

FOR SALE

403 YELM AVE WEST

YELM, WA

*.56 Acres Commercial Business
District Zoning on Heavily
Traveled Yelm Avenue*

Flexible zoning will allow mixed use development or
typical retail/office uses

Well located on the north side of yelm between
middle school and high school

Potential development plans available

\$430,000

SALE PRICE

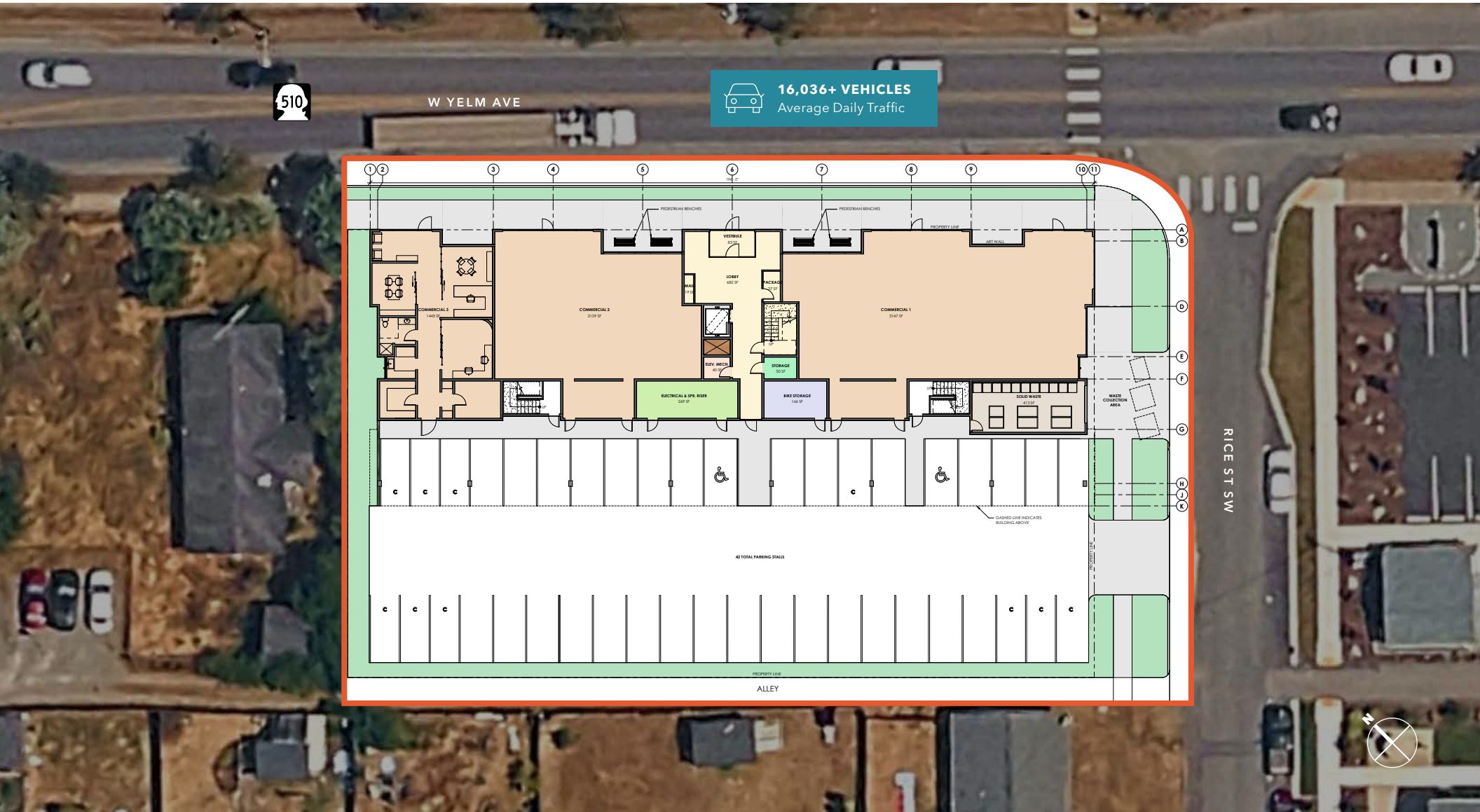
