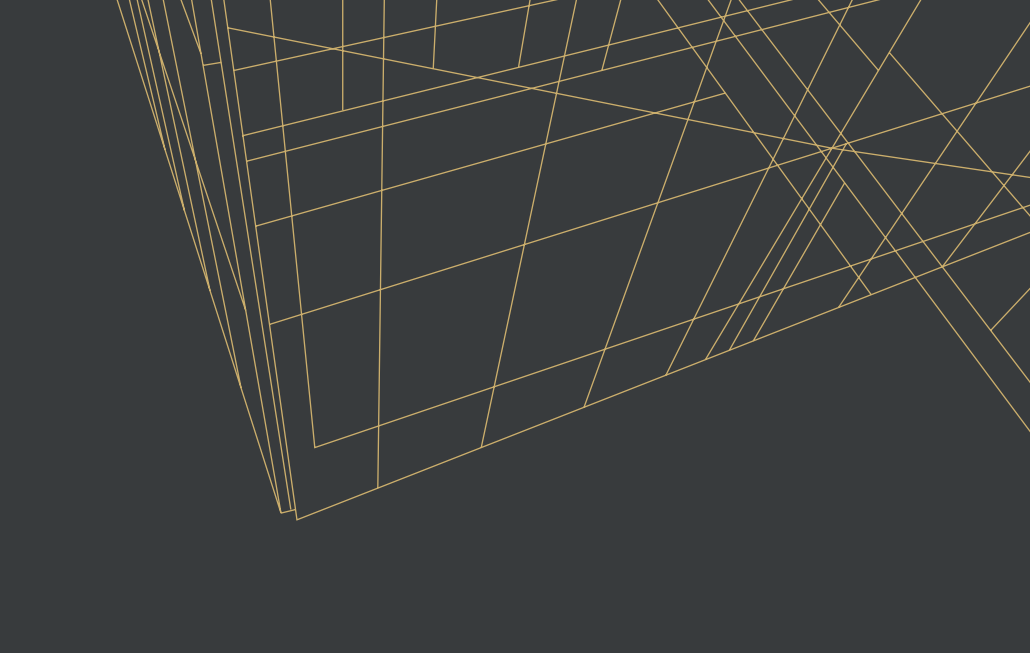


OFFERING MEMORANDUM



FREDERICKSON DEVELOPMENT

MILITARY ROAD & 32ND AVE E, FREDERICKSON, WA 98446



Exclusively represented by

AUSTIN KELLEY

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KIDDER.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXCLUSIVE REPRESENTATION

Kidder Mathews is the exclusive Listing Brokerage for this Offering, Austin Kelley and Ryan Haddock are exclusively representing the Seller in the sale of this joint development offering.

OFFERING SUMMARY

Kidder Mathews is pleased to present this two-property offering of the Fredrickson development. Totaling just over 35 - acres with excellent proximity to each other, both parcels are zoned Moderate Density Single - Family (MSF) located in Pierce County jurisdiction. Intended to provide areas for urban single and two-family residential development at rough densities of 4 - 6 dwelling units per acre. Both sites are conveniently located near Military Road - providing access to Pacific Ave, 176th St, and Canyon Road. Well located near Joint Base Lewis McChord, the Fredrickson Industrial Park and rapidly growing South Hill, residents and investors of this future development will benefit from large local employers, proximity to local transit, and a growing local community. Sellers are willing to sell off individually to two separate groups, or joint purchases. Developer terms consider with purchase.

