

OFFERING MEMORANDUM

BERRY VALLEY DEVELOPMENT

*±14.7+ AC Development
Offering in Yelm, WA*

14747 BERRY VALLEY RD SE, YELM, WA

KIDDER.COM

km Kidder
Mathews

Kidder Mathews is pleased to present the sale of Berry Development, a ±14.7-acre, entitled multifamily and townhome development opportunity located at 14747 Berry Valley Road in Yelm, WA.

Zoned R-16, the site carries land use approval in-hand for 192 multifamily units, with an additional 120 townhome units pending approval, providing a developer with a rare combination of scale and product-type diversity within a single assemblage. With entitlements secured, an incoming buyer can move directly into construction drawings without absorbing the timeline risk, cost, and uncertainty typically associated with the land use approval process.

The site benefits from a complete due diligence package, including wetland delineation, topographic survey, an approved site plan, a full civil engineering set, a water table study, and a gopher species study – eliminating the entitlement and environmental risk that most raw land offerings still carry and allowing a developer to move from acquisition to vertical construction with minimal delay.

Strategically positioned at 14747 Berry Valley Road, the property sits within the rapidly growing Yelm submarket, directly adjacent to Yelm High School. This location offers immediate access to an established residential base and daily conveniences, positioning the project to capture strong lease-up demand from both existing residents and the continued population growth driving the broader Yelm market.

With entitlements secured, a complete studies and reports package in-hand, and a growing submarket with limited new multifamily supply, Berry Development offers a rare, shovel-ready opportunity to deliver new housing product in one of South Puget Sound's fastest-growing communities.

LISTING DETAILS

PRICE	\$3,000,000 (\$15k/unit for apartments produce / \$25k/unit for townhome product)
BID DATE	Reviewing offers upon receipt
TERMS	Conventional purchase

PROPERTY INFORMATION

ADDRESS	14747 Berry Valley RD SE, Yelm, WA
PARCEL NO.	2172-42-30400
TOTAL SITE COVERAGE	14.7 AC / 641, 203 SF
TOTAL USABLE SITE	7.8 AC
ZONING	R16 High Density Residential - City of Yelm
TOPOGRAPHY	Flat

DEVELOPMENT DETAILS

PERMITTING STATUS	Entitled with land use approval in-hand
ALLOWED DENSITY	16 units / acre. Plans for 192 apartments or 120 townhomes
PROPOSED USE	High Density Multifamily
COMMERCIAL REQUIREMENTS	N/A
PARKING REQUIREMENTS	1 - 2 spaces per unit pending unit type
MAX HEIGHT	The lesser of 45-feet or 3-stories
WETLANDS	Mitigation completed
MULTIFAMILY TAX EXEMPTIONS (MFTE)	N/A

AMENITIES



DEVELOPMENT SUMMARY



For more information on current entitlement and development details, please see the document library.

MILESTONE	STATUS	NOTES
Civil	Completed	Complete set provided by LDC for both townhomes and apartments uses
Site plan approval	Completed	Approved by City of Yelm. Apartment use only, townhome use pending
Wetland Mitigation	Completed	
Architecture / Building Permits	Not Completed	Buyer to Complete
Third Party Consents / Access Easements	None needed	Buyer responsible for ½ road improvements on Berry Valley
Gopher Studies	Completed	No Gophers present

DOCUMENT LIBRARY CONTENTS

Site Plan Approval

Civil Set

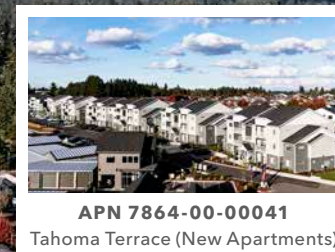
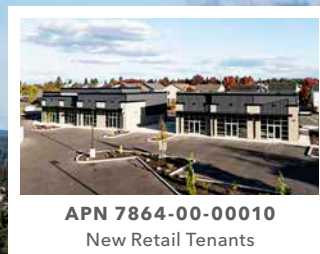
Critical Area Assessment