RYAN HADDOCK

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W YELM AVE

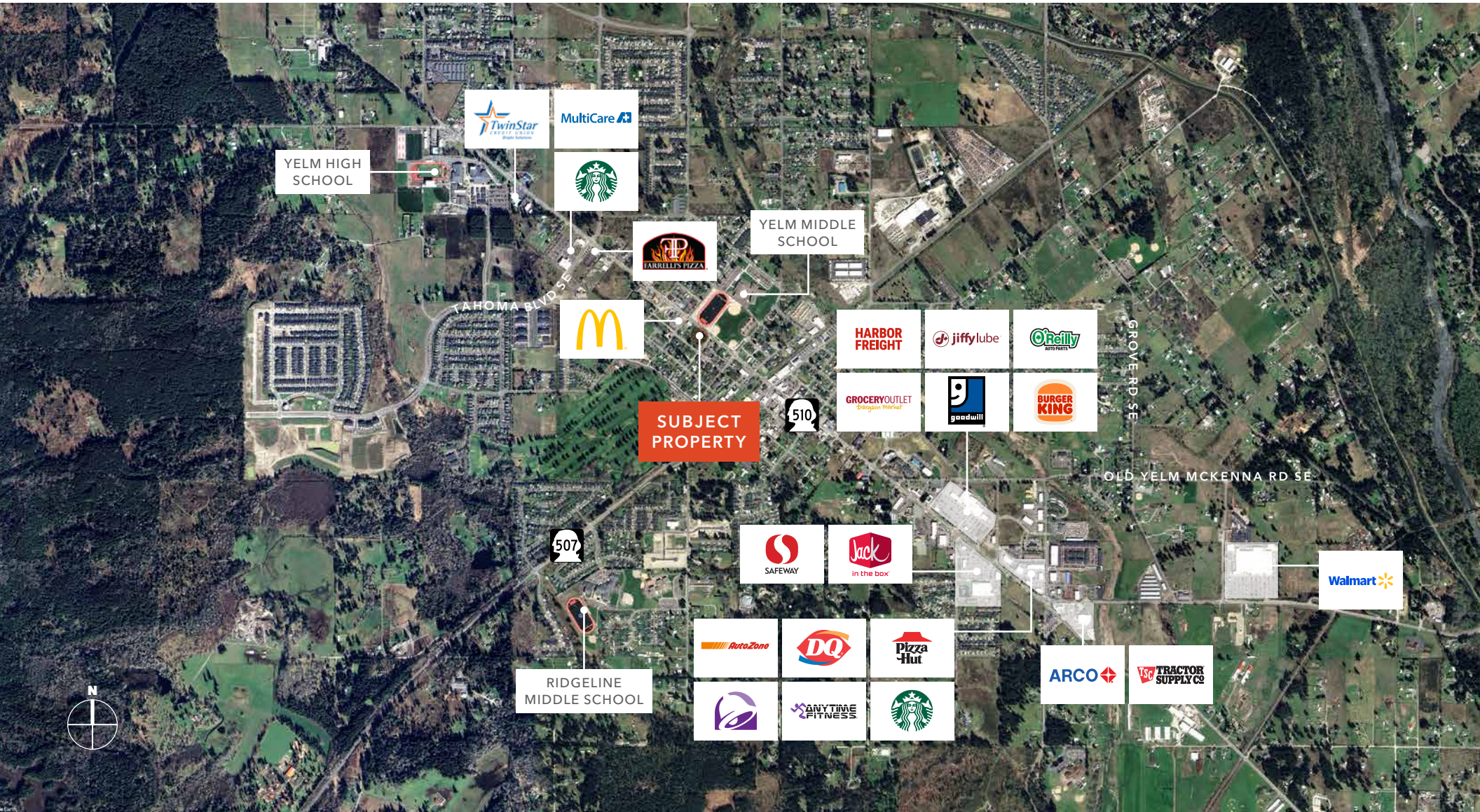


16,036+ VEHICLES
Average Daily Traffic

RICE ST SW

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	5,494	13,475	18,568
2020 CENSUS	7,793	17,600	23,189
2025 ESTIMATED	8,872	18,279	24,027
2030 PROJECTED	9,429	19,106	25,014