OFFER REQUIREMENTS

All offers must be submitted to Austin Kelley and Ryan Haddock must include the following terms and information:

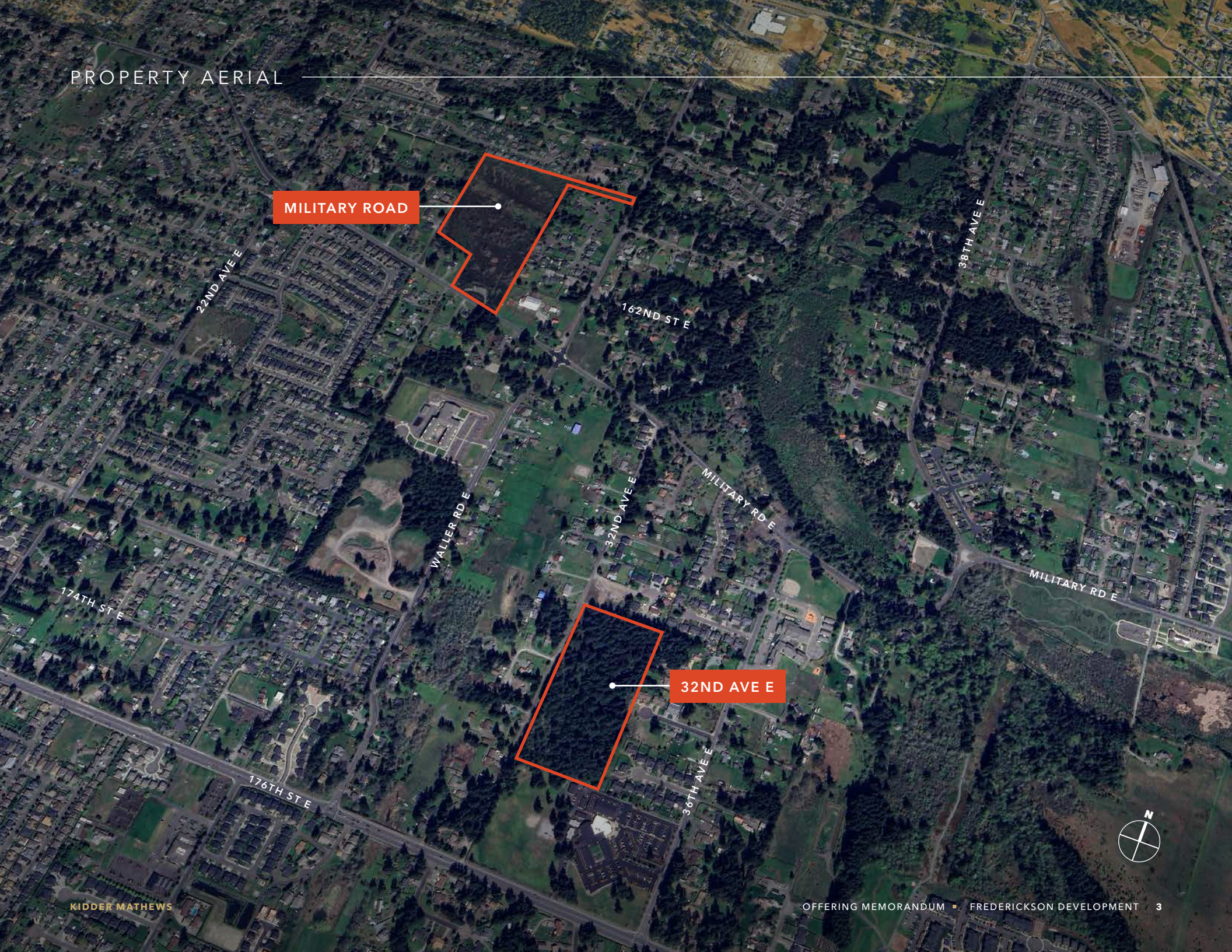
- Purchase Price
- Earnest money deposit, including non-refundable portion and timing of deposits
- Timing for due diligence and post-diligence closing period
- Source of funds for acquisition

PROPERTY TOURS

All property tours will be conducted exclusively by Ausitn Kelley and Ryan Haddock by appointment only. To learn more about this opportunity, please contact the Listing Brokers directly.



