

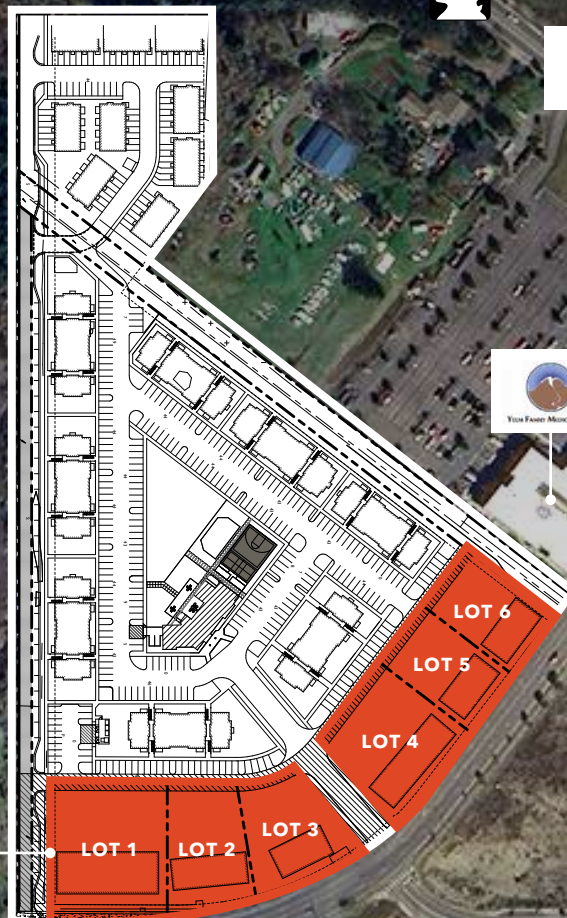
GROUND LEASE, BTS, OR FOR SALE

15010 BERRY VALLEY RD SE

YELM, WA 98597

TORNADO ALY

AVAILABLE PROPERTIES



TAHOMA BLVD SE

BERRY VALLEY RD SE

KIDDER.COM

km Kidder Mathews

LOT AREA CALCULATION

| Lot # | Use Type | Area AC/SF |
|-------|---------------------|---------------------|
| 1 | Commercial Building | 0.75 AC / 32,334 SF |
| 2 | Commercial Building | 0.5 AC / 21,175 SF |
| 3 | Commercial Building | 0.5 AC / 21,447 SF |
| 4 | Commercial Building | 0.6 AC / 26,059 SF |
| 5 | Commercial Building | 0.4 AC / 17,217 SF |
| 6 | Commercial Building | 0.4 AC / 17,217 SF |

17,217 - 74,956

SF AVAILABLE

16,211

AVG DAILY TRAFFIC
HWY 510

8,723

AVG DAILY TRAFFIC
TAHOMA BLVD SE



DEMOGRAPHICS

POPULATION

| | 5 Mins | 10 Mins | 15 Mins |
|----------------|--------|---------|---------|
| 2020 CENSUS | 11,029 | 15,067 | 20,525 |
| 2010 CENSUS | 7,730 | 11,067 | 16,022 |
| 2024 ESTIMATED | 11,552 | 15,313 | 20,799 |
| 2029 PROJECTED | 11,757 | 15,497 | 20,998 |

