

OFFERING MEMORANDUM

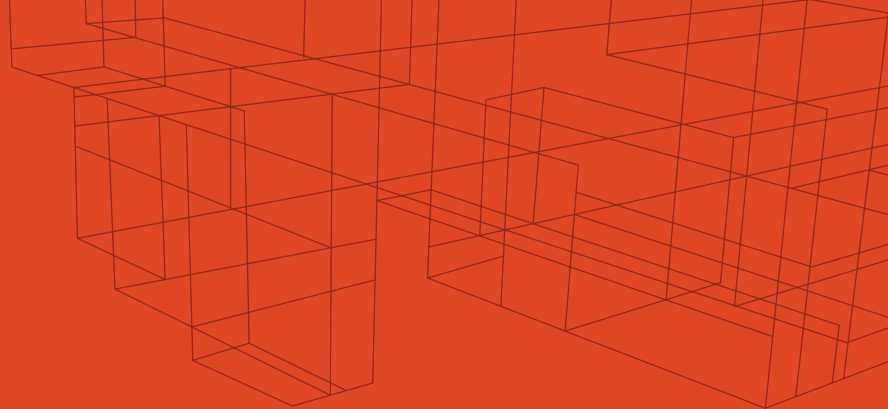
KAISER ROAD DEVELOPMENT

Moderate density multifamily and townhome development opportunity located in Olympia, WA

SUBJECT PROPERTY



546 - 600 KAISER RD SW OLYMPIA, WA 98502



Exclusively Listed by

AUSTIN KELLEY

Senior Vice President

253.722.1413

austin.kelley@kidder.com

EVAN PARKER

Executive Vice President

360.556.0107

evan.parker@kidder.com

KIDDER.COM

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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 Evan Parker, are exclusively representing the Seller in the sale of the Kaiser Road Development ("Exclusive Listing Broker").

OFFERING SUMMARY

Kidder Mathews is pleased to present the Kaiser Road Development, an unentitled 0.83-acre site located at 546 Kaiser Rd SW in Olympia, WA. The site is flat and offers excellent street frontage, along with great access to transit. Zoned High Density Corridor 4 - Commercial District, the property comes with a preliminary plan in hand for a 35-unit building, and represents an excellent opportunity for 55+ senior housing or townhome development. Seller is willing to offer developer-friendly terms, providing additional flexibility for a well-capitalized buyer to structure a transaction around their development and capital timeline.

OFFER REQUIREMENTS

All offers must be submitted to Austin Kelley and Evan Parker and 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 Evan Parker 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 Kaiser Road Development*

LISTING DETAILS

PRICE	\$525,000 (\$15,000/unit)
BID DATE	Reviewing Offers Upon Receipt
TERMS	Conventional Purchase

