



BERRY VALLEY ROAD •

DEVELOPMENT SITE **FOR SALE**

DEVELOPMENT OPPORTUNITY | 14747 Berry Valley Rd SE Yelm, WA 98597

ERNIE VELTON
erniev@jshproperties.com

REESE VELTON
reesev@jshproperties.com

(425) 455-0500



 JSH | PROPERTIES, INC.

BERRY VALLEY ROAD ●

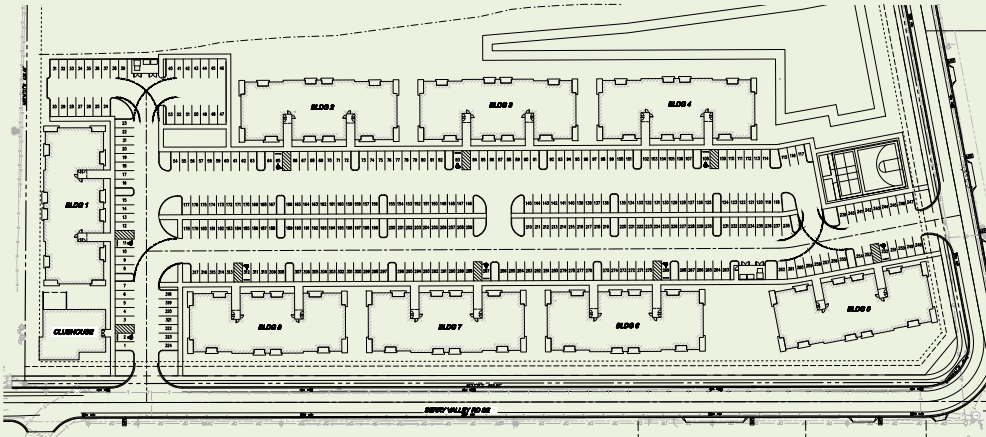
DEVELOPMENT SITE FOR SALE

PRICE	Best Offer
PROPERTY SIZE	One Parcel ~ Approx. 14.72 acres (640,332 SF) Parcel: 21724230400
ZONING	R-16
ALLOWED USES	Townhouse, multi-family, and residential care facilities
ENTITLEMENT STATUS	Site plans are in the final approval stage for a 192-unit multifamily project

