

CENTRAL BURIEN HUB

LAND DEVELOPMENT SITE

OFFERING MEMORANDUM



16054 3rd Avenue SW & SW 160th Street, Burien, WA

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2

MINUTES TO FIVE CORNERS
SHOPPING CENTER



<3

MILES TO TUKWILA LIGHT
RAIL STATION



50

LANGUAGES SPOKEN
IN BURIEN



2000

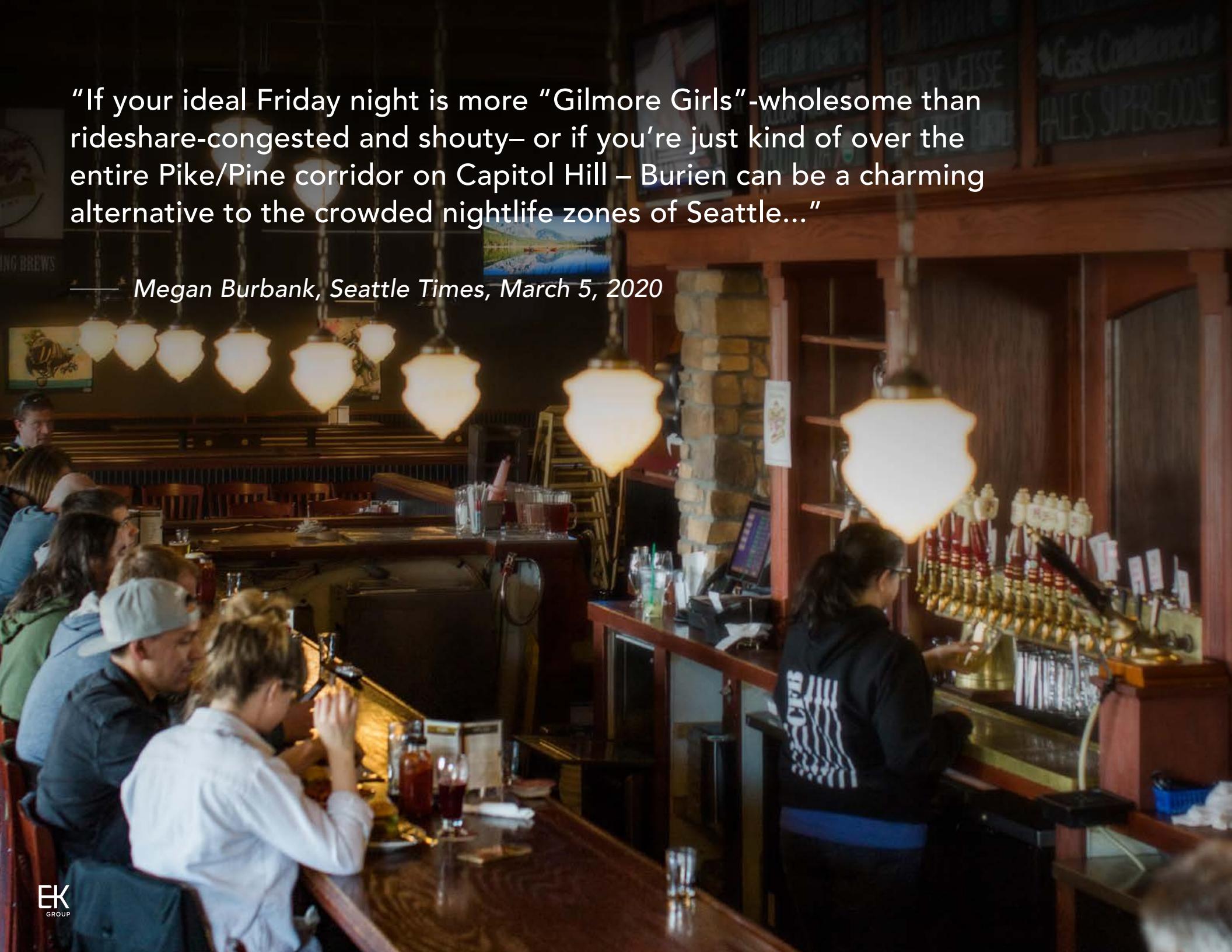
FEET OF SALTWATER BEACH
AT SEAHURST PARK

Central Burien Hub Land Development Site

Executive Summary

"If your ideal Friday night is more "Gilmore Girls"-wholesome than rideshare-congested and shouty— or if you're just kind of over the entire Pike/Pine corridor on Capitol Hill – Burien can be a charming alternative to the crowded nightlife zones of Seattle..."