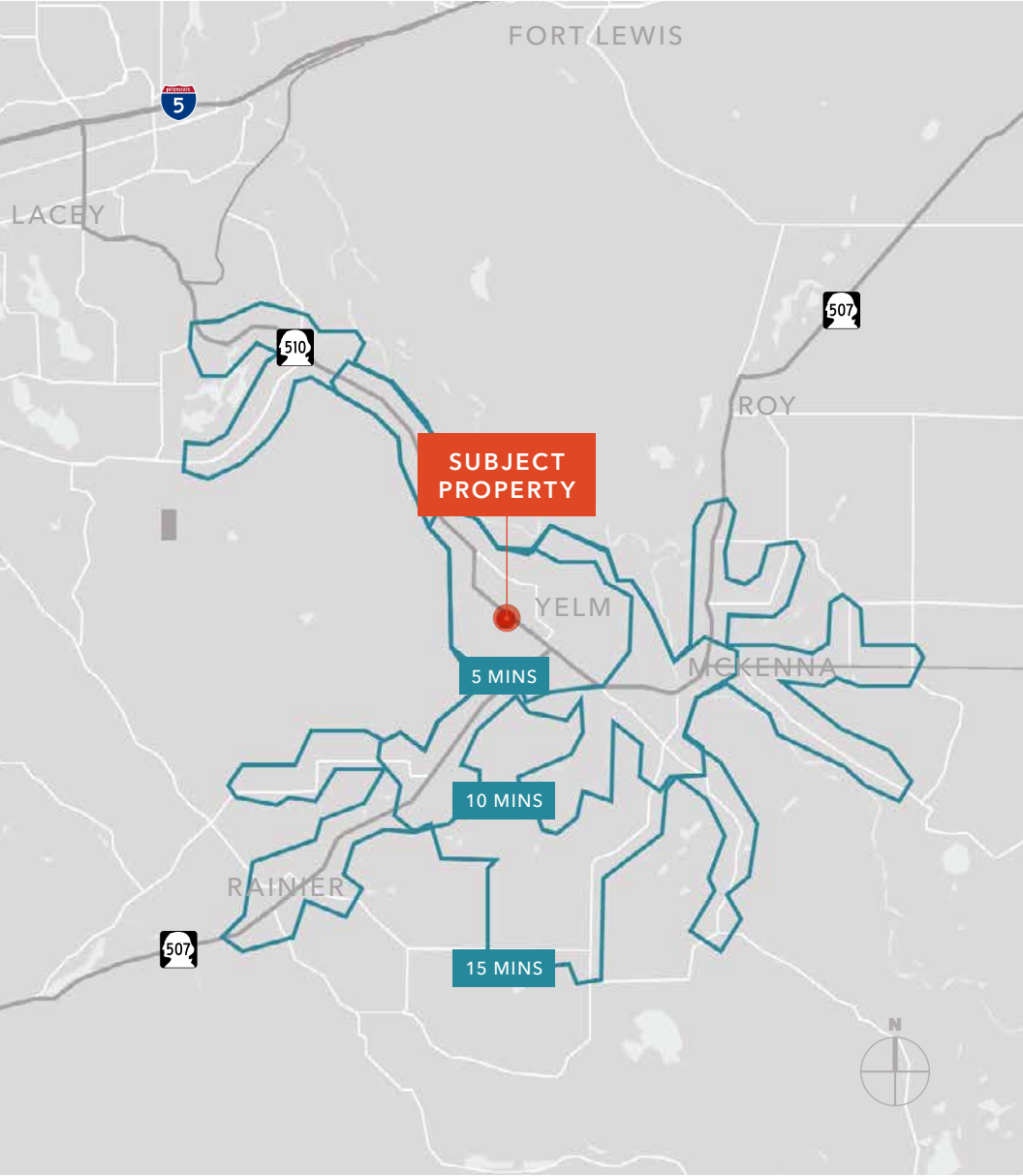
MEDIAN AGE & GENDER

| | 5 Mins | 10 Mins | 15 Mins |
|------------|--------|---------|---------|
| MEDIAN AGE | 33.1 | 34.1 | 36.1 |
| % FEMALE | 51.1% | 50.8% | 50.6% |
| % MALE | 48.9% | 49.2% | 49.4% |

HOUSEHOLD INCOME

| | 5 Mins | 10 Mins | 15 Mins |
|------------------------|-----------|-----------|-----------|
| 2024 MEDIAN | \$92,277 | \$93,750 | \$96,968 |
| 2029 MEDIAN PROJECTED | \$95,092 | \$96,834 | \$100,131 |
| 2024 AVERAGE | \$111,108 | \$115,094 | \$122,224 |
| 2029 AVERAGE PROJECTED | \$115,186 | \$119,546 | \$127,425 |