DEVELOPMENT OPPORTUNITY | 14747 Berry Valley Rd SE Yelm, WA 98597



BERRY VALLEY APARTMENT CONCEPT



BERRY VALLEY ROAD ●

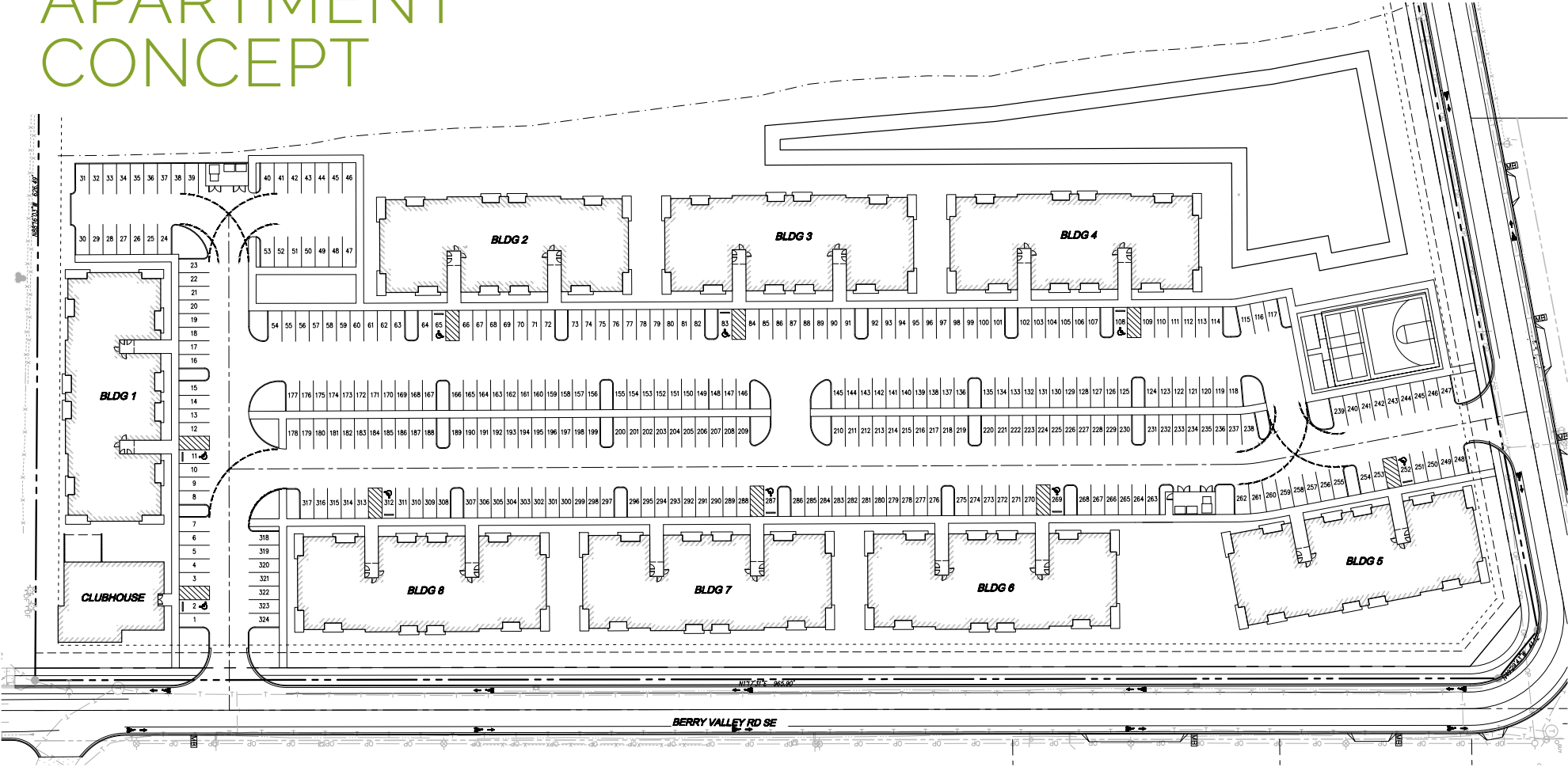
DEVELOPMENT SITE FOR SALE

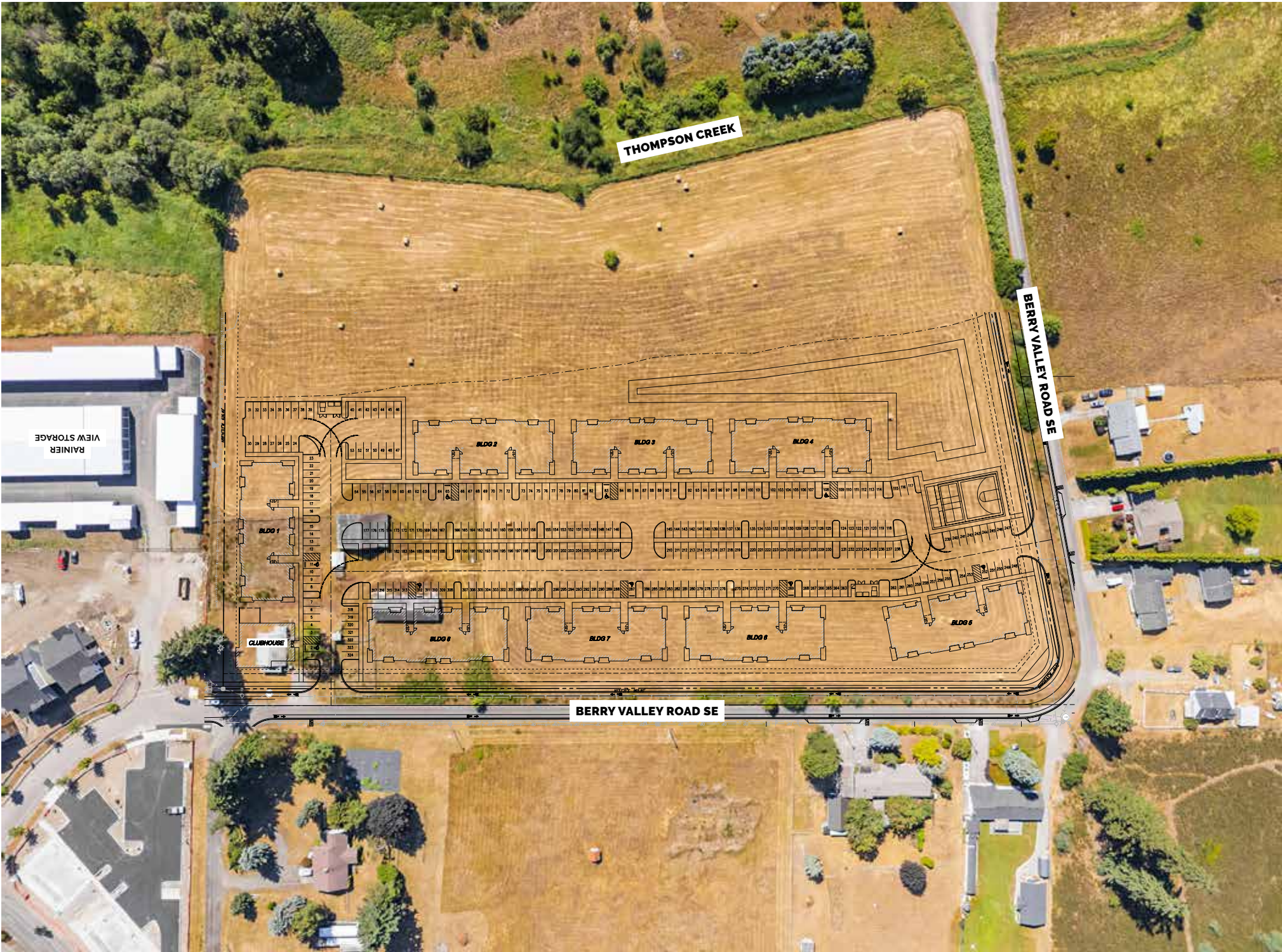
- 0.6 MILES FROM YELM HIGH SCHOOL
- 0.6 MILES FROM YELM MEDICAL PLAZA
- LOCATED AT THE ENTRANCE TO THE TAHOMA MASTER PLANNED COMMUNITY
- VIEWS OF MT. RAINIER
- POPULATION OF YELM UP NEARLY 10% SINCE 2020
- 31% POPULATION UNDER 18 - A STRONG FAMILY PRESENCE
- COMMUTERS: ~33 MIN TO MAJOR JOB HUBS
- MEDIAN AGE OF 30: YOUNGER THAN COUNTY & STATE