PROPERTY AERIAL



MILITARY ROAD

OFFERING

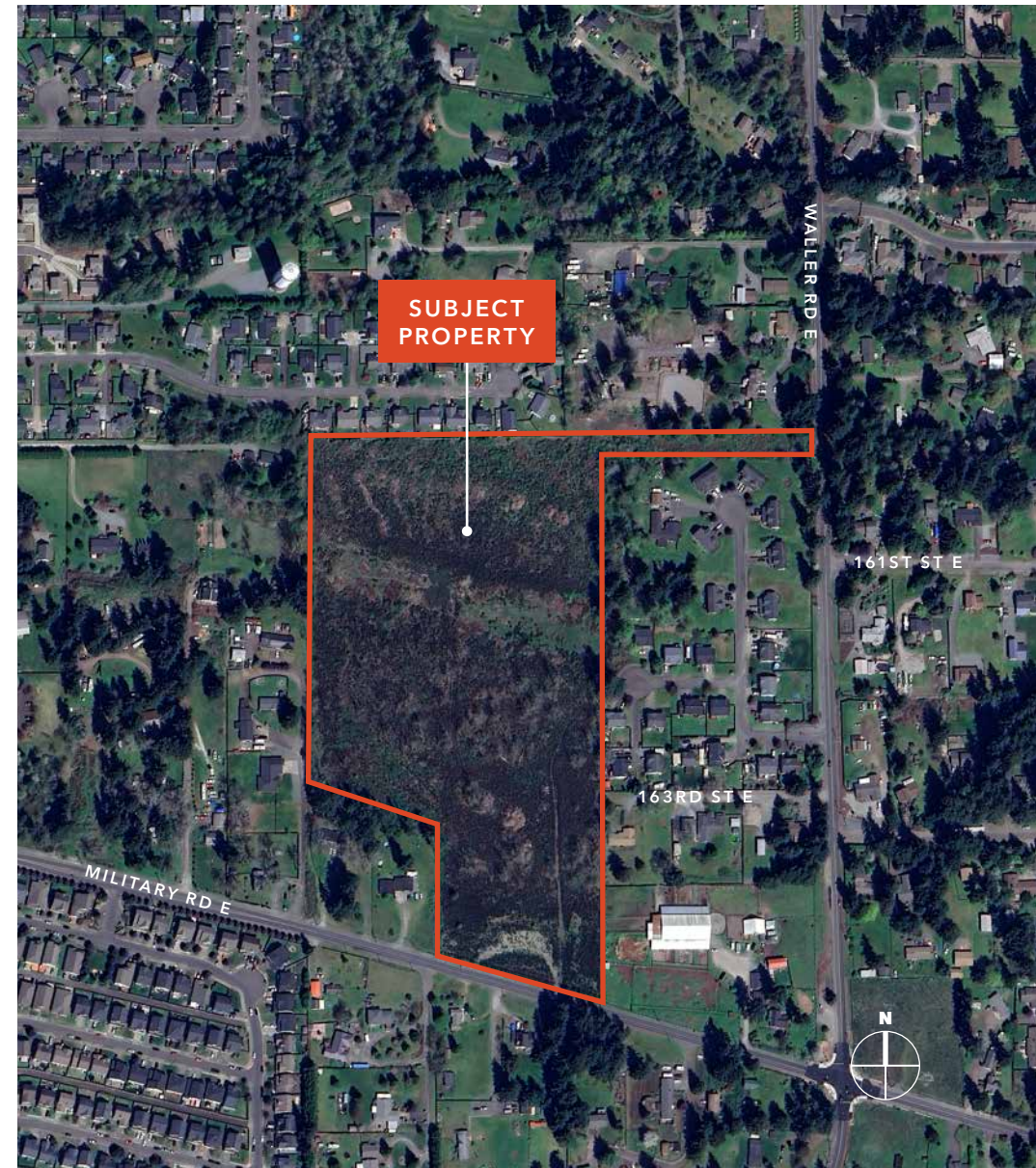
PRICE	Open Bid
BID DATE	Reviewing upon receipt
TERMS	Conventional purchase

PROPERTY DETAILS

ADDRESS	Military Road, Tacoma, WA 98446
PARCEL	0319262021
ZONING	Moderate Density Single Family
TOTAL OFFERING SIZE	21.34 AC / 929,570 SF
TOPOGRAPHY	±25% slope throughout middle area of the site. 10.5 AC of flat usable on South end of site
UTILITIES	Power, water and sewer available