Gopher Study

Wetland Report

Water Table Study

Geotechnical Report



INVESTMENT HIGHLIGHTS



FULLY ENTITLED / SHOVEL-READY

Land use approval already in-hand for 192 multifamily units, with an additional 120 townhome units pending approval – a rare combination of scale and product diversity secured on a single site

Complete due diligence package in place, including wetland delineation, topographic survey, an approved site plan, full civil engineering set, water table study, and gopher species study

Developer can move directly into construction drawings, eliminating the entitlement timeline, cost, and approval risk that typically burdens land acquisitions of this scale



FLEXIBLE R-16 ZONING / PRODUCT DIVERSITY

Zoned R-16, supporting the approved 192-unit multifamily component alongside the 120-unit townhome product – allowing a developer to capture multiple renter and buyer segments within one assemblage

Product mix positions the project to serve both multifamily rental demand and for-sale or build-to-rent townhome demand, broadening the site's exit strategy and reducing single-product market risk



RAPIDLY GROWING YELM SUBMARKET

±14.7-acre site positioned within one of South Puget Sound's fastest-growing communities, offering scale that is increasingly difficult to find fully entitled and shovel-ready

Continued population growth throughout the Yelm market supports sustained absorption and long-term rent growth for both multifamily and townhome product



PROXIMITY TO YELM HIGH SCHOOL

Site sits directly adjacent to Yelm High School, anchoring the location within an established residential community and supporting long-term demand from families and workforce renters

Location provides immediate access to daily conveniences and an established neighborhood fabric, reducing lease-up risk relative to more remote development sites



PROPOSED SITE PLAN 1

The proposed apartment site plan show here includes eight three story residential buildings containing 192-units, 324 surface parked stalls, clubhouse and amenities court.

*Shown retention pond for the apartments layout not required with an underground dispersion system.



