

OFFERING MEMORANDUM

COLLEGE STREET DEVELOPMENT

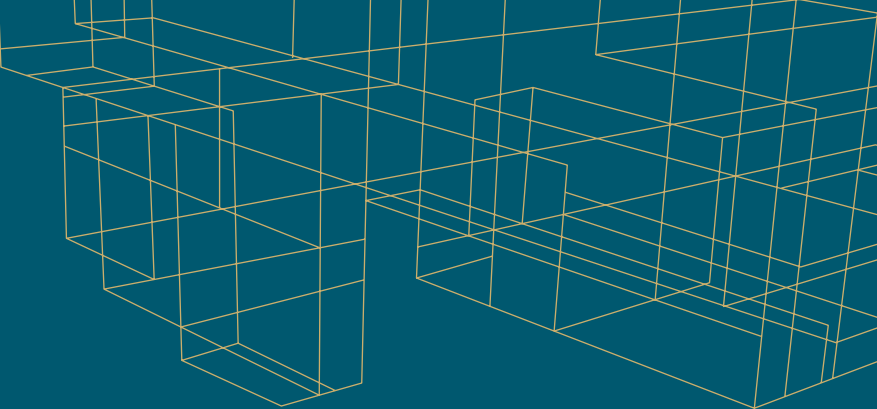
1.98 AC development opportunity located in Lacey, WA

SUBJECT
PROPERTY

COLLEGE ST SE

3201 COLLEGE ST SE, LACEY, WA 98503

km Kidder
Mathews



Exclusively Listed by

AUSTIN KELLEY

Senior Vice President

253.722.1413

austin.kelley@kidder.com

TED SIPILA, CCIM

Senior Vice President

253.722.1421

ted.sipila@kidder.com

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 Tep Sipila, CCIM, are exclusively representing the Seller in the sale of the College Street Development.

OFFERING SUMMARY

Kidder Mathews is pleased to offer the College Street opportunity for sale. Zoned for medium density multifamily, this two parcel development site is comprised of 1.98 acres of flat land sitting alongside Lacey's prominent College street. Current zoning allows for a multiple of uses including single family, townhomes, and three story garden style multifamily development. Max unit density is 16 units / acre.

OFFER REQUIREMENTS

All offers must be submitted to Austin Kelley and Ted Sipila 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 Austin Kelley or Ted Sipila by appointment only. To learn more about this opportunity, please contact the Listing Brokers directly.

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the sale of the College Street Development.

LISTING DETAILS

PRICE	\$825,000
TERMS	Conventional Purchase

PROPERTY DETAILS

ADDRESS	3201 College St SE, Lacey, WA 98503
PARCEL	1182-94-10400 / 1182-94-10500
ZONING	MD (Moderate Density) 16 Units / AC
TOTAL OFFERING SIZE	86,249 SF / 1.98 AC
TOPOGRAPHY	Flat
PROPOSE DEVELOPMENT	Single Family, Townhomes, Multifamily, Duplexes