DEVELOPMENT DETAILS

ENTITLED STATUS	Unentitled
WETLAND REPORT	Buyer to perform
PROPOSED USE	Single family / residential



32ND AVE E

OFFERING

PRICE	Open Bid
BID DATE	Reviewing upon receipt
TERMS	Conventional purchase

PROPERTY DETAILS

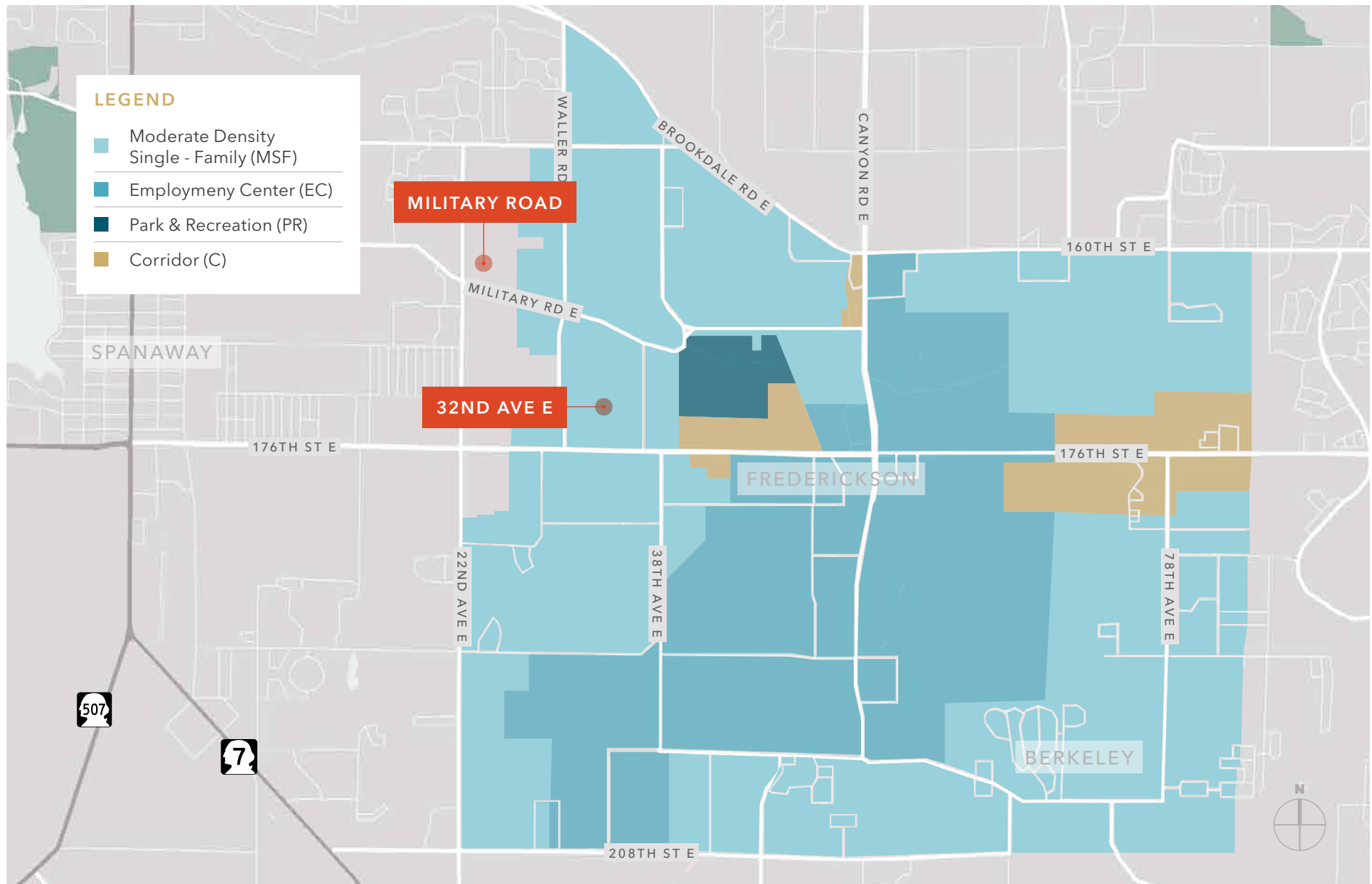
ADDRESS	32nd Ave E, Tacoma, WA 98446
PARCEL	0319264002
ZONING	Moderate Density Single Family
TOTAL OFFERING SIZE	14.33 AC / 624,215 SF
TOPOGRAPHY	Relatively Flat
UTILITIES	Power / water - sewer, unknown