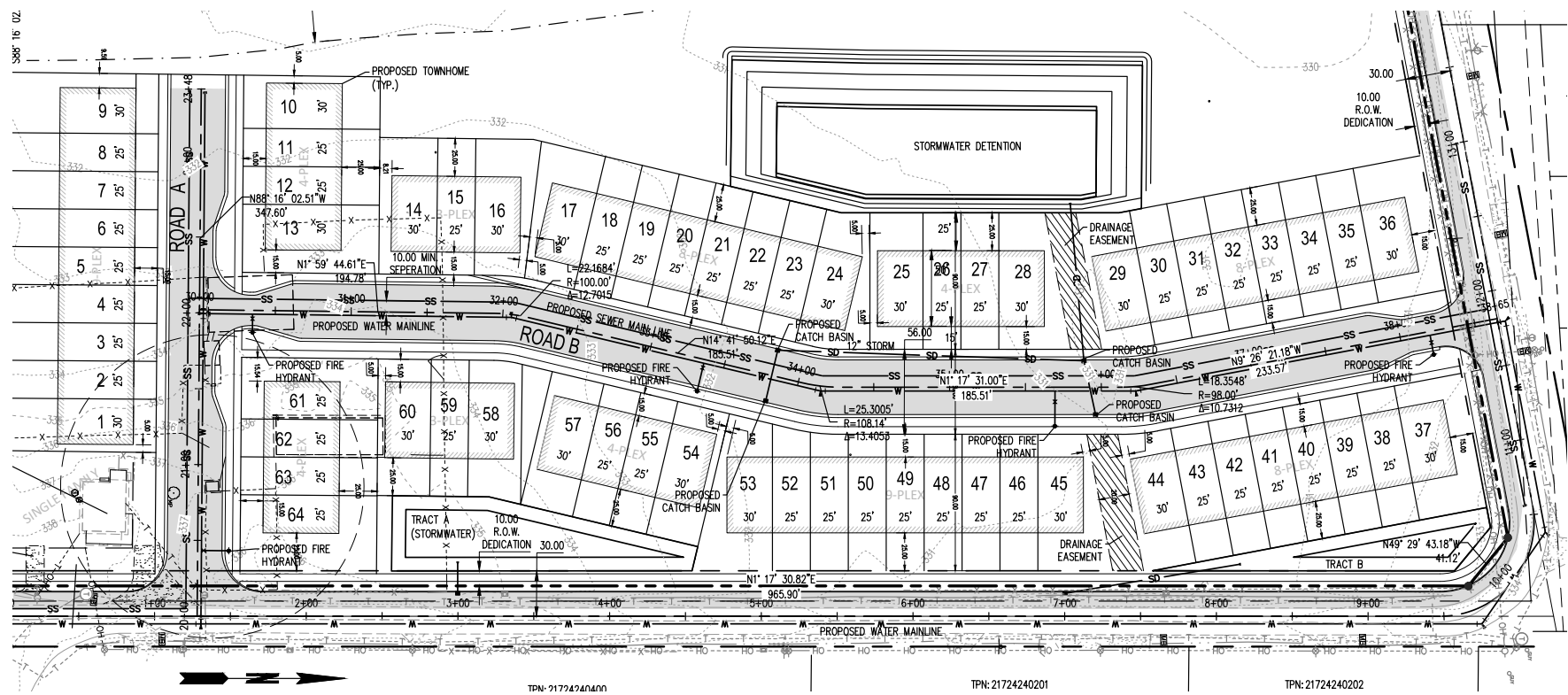


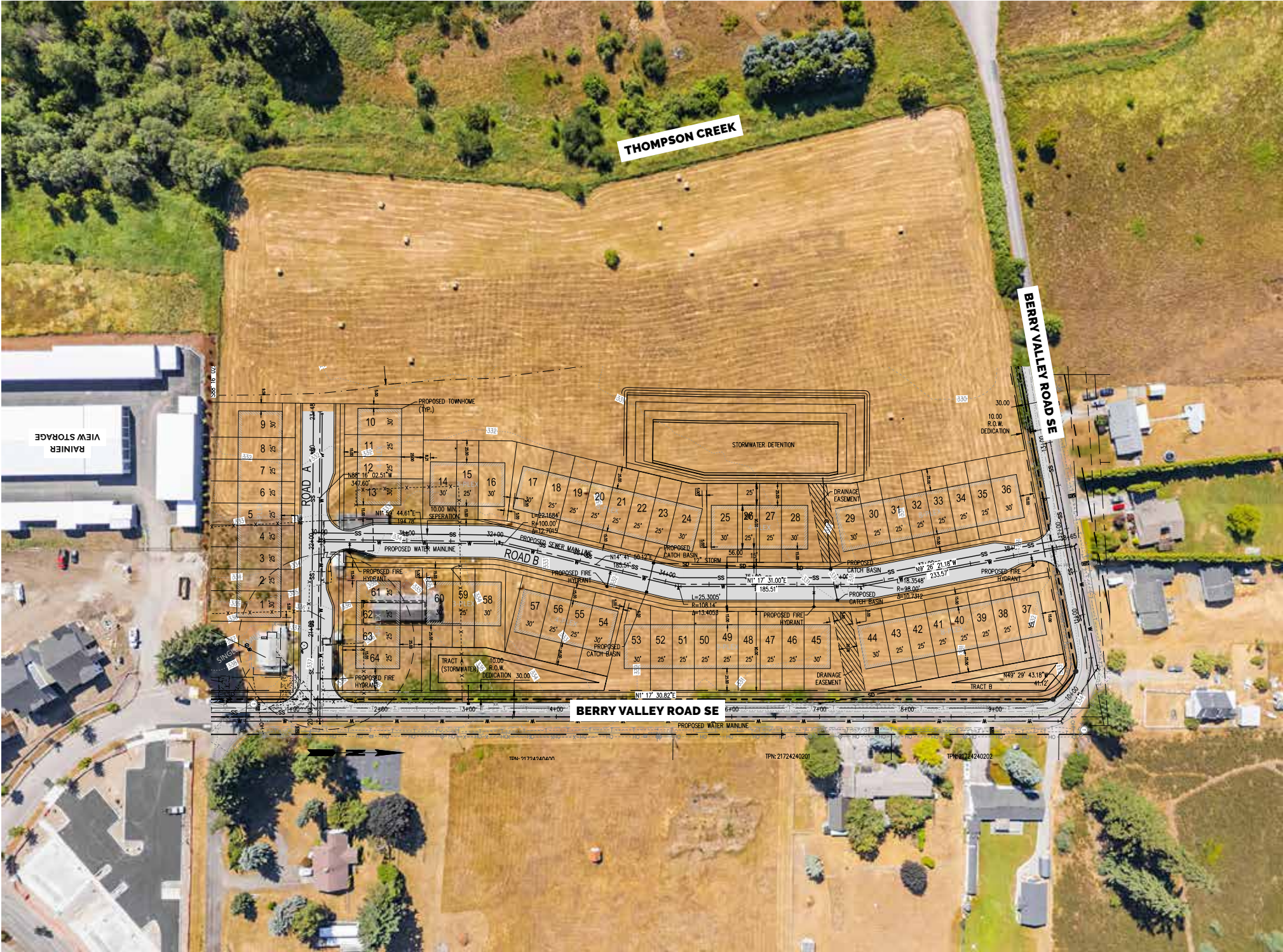
APARTMENT
CONCEPT

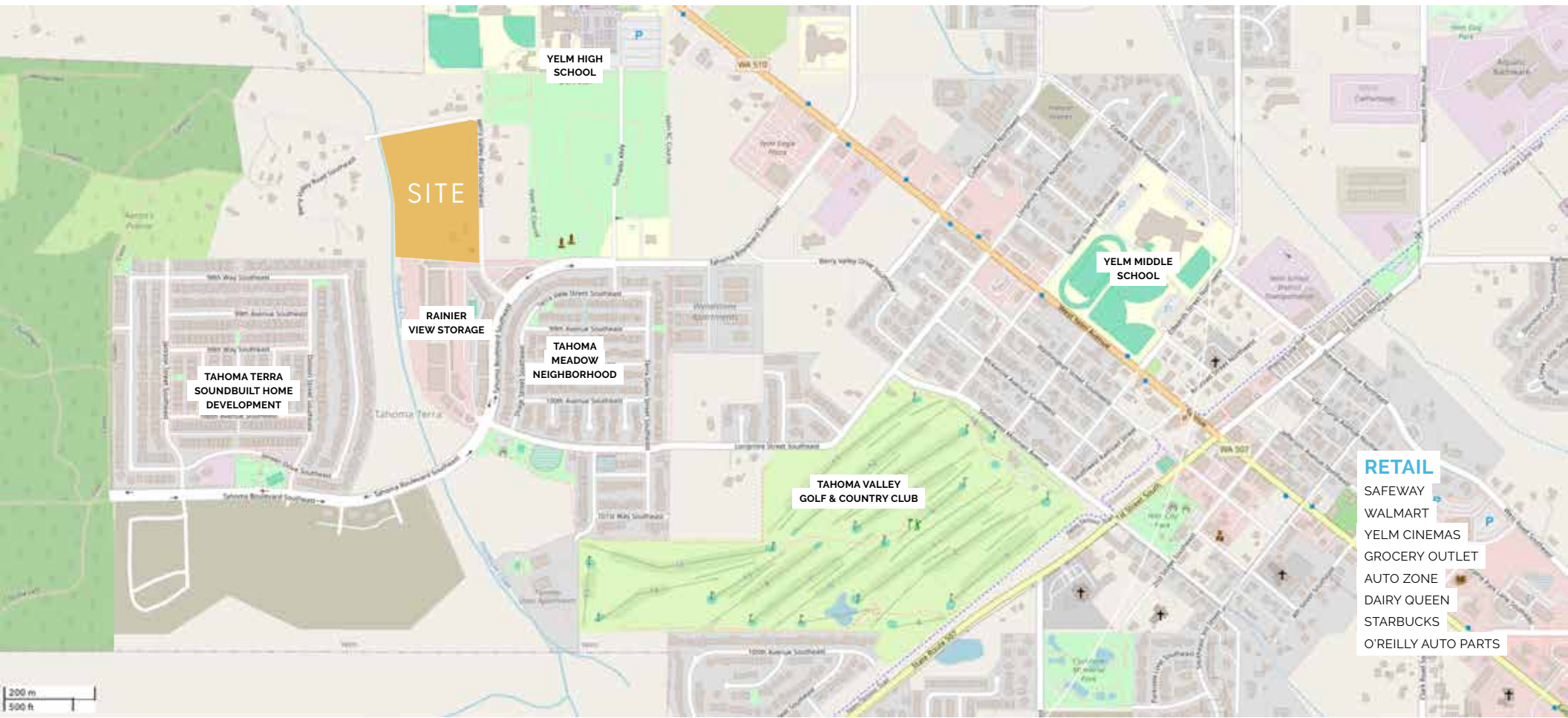




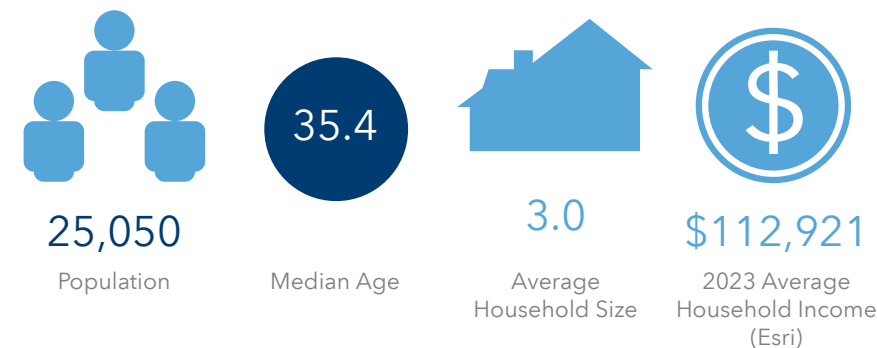
TOWNHOME
CONCEPT