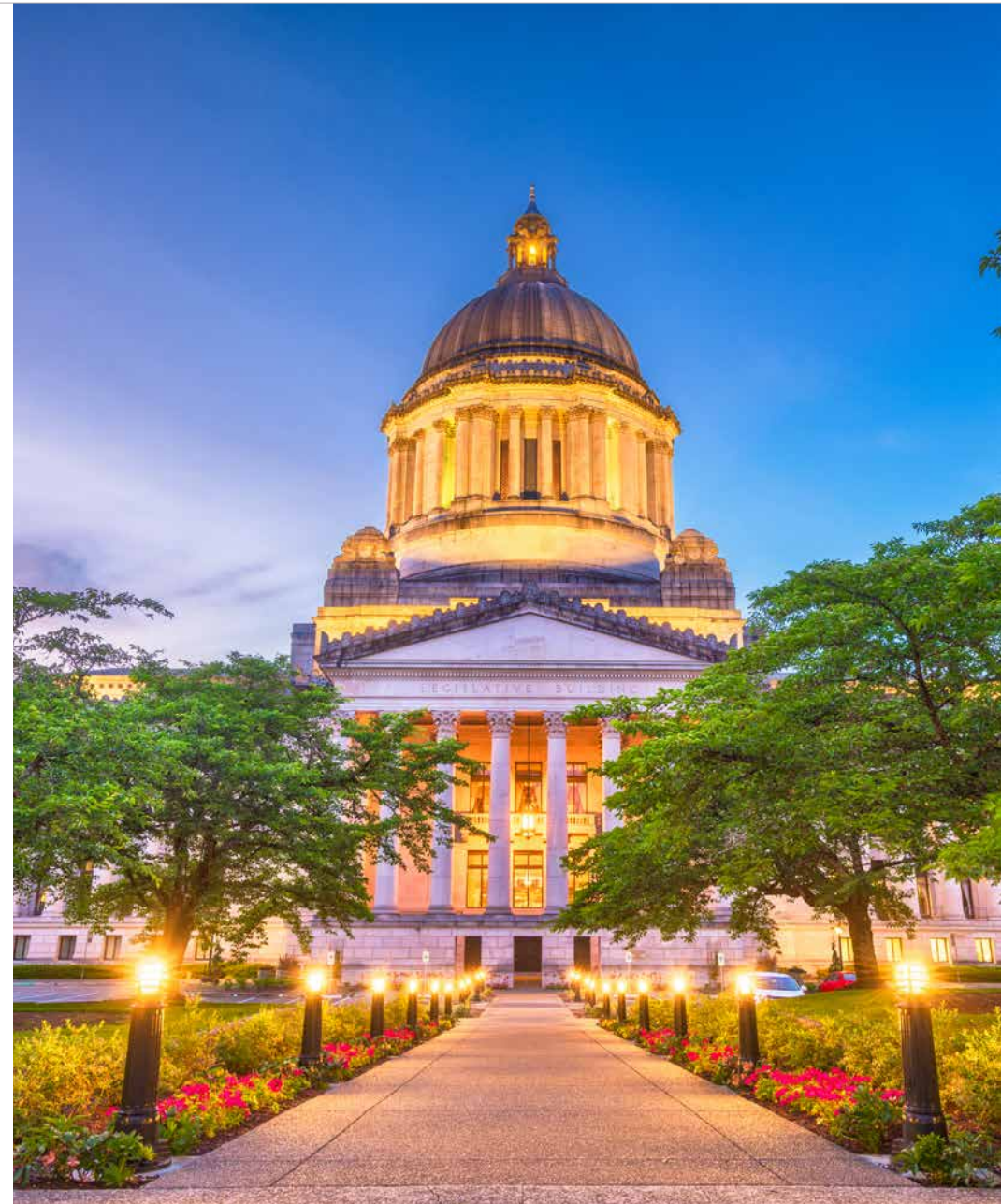
PROPERTY INFORMATION

ADDRESS	546 - 560 Kaiser Road RD SW Olympia, WA
PARCEL NO.	1281-74-21900 / 1281-74-2200
USE CODE	High Density Corridor- 4 Commercial District (HDC 4)
TOTAL SITE AREA	0.83 AC
TOPOGRAPHY	Flat
JURISDICTION	City of Olympia