Data Source: ©2025, Sites USA

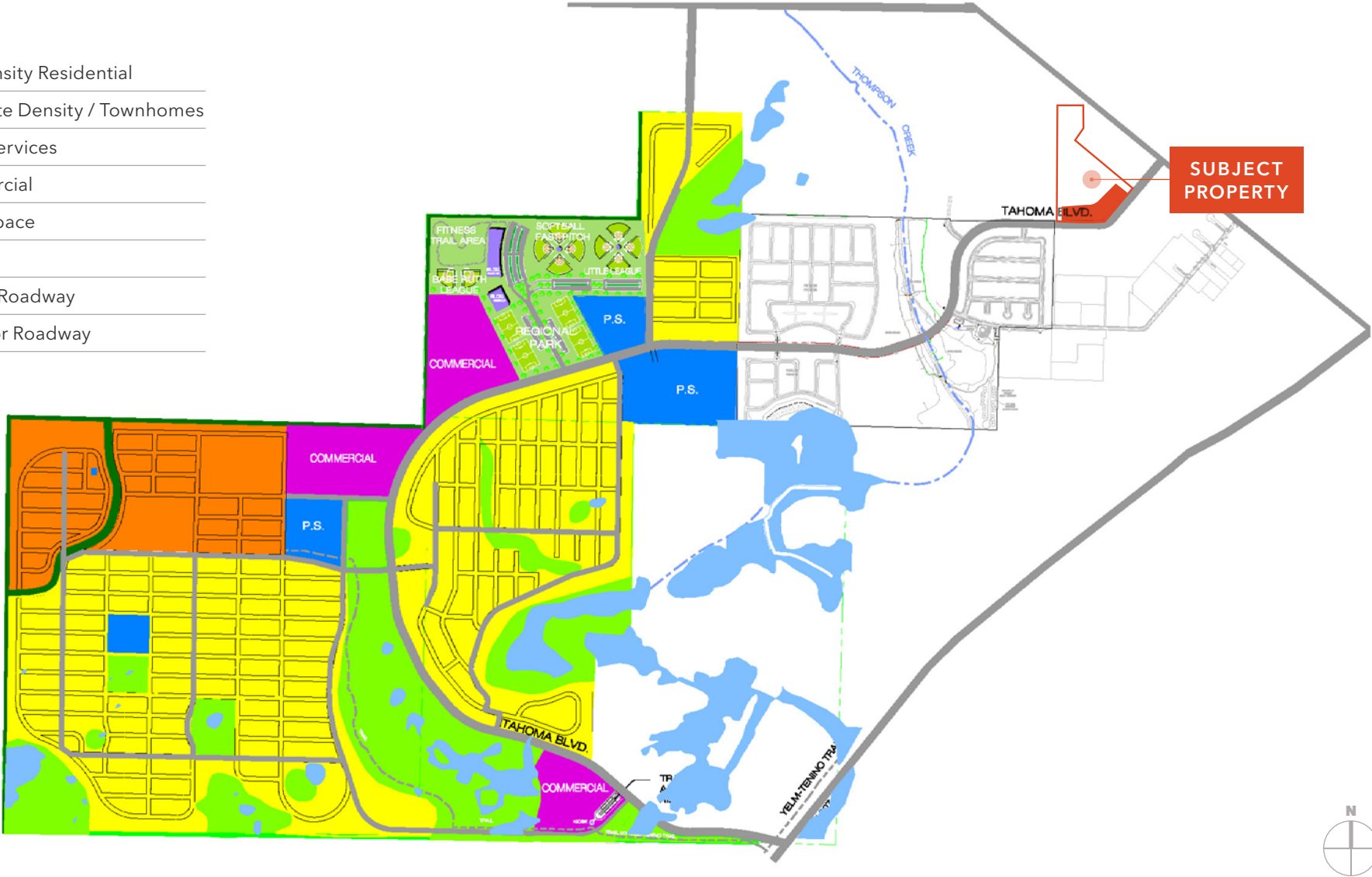




CITY OF YELM GROWTH PLAN

LEGEND

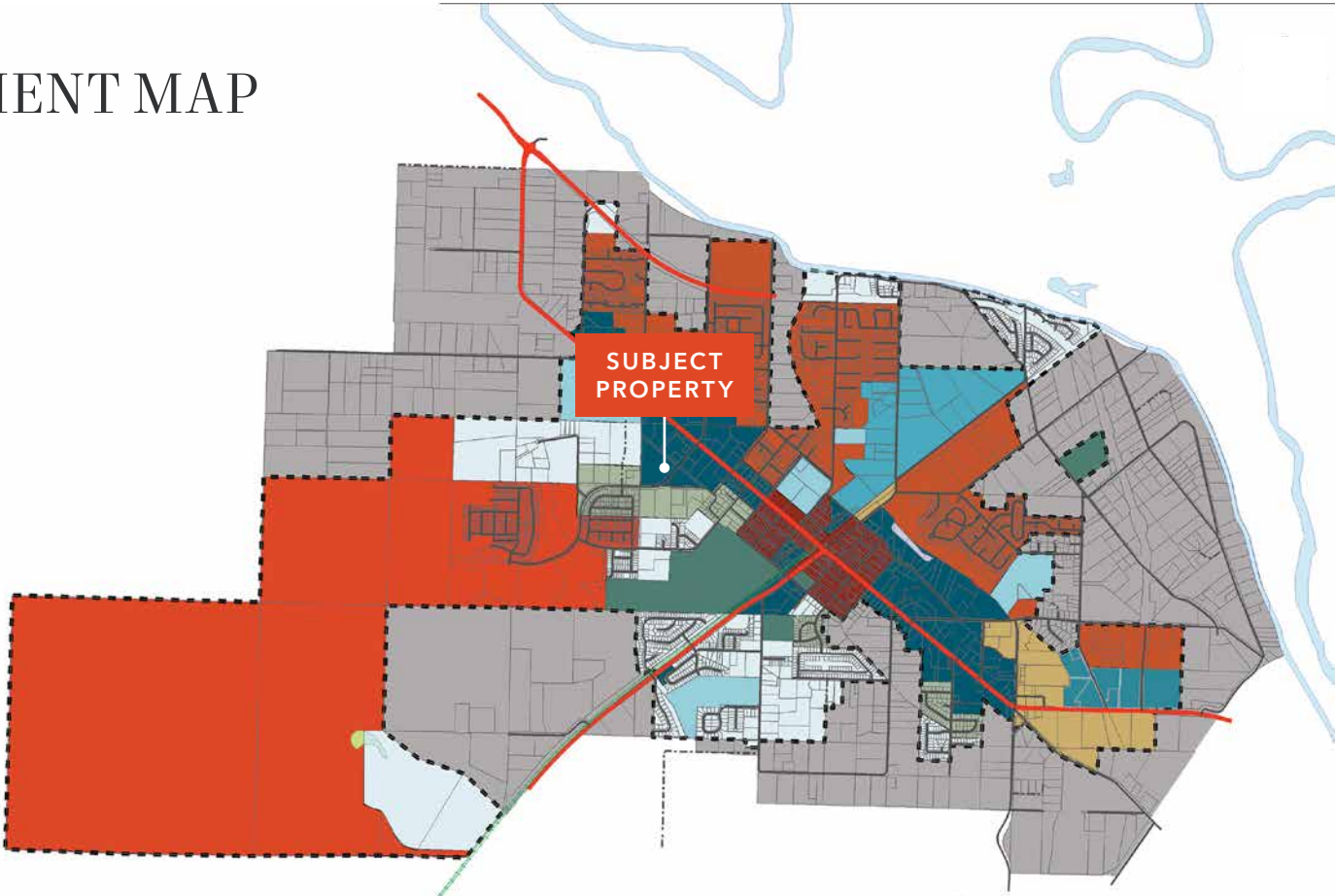
- Low Density Residential
- Moderate Density / Townhomes
- Public Services
- Commercial
- Open Space
- Buffer
- Arterial Roadway
- Collector Roadway
- Wetland