DEVELOPMENT DETAILS

ENTITLED STATUS	Unentitled
WETLAND REPORT	Buyer to perform
PROPOSED USE	Single family / residential



ZONING MAP



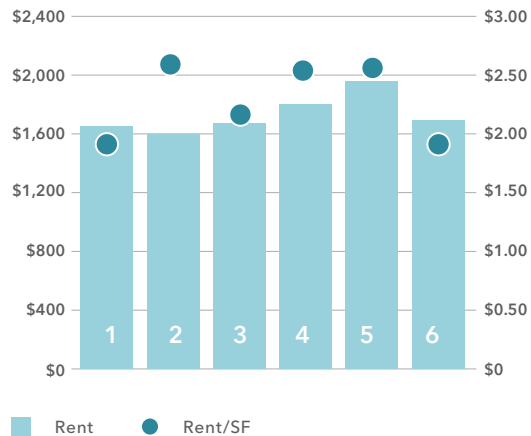
AMENITIES



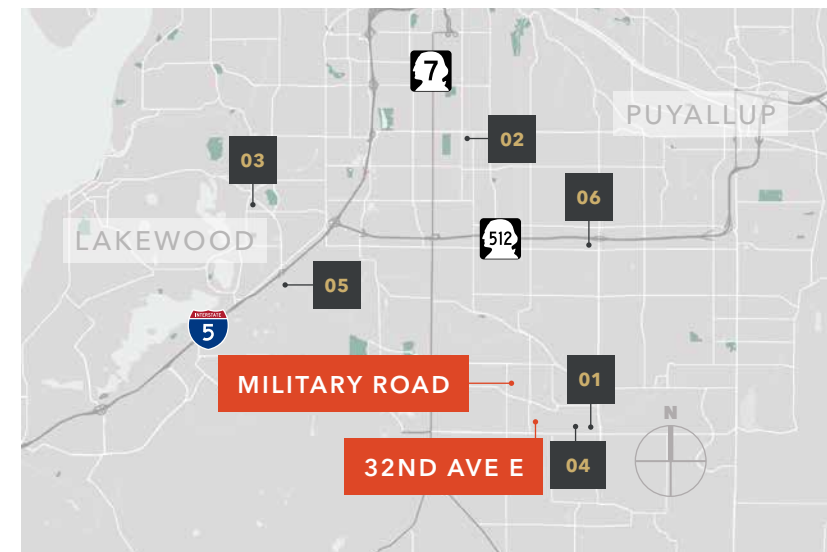
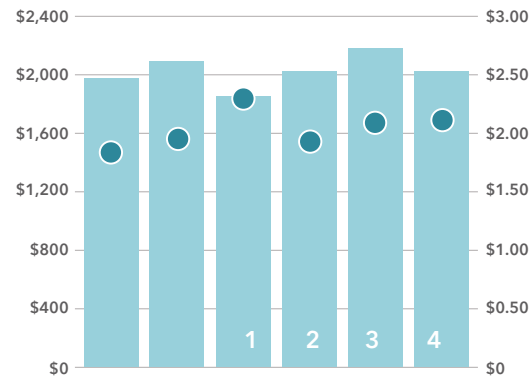
RENT COMPARABLES