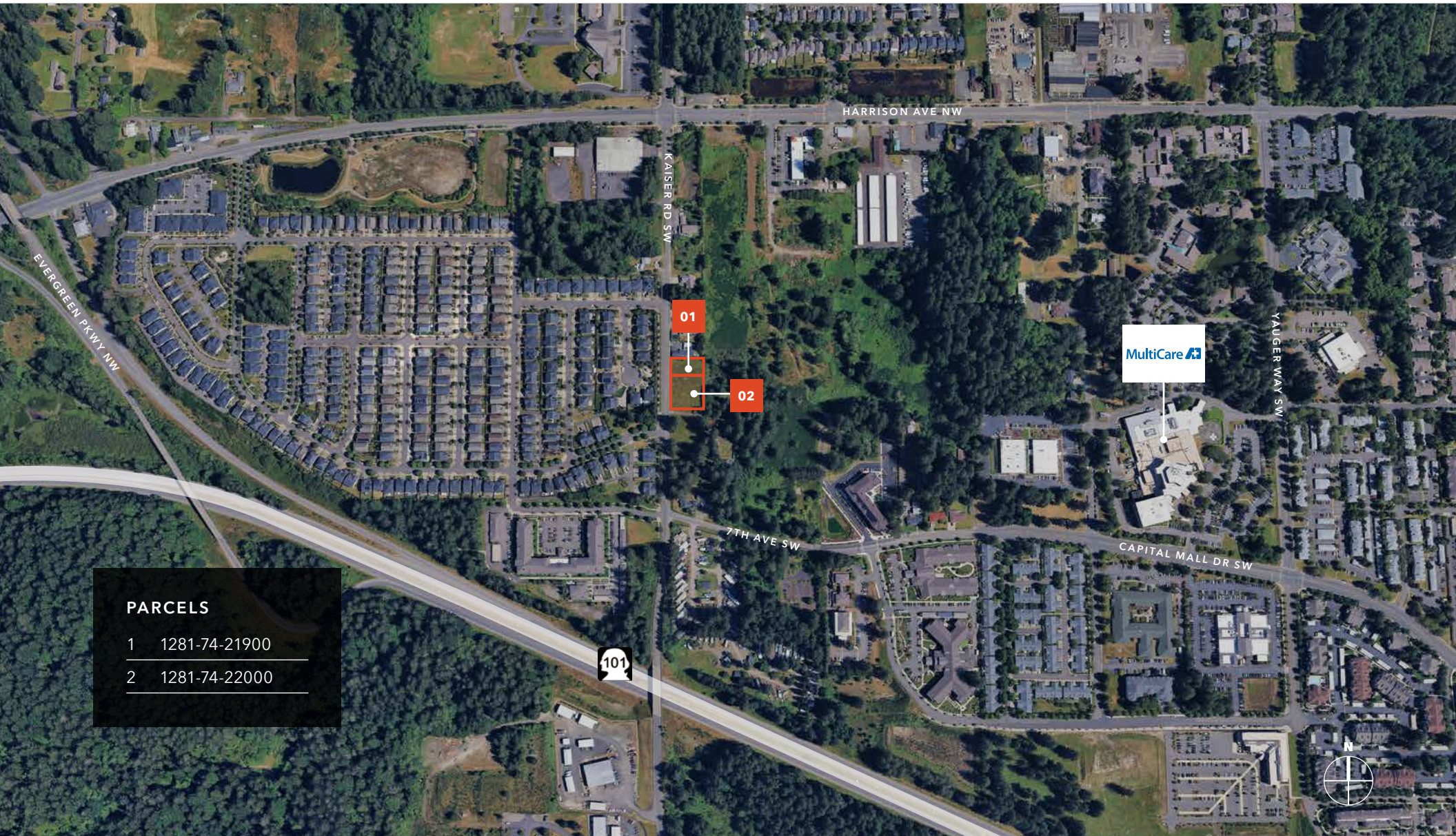
DEVELOPMENT DETAILS

STATUS	Unentitled / Raw Site
PROPOSED RESIDENTIAL UNITS	35
PARKING	41 stalls (surface parking)

HDC-4 gives a buyer a clean by-right path to apartments, reduced parking burden versus standard commercial zones, and a real density bonus lever if they're willing to layer in affordable units – especially valuable if the parcel falls in the Capital Mall Triangle.



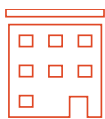
AMENITIES



AMENITIES



INVESTMENT HIGHLIGHTS



.83± ACRE DEVELOPMENT OPPORTUNITY

Unentitled site with flexibility to develop up to 35 units, or pivot to a townhome product – offering a developer the ability to shape the project to current market demand and secure land at a basis well below an entitled comp.



PRIME WEST OLYMPIA LOCATION

Situated in Washington's capital city, benefiting from a stable economic base, strong government employment, and an expanding private sector.



HIGH DEMAND FOR HOUSING

Olympia continues to experience strong rental demand, driven by population growth, limited new supply, and affordability compared to the Seattle/Tacoma markets.



PROXIMITY TO MAJOR EMPLOYERS & AMENITIES

Convenient to the State Capitol, Evergreen State College, Providence St. Peter Hospital, and downtown Olympia's retail, dining, and cultural destinations, with everyday west-side retail and services along Kaiser Road/Cooper Point corridor close by.



EXCELLENT TRANSPORTATION ACCESS

Convenient access to I-5, offering connectivity to Tacoma (30 miles north), Seattle (60 miles north), and Portland (110 miles south).