MASTER DEVELOPMENT 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

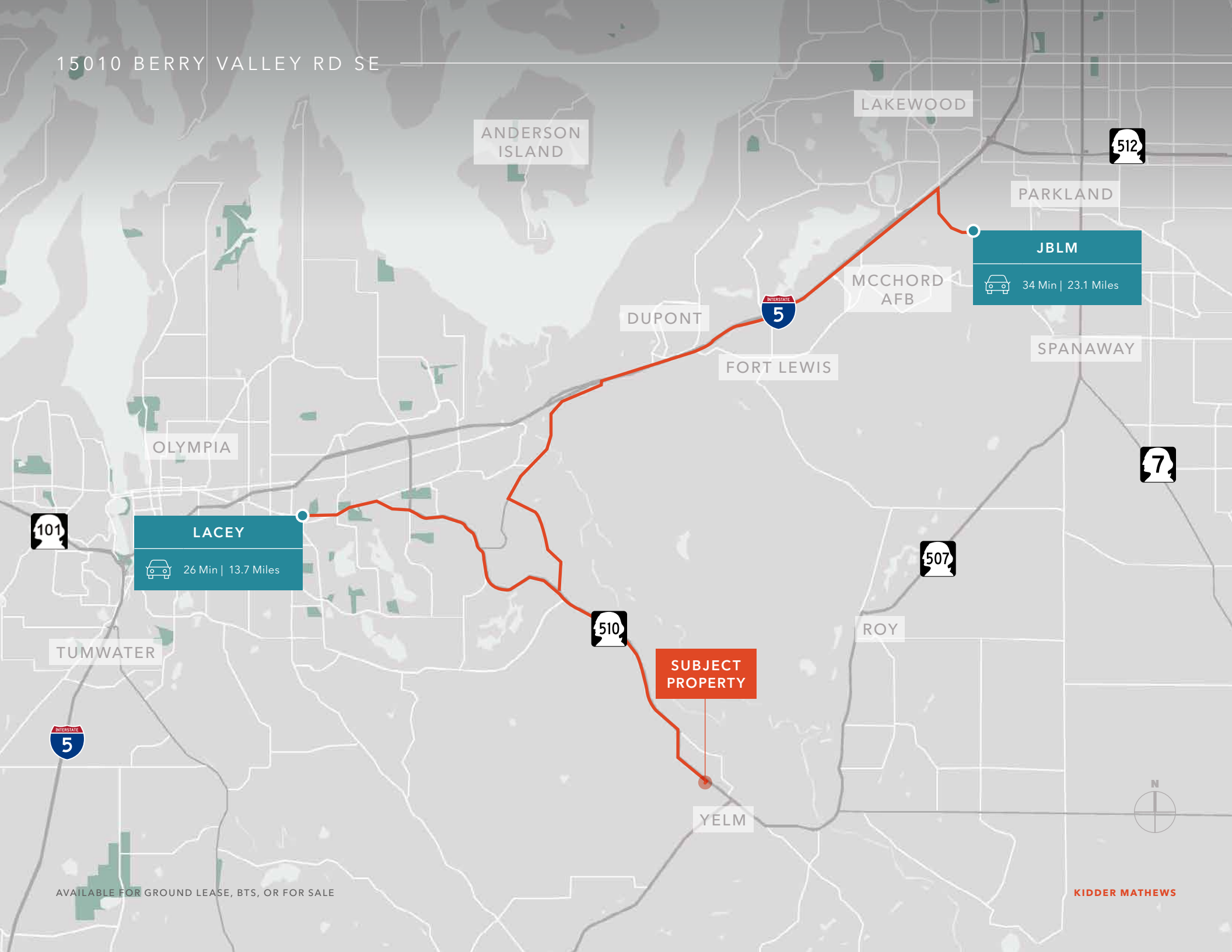


CAPACITY FOR ADDITIONAL DWELLING UNITS BY TYPE

| Planning Area | Total | Single-family | Multi-family |
|--------------------------|----------|---------------|--------------|
| City Center | 2,720 SF | 1,775 SF | 945 SF |
| Master Planned Community | 5,900 SF | 3,890 SF | 2,010 SF |
| Urban Growth Area | 1,690 SF | 1,460 SF | 230 SF |

Source: Buildable Lands Report 2014 for Thurston County, 2014, Thurston Regional Planning Council.