DEVELOPMENT DETAILS

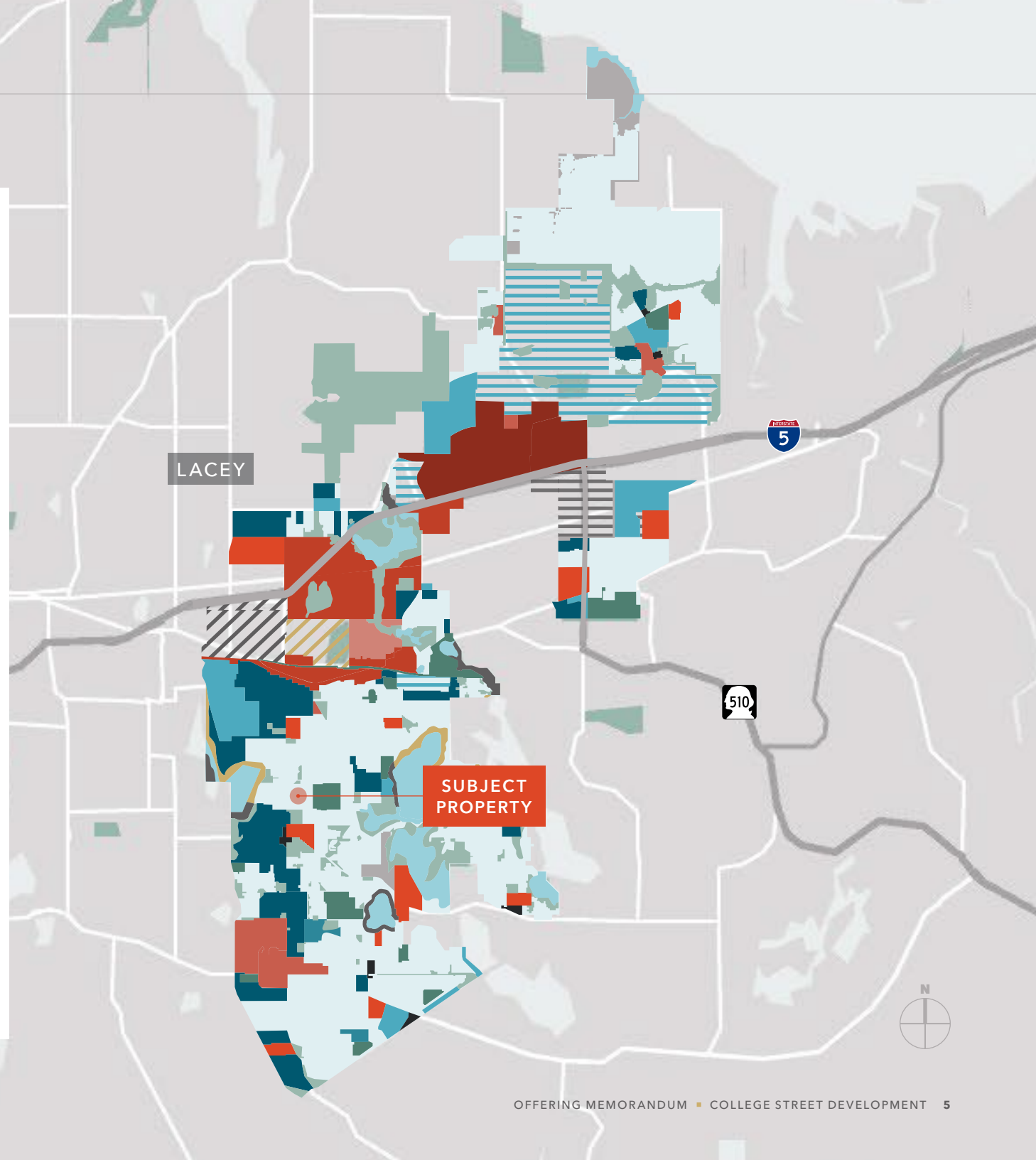
ENTITLEMENT STATUS	Unentitled
DEVELOPMENT TERMS OFFERED	Negotiable



ZONING MAP

LEGEND

-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Natural & Aquatic
-  Open Space Institutional
-  Open Space Park
-  Central Business District
-  Light Industrial
-  General Commercial
-  Hawk's Prairie Business District
-  Shore Residential
-  Open Space School
-  Neighborhood Commercial
-  Urban Conservancy
-  Woodland District
-  Village (Urban) Center
-  St. Martin's University
-  Community Office/Commercial
-  Lacey Historic Neighborhood
-  Cemetary



THURSTON COUNTY

Thurston County is a severely underserved market with a tremendously consistent year over year population growth and local employers.

Both Washington State government jobs and US military anchor down Thurston County as an extremely dependable growing market.