	Property	Unit SF	1 BED		2 BED / 2 BATH		
			Rent	\$/SF	Unit SF	Rent	\$/SF
01	PLATEAU 176 4801 176th St E, Tacoma, WA	841	\$1,650	\$1.96	1,053	\$1,900	\$1.80
02	PACIFIC RIDGE 8445 Pacific Ave, Tacoma, WA	600	\$1,595	\$2.66	1,050	\$2,045	\$1.95
03	LAKEGROVE 6102 Lakegrove St SW, Lakewood, WA	725	\$1,600	\$2.21	794	\$1,850	\$2.33
04	SAWYER TRAIL 17412 44th Ave E, Tacoma, WA	717	\$1,800	\$2.51	1,023	\$2,007	\$1.96
05	WELLSTONE 12535 Bridgeport Way, Lakewood, WA	775	\$1,960	\$2.53	1,100	\$2,290	\$2.08
06	5100 SUMMIT 5102 110th St E, Tacoma, WA	866	\$1,695	\$1.96	965	\$2,020	\$2.09
Comparable average		754	\$1,717	\$2.30	998	\$2,018	\$2.04

1 BED



2 BED / 2 BATH



SALES COMPARABLES

13701 63RD AVE E

Puyallup, WA 98373

01

SIZE	3,089 SF
PRICE	\$725,000
PRICE / SF	\$234.70
YEAR BUILT	2018
SALE DATE	08 / 04 / 2023

14023 63RD AVE E

Puyallup, WA 98373

02

SIZE	2,947 SF
PRICE	\$695,000
PRICE / SF	\$235.83
YEAR BUILT	2017
SALE DATE	06 / 20 / 2023

122 191ST ST CT E

Spanaway, WA 98387

03

SIZE	2,978 SF
PRICE	\$625,950
PRICE / SF	\$210.19
YEAR BUILT	2023