— Megan Burbank, *Seattle Times*, March 5, 2020



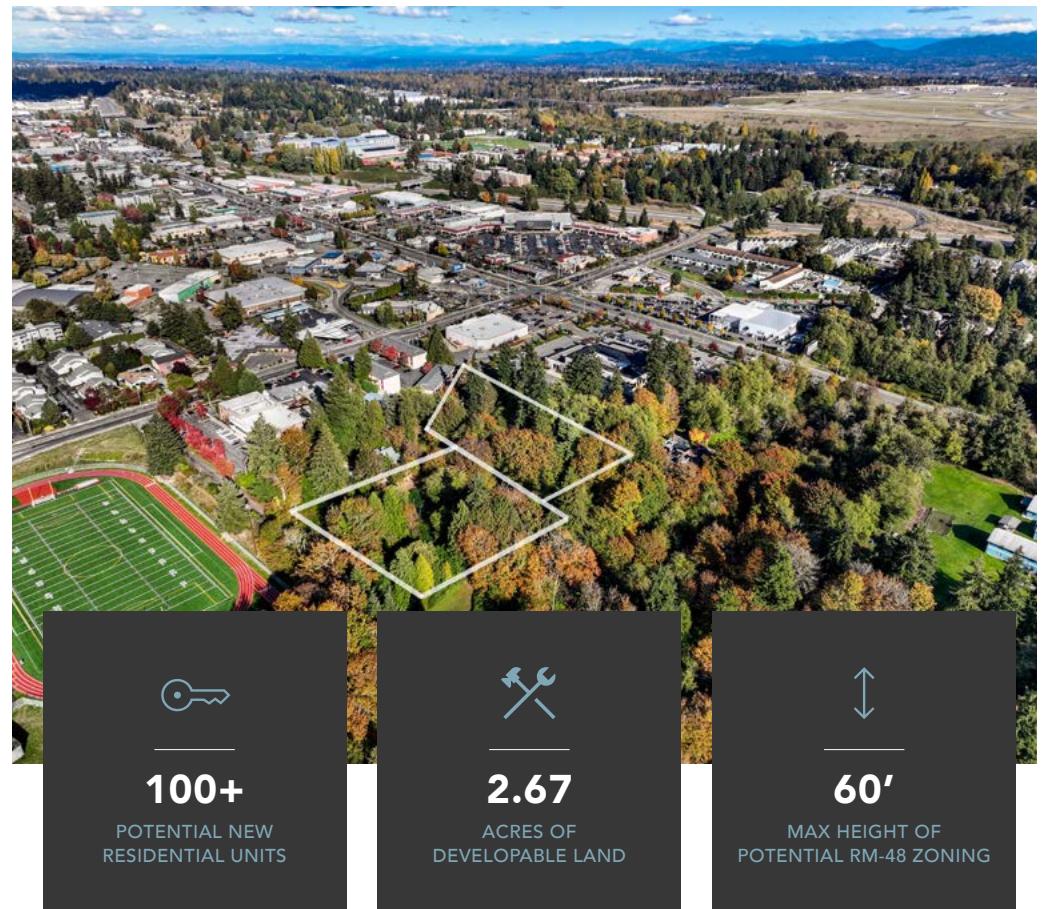
The Offering

You are invited to consider, for investment or development, a prime two-parcel site (50,000+ SF and 65,000+ SF) in located just off 1st Avenue South in the rapidly-growing, business-friendly City of Burien conveniently close to SeaTac Airport, Boeing, Amazon Fulfillment, and Westfield Southcenter, with connections to Seattle, Tacoma, and the Eastside via highways 509, 518, I-5, and 405.