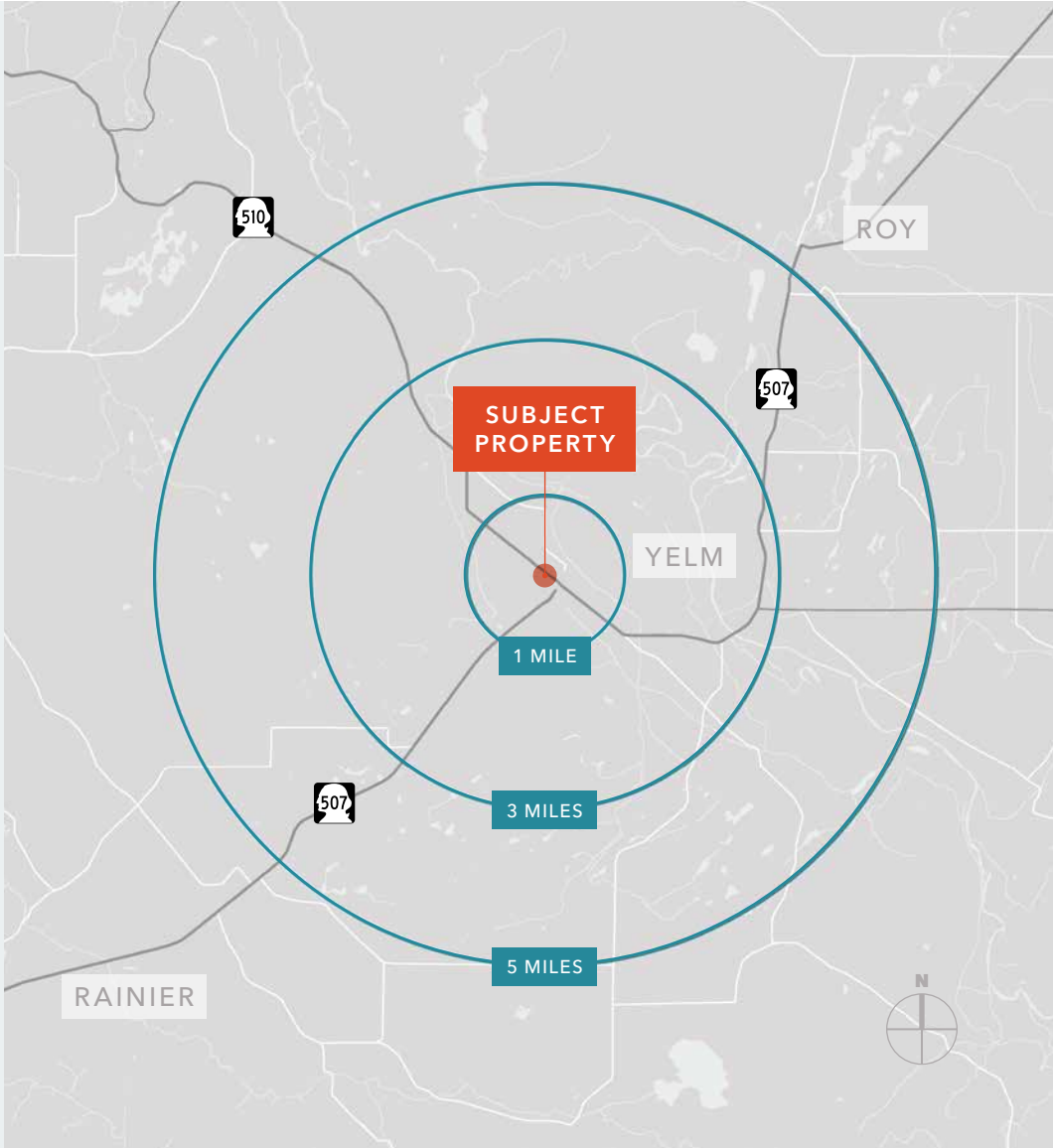
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.9	34.5	36.0
% FEMALE	51.3%	50.4%	50.3%
% MALE	48.7%	49.6%	49.7%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$92,447	\$90,381	\$94,655
2030 MEDIAN PROJECTED	\$92,553	\$90,233	\$94,442
2025 AVERAGE	\$111,394	\$111,355	\$117,942
2030 AVERAGE PROJECTED	\$110,947	\$110,551	\$116,847

Data Source: ©2025, Sites USA



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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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