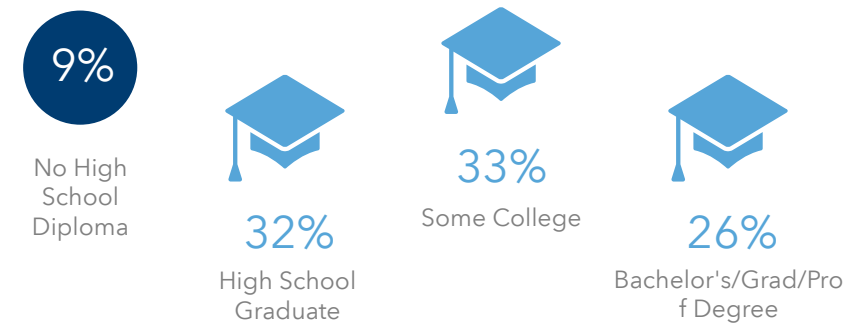




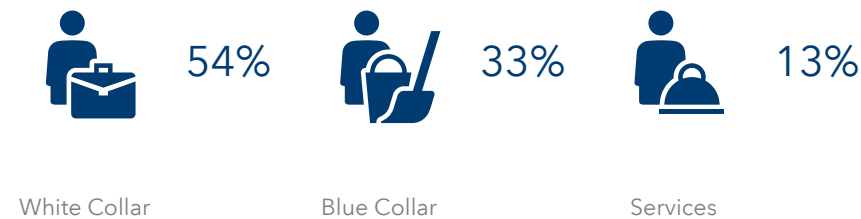
KEY FACTS



EDUCATION



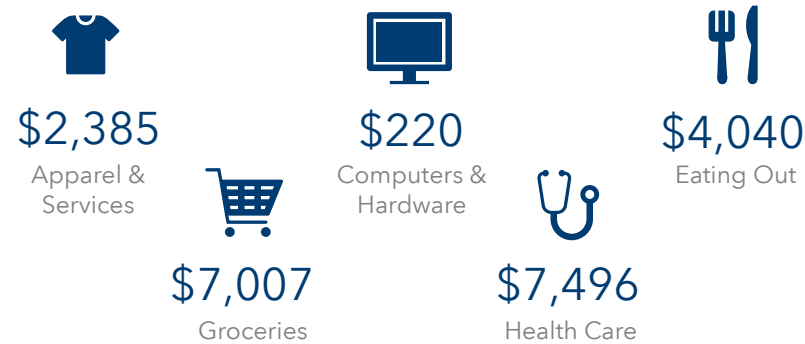
EMPLOYMENT



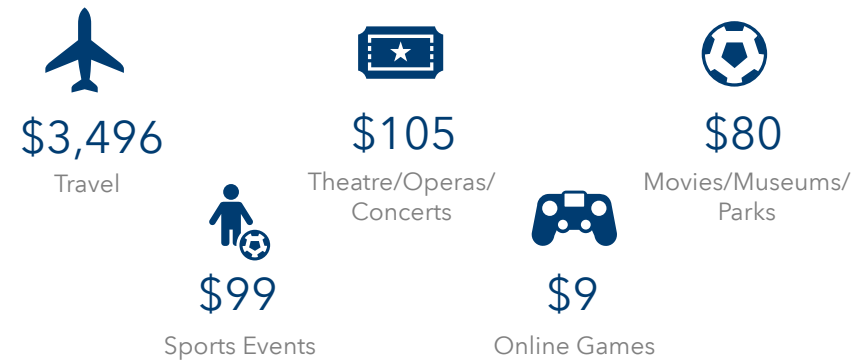
BUSINESS