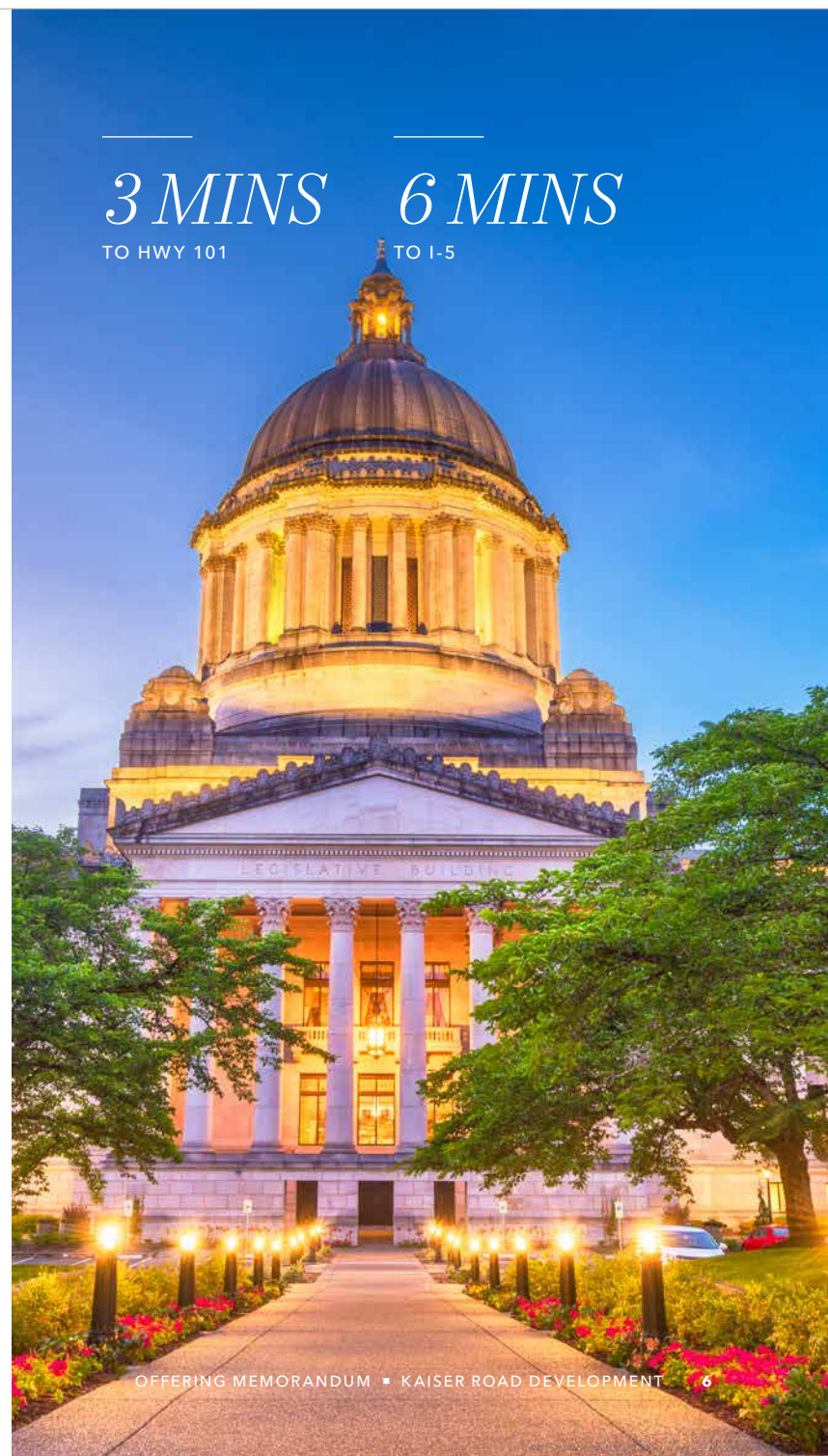
SCALABLE PROJECT SIZE

Sub-acre, up-to-35-unit scale well-suited for regional developers and private capital investors seeking efficient construction costs and manageable lease-up risk – small enough for a single-phase build, flexible enough for a townhome or stacked-flat product mix.



GROUND-UP UPSIDE FOR THE RIGHT BUYER

Unentitled status allows an investor to control land use and design outcomes from the outset, rather than inheriting a fixed plan – ideal for a developer with an established entitlement track record in Thurston County.