SALE DATE	11 / 15 / 2023

16616 8TH AVE E

Spanaway, WA 98387

04

SIZE	2,853 SF
PRICE	\$689,024
PRICE / SF	\$241.51
YEAR BUILT	2022
SALE DATE	02 / 23 / 2024

2403 158TH ST CT E

Tacoma, WA 98445

05

SIZE	2,378 SF
PRICE	\$629,900
PRICE / SF	\$264.89
YEAR BUILT	2023
SALE DATE	05 / 18 / 2024

2203 158TH ST CT E

Tacoma, WA 98445

06

SIZE	2,378 SF
PRICE	\$629,900
PRICE / SF	\$264.89
YEAR BUILT	2023
SALE DATE	06 / 10 / 2024

2814 177TH ST CT E

Tacoma, WA 98445

07

SIZE	2,795 SF
PRICE	\$599,950
PRICE / SF	\$214.65
YEAR BUILT	2017
SALE DATE	05 / 25 / 2024

606 153RD ST CT E

Tacoma, WA 98445

08

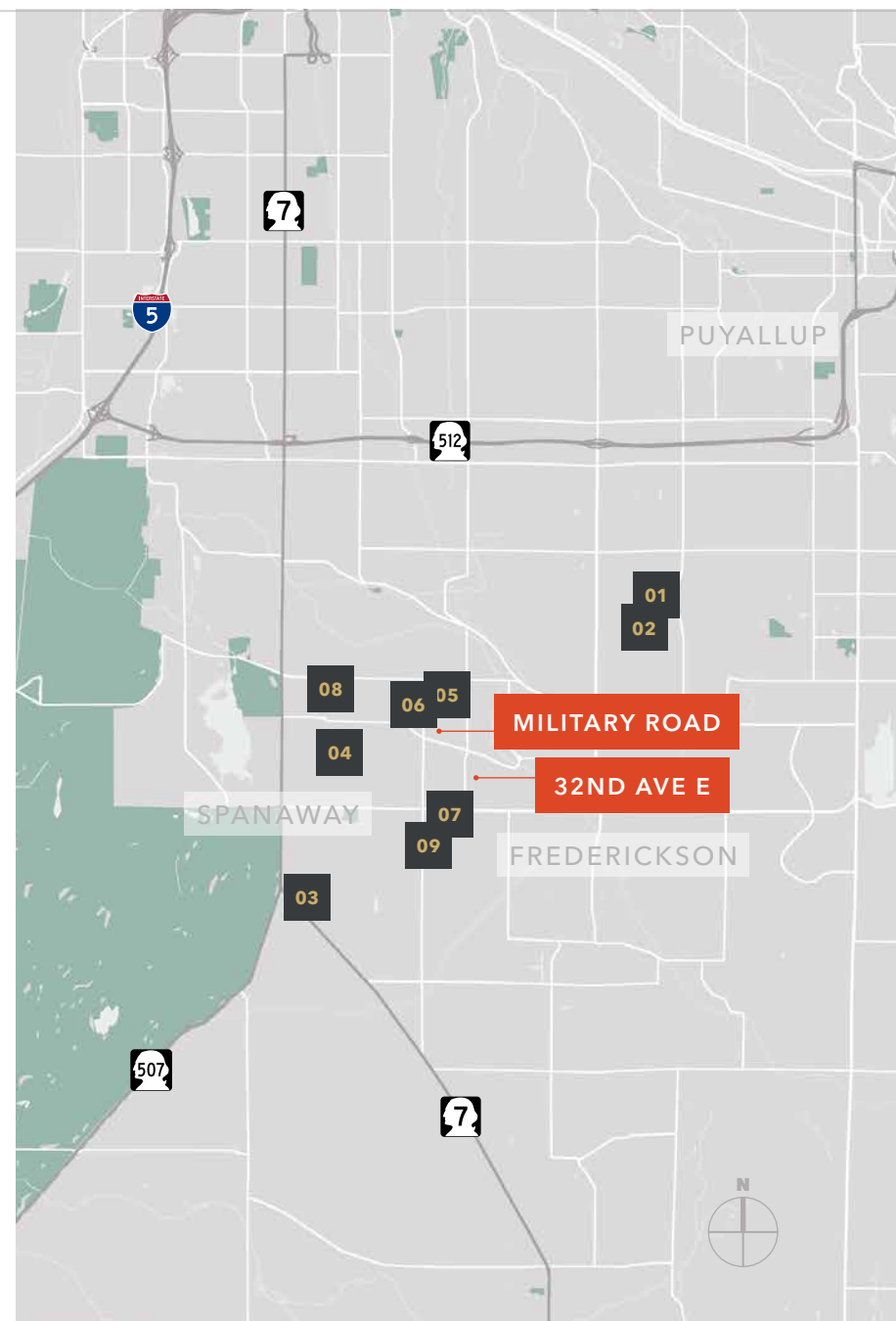
SIZE	2,143 SF
PRICE	\$574,980
PRICE / SF	\$268.31
YEAR BUILT	2023
SALE DATE	11 / 29 / 2024

2909 180TH ST CT E

Tacoma, WA 98445

09

SIZE	1,774 SF
PRICE	\$637,950
PRICE / SF	\$229.81
YEAR BUILT	2023
SALE DATE	02 / 05 / 2024



PIERCE COUNTY

Located in the southern region of the Puget Sound, Pierce County's population makes it the second largest county in Washington, behind King County and is part of the Seattle MSA.