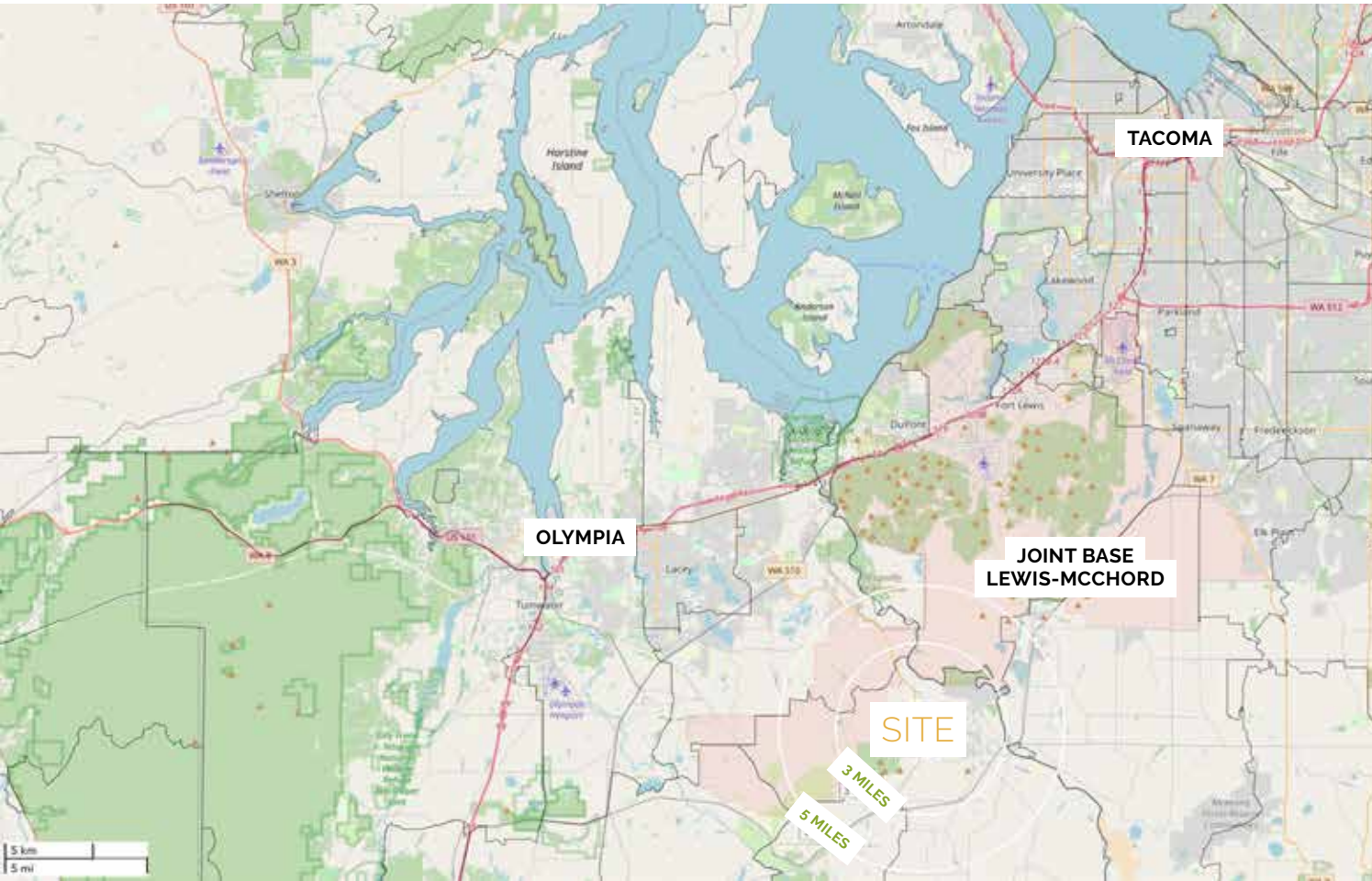


ANNUAL HOUSEHOLD SPENDING



ANNUAL LIFESTYLE SPENDING





YELM, WA

Yelm serves as a bedroom community for Olympia, Tacoma, and Joint Base Lewis-McChord. A typical 30 to 40-minute drive time supports demand for well-located multifamily housing.

With Yelm's nearly 11% population growth in just four years, demand for housing is rising faster than supply.

31% of Yelm's population are under 18, 6% over 65; and 32% aged 25-44 — a strong base of families and young working-age adults suggests strong long-term renter markets.



HIGHWAY 167

1.6 miles/3 min

OLYMPIA

19 miles/34 min

DOWNTOWN TACOMA

32 miles/51 min

CENTRALIA

27 miles/42 min

