home Services	541-671-2771 541-900-6674
<b>LAWN CARE</b>	Over The Hedge Lawn Care J&K Lawn Services	541-680-8296 541-680-4962

# LOCAL TRADES & SERVICE PROVIDERS

SERVICE	NAME	PHONE
<b>MOVING COMPANY</b>	Flegel Moving & Storage	541-673-4436
	Move-A-Haulics	541-671-8795
	Back2Back Moving Company	541-580-4872
<b>PAINT</b>	Heritage Painting	541-673-6869
	Dave Darrow Painting	541-430-2886
	Ingvalson Painting	541-530-7740
	Roseburg Precision Painting LLC	541-670-5934
<b>PEST CONTROL</b>	Bug Zapper Pest Control	541-636-0146
	A-1 Professional Exterminating	541-695-5412
<b>PLUMBING</b>	Yaeger Plumbing	541-672-8460
	A.R.M Plumbing	541-621-0969
	Well House Drain Cleaning (Drain Cleaning, Rooter, Sewer Inspection)	541-589-5033
<b>ROOFING</b>	Roseburg Roofing	541-430-0398
	Standridge Roofing	541-673-7501
<b>SEPTIC SERVICES</b>	A-1 Septic	541-672-8709
	Southern Septic Service	541-459-2824
<b>WELL SERVICES</b>	Gilbert Pump and Well	541-673-7663
	Southern Oregon Water Wells	541-672-7834
	Shawn's Pump Service	541-733-3276



# YOUR RESOURCE FOR ALL THINGS CITY NAME

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message.

Phone: 541-671-5760

Email: [jerrynorman288@gmail.com](mailto:jerrynorman288@gmail.com)



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