PROPOSED SITE PLAN 2

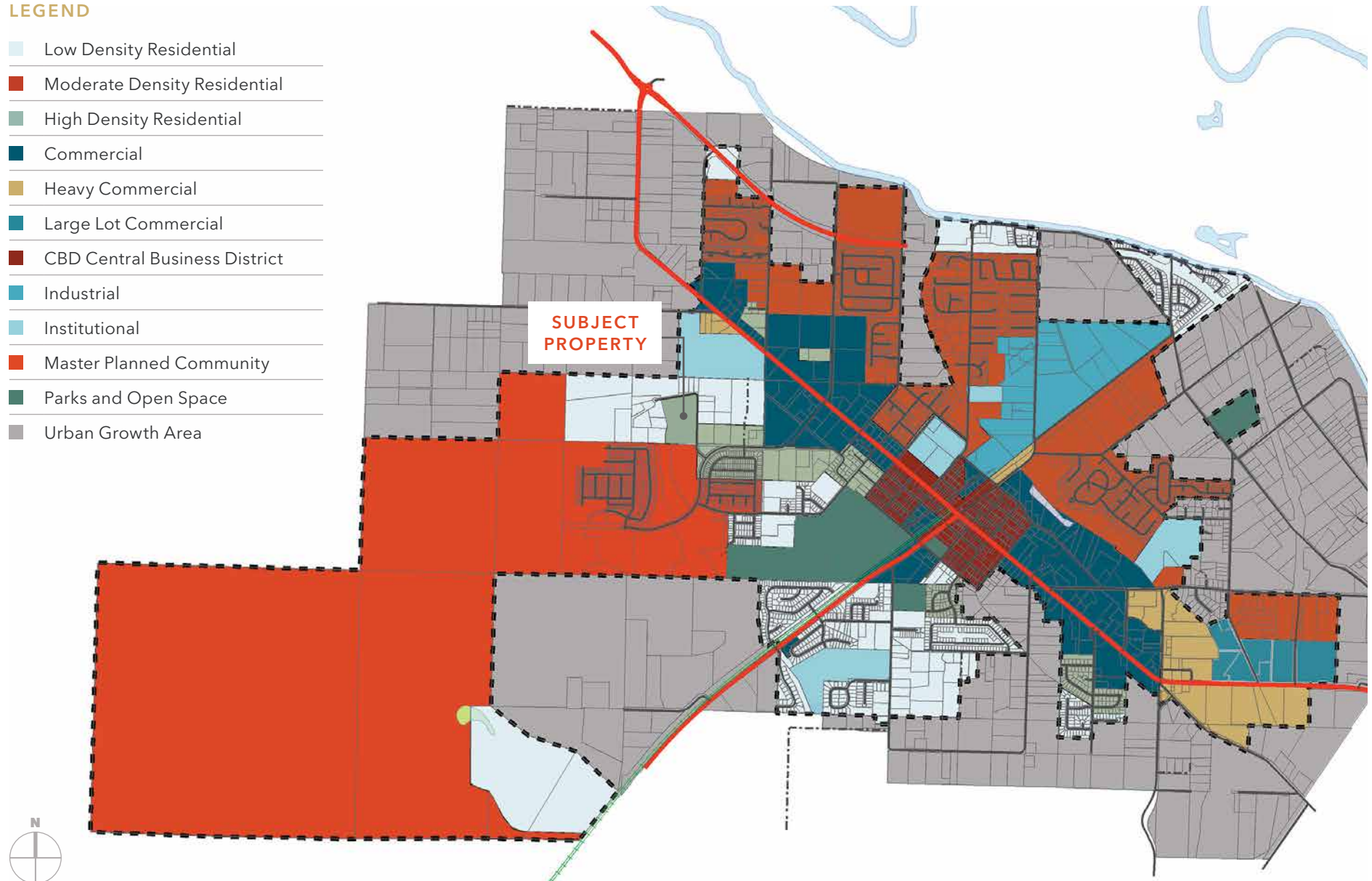
The proposed site plan shows a 120-unit townhome three-story design with surface parked stalls, in-unit garage, and amenities space.



YELM ZONING MAP

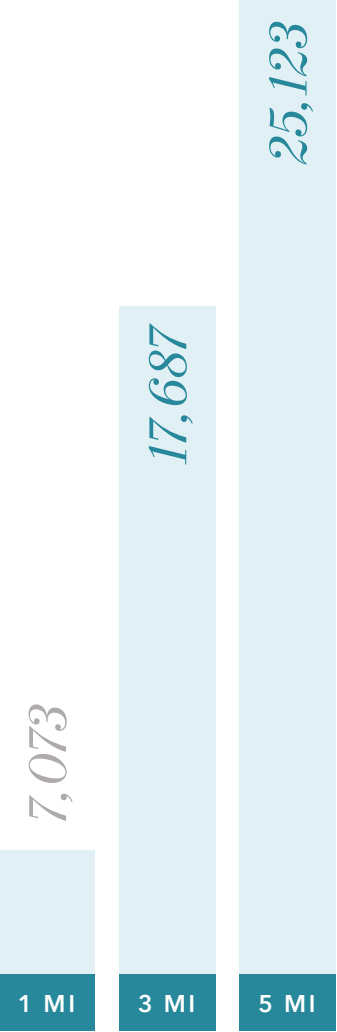
LEGEND

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- CBD Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area