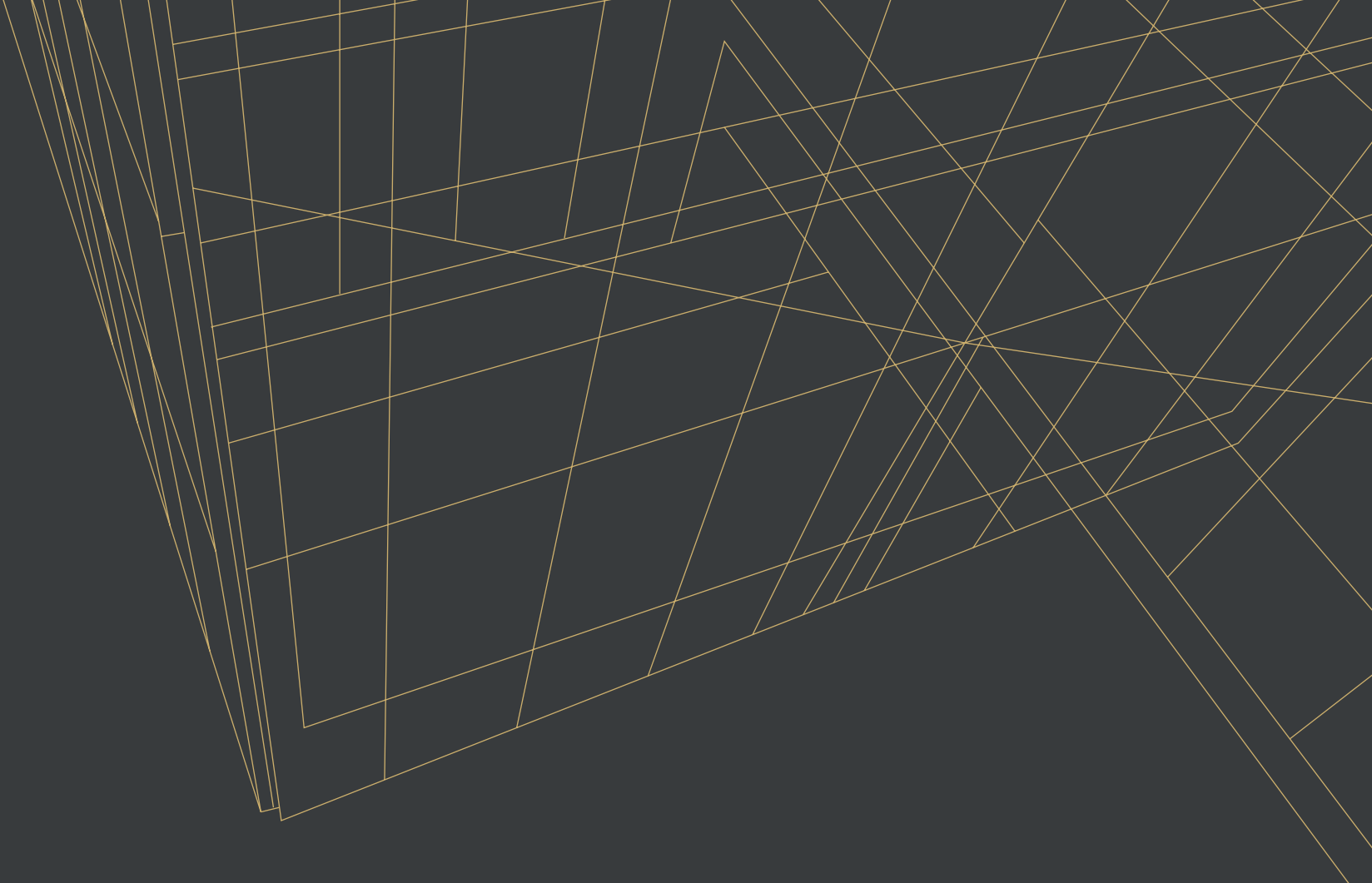
Formed out of Thurston County in 1852, it was named for U.S. President Franklin Pierce. At the 2010 census, Pierce County's population was 795,225 and it is currently estimated to be approximately 876,764. Pierce County boasts a diverse mixture of dynamic businesses with key industries including healthcare, financial services, aerospace, government, and international marine shipping principally at the Port of Tacoma.

TACOMA

With a population of over 213,000, Tacoma is the third-largest city in Washington State, the urban core of Pierce County. With access to one of the largest ports in the United States and the largest military installation west of the Mississippi, the Tacoma economy is anchored by the Trade and Government Sectors. Health care and a rapidly growing leisure and hospitality industry help add diversity to this expanding economy.

PORT OF TACOMA

The Port of Tacoma, Washington's largest port, is a major seaport for the United States, serving as a major economic hub for the region and linking local businesses with international markets. Port operations support over 29,000 jobs and generate nearly \$3 billion in economic activity, including \$223 million in annual tax revenues. Together with the Port of Seattle, the ports recorded over \$75.3 billion in two-way international trade value that included commodities ranging from electronics to produce



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