59,405

ESTIMATED
POPULATION (2025)

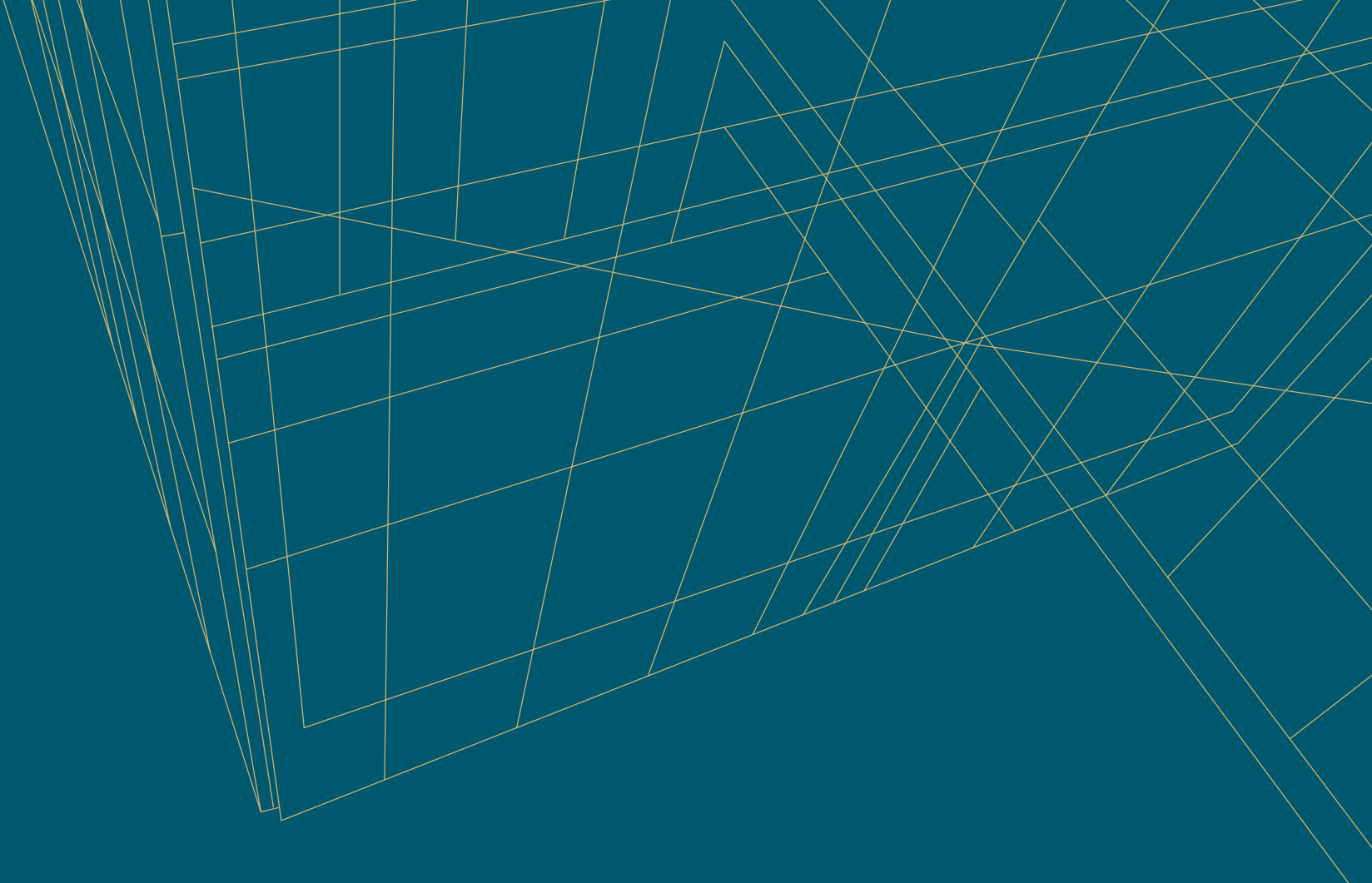
60,972

PROJECT
POPULATION (2023)

0.5%

PROJECT
GROWTH (2030)





Exclusively listed by

AUSTIN KELLEY
Senior Vice President
253.722.1413
austin.kelley@kidder.com

TED SIPILA, CCIM
Senior Vice President
253.722.1421
ted.sipila@kidder.com

KIDDER.COM