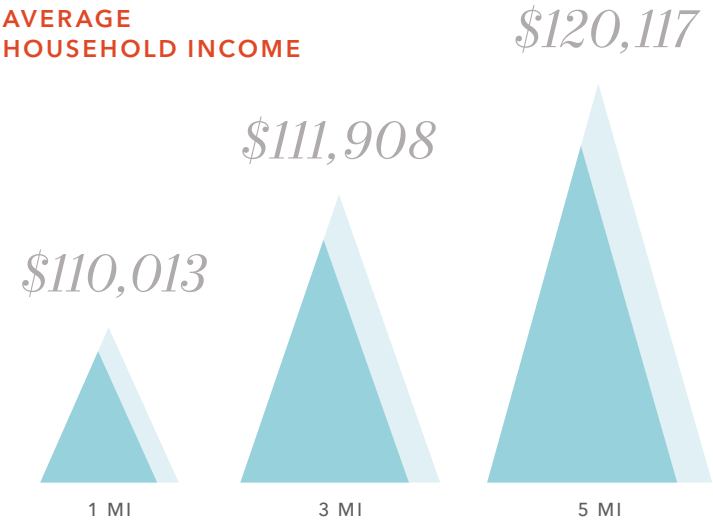


DEMOGRAPHICS

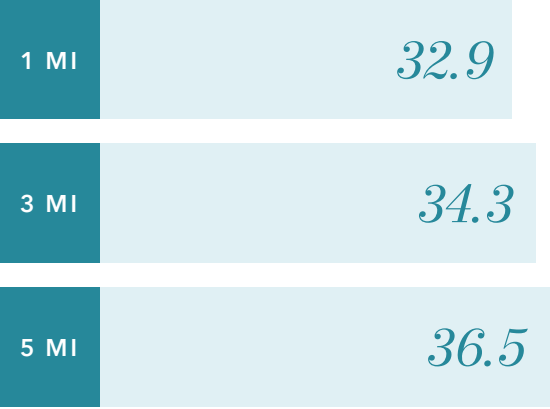
POPULATION



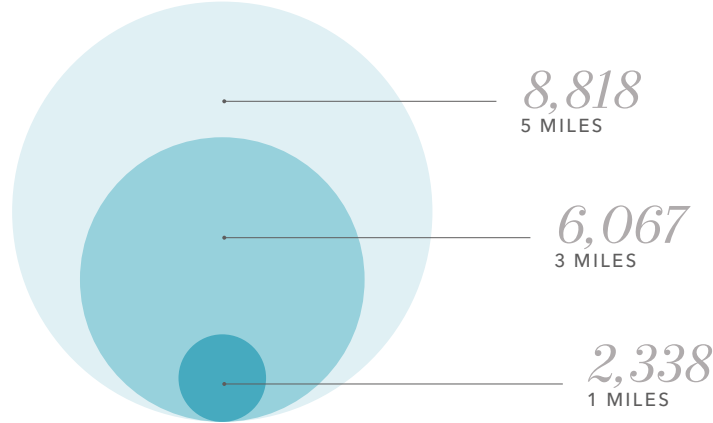
AVERAGE HOUSEHOLD INCOME



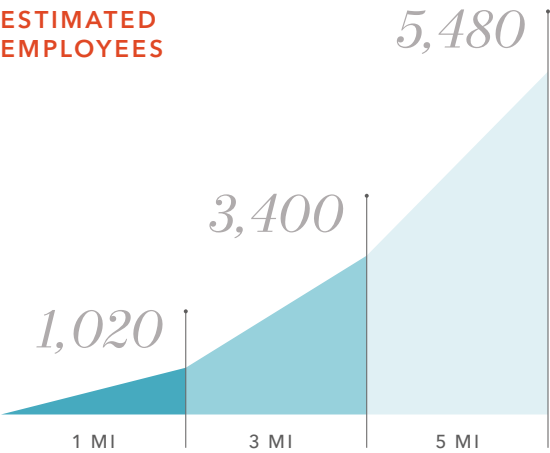
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2026, Sites USA

Exclusively listed by

AUSTIN KELLEY

Senior Vice President

253.722.1413

austin.kelley@kidder.com

RYAN HADDOCK

Senior Vice President

360.480.6680

ryan.haddock@kidder.com

KIDDER.COM