15010 BERRY VALLEY RD SE



LACEY

26 Min | 13.7 Miles

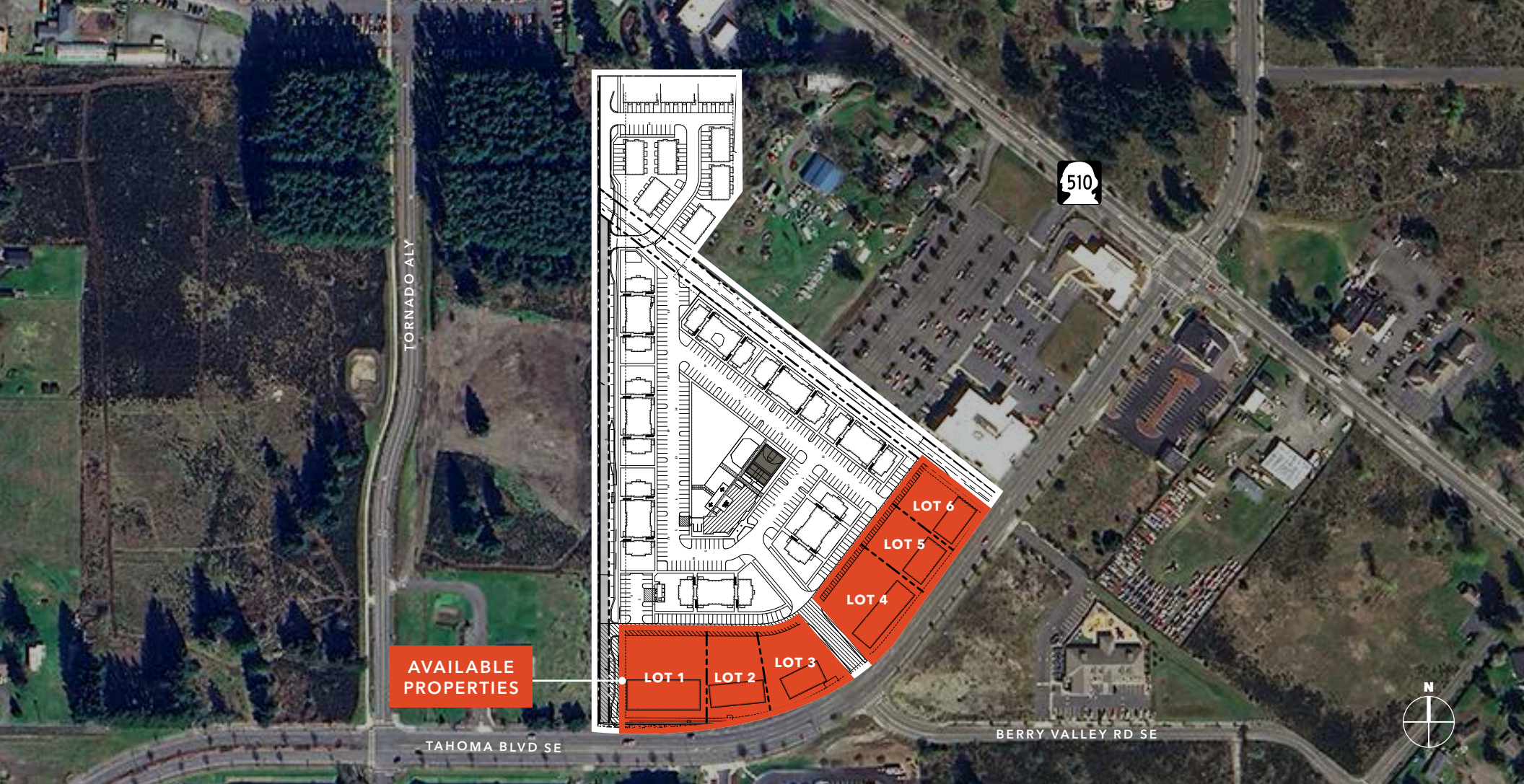
JBLM

34 Min | 23.1 Miles

**SUBJECT
PROPERTY**

AVAILABLE FOR GROUND LEASE, BTS, OR FOR SALE

KIDDER MATHEWS



15010 BERRY VALLEY RD SE

*For more information on
this property, please contact*

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