3 MINS

TO HWY 101

6 MINS

TO I-5

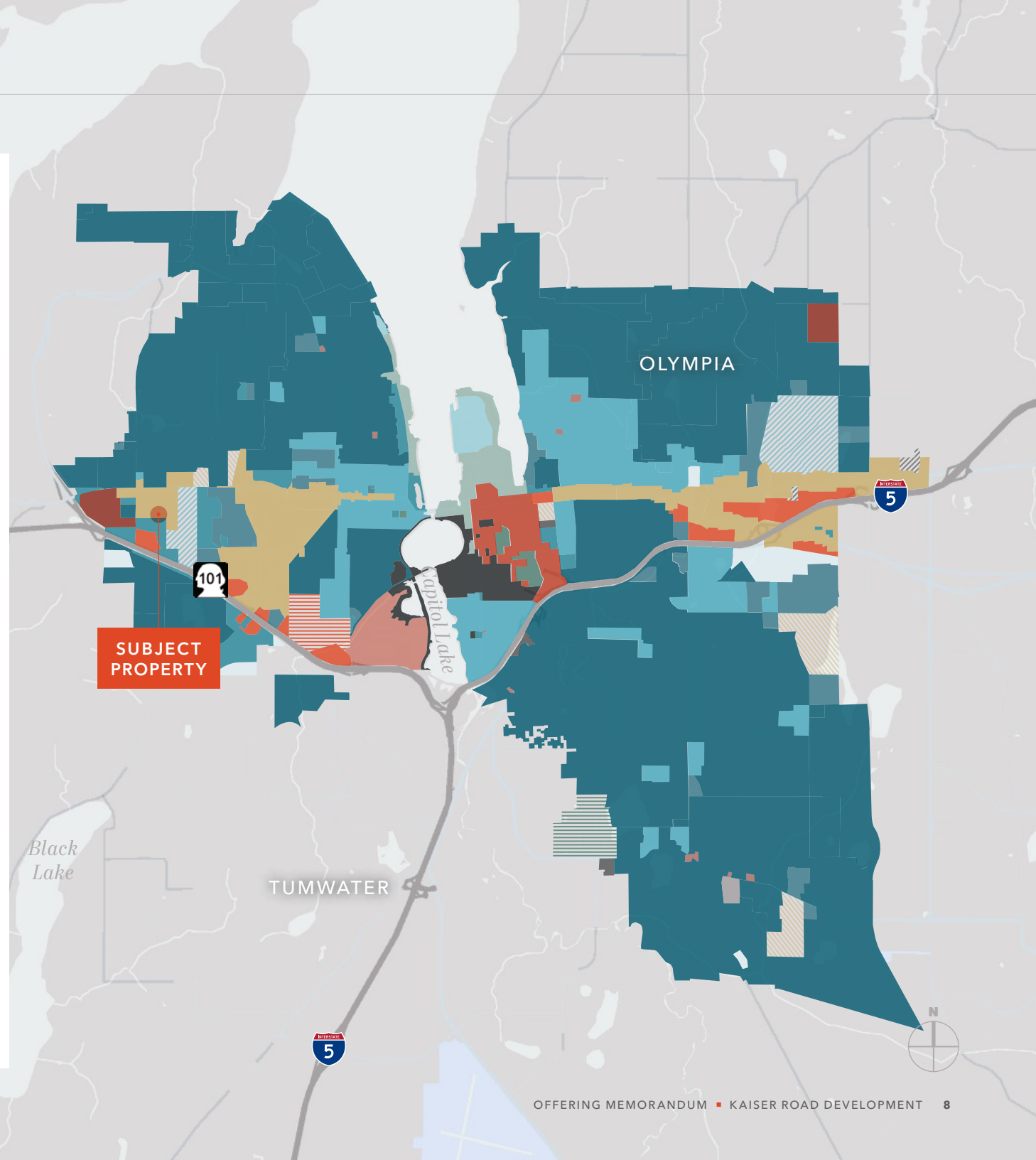
PROPOSED SITE PLAN



ZONING MAP

LEGEND

	High Density Commercial
	Professional Office / Residential Multifamily
	Downtown Business
	Planned Unit Development
	Capitol Campus
	Commercial Service High Density
	Neighborhood Village
	Neighborhood Retail
	Urban Residential
	Urban Waterfront
	Residential 4 - 8 Units Per AC
	Residential 6 - 12 Units Per AC
	Industrial
	Light Industrial
	Community Oriented Shopping Center
	General Commercial
	Urban Village
	Manufactured Housing Park
	Medical Service
	Residential Mixed Use
	Auto Services



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