Designed to promote vibrant community hubs by encouraging pedestrian-friendly environments and a range of commercial activities, this site is currently zoned Community Commercial (CC-2) with a City of Burien High-Density Multi-Family Residential land use designation. The permitted uses support a variety of business, service, and retail operations including general retail stores, personal services like salons and fitness centers, professional offices, and restaurants. Some residential uses, such as mixed-use developments, are also allowed, so long as they complement the commercial character of the area.

In addition, thanks to the site's reclassification as a High Density Multi-Family Neighborhood under the City's 2020 Comprehensive Land Use Plan, zoning can be converted from CC-2 to Residential Multifamily 48 Units Per Acre (RM-48) through an administrative process in a matter of months. The seller can deliver under RM-48 zoning if desired, which permits a max height of 60 feet and no commercial requirements (compared to a 35-foot max in CC-2). This option is ideal for apartments, townhomes, senior living, or self-storage but allows for some commercial and office development.

Central Burien Hub	Parcel A- SW 160th St	Parcel B- 16054 3rd Ave SW
Price		\$3,900,000
Zoning		CC-2 & BMC w/ RM-48 option
Utilities		Water, sewer, electricity
County Tax Parcel ID Number	3023049036	3023049089
Lot Size (Total 116,305 SF)	50,529 SF	65,775 SF
2024 Assessed Property Taxes	\$6,444	\$9,160



Central Burien Hub Land Development Site

The Location

Burien Culture and Connectivity

Burien's central hub location offers a thriving center for arts, culture and recreation with a diverse array of restaurants, bars, boutique retail, services, parks and beaches while also serving as a seamless connector to Downtown Seattle, SeaTac, Tacoma and the Eastside's employment centers.

Enjoy living in one of the State's top three most walkable cities (rated by WalkScore.com), where a stroll through the Old Town may include a sips at the neighborhood brewery, layer upon buttery layer of croissants from the highly touted French bakery, slices of savory pizza noted by the Seattle Times as the "best new pizza in Seattle," and fresh local produce from the weekly farmer's market. Duck into specialty stores and international markets serving an astonishing melting pot population that speaks more than 50 languages. Discover Highline Heritage Museum and explore acres of greenspace in one of Burien's 14 parks, including forest, wetlands, streams and close to a mile of shoreline at Seahurst Park, originally frequented by Native Peoples when fishing and gathering clams.

When duty calls, Burien easily connects commuters to jobs in every direction via SR 509, SR 518, I-5, I-405. Burien Transit Center bus hub and Sound Transit's light rail stations at Angle Lake, Tukwila Blvd and SeaTac/Airport offer nearby car-free commutes. A funded planning study is currently investigating the feasibility of a Link light rail station in Burien, with connections to West Seattle and downtown Seattle.

Just a 7-minute drive away is Sea-Tac International Airport, the ninth busiest airport in the US. Drive to Downtown Seattle in as little as 12^{TE} minutes and travel south to Tacoma in less than half an hour. The Port of Seattle and Port of Tacoma together comprise the fourth largest container gateway in North America employing thousands. Head east to Bellevue and Redmond in just 30-40 minutes. Burien's easy access to everywhere also comes in handy for shopping, entertainment, sporting events and seamless connection to the rest of the region and the world.



Just a 7-minute drive away is Sea-Tac International Airport, the ninth busiest airport in the US. Drive to Downtown Seattle in as little as 12 minutes and travel south to Tacoma in less than half an hour. The Port of Seattle and Port of Tacoma together comprise the fourth largest container gateway in North America employing thousands. Head east to Bellevue and Redmond in just 30-40 minutes. Burien's easy access to everywhere also comes in handy for shopping, entertainment, sporting events and seamless connection to the rest of the region and the world.



9 minutes

MINUTES TO TUKWILA
LIGHT RAIL STATION

11 miles

TO DOWNTOWN
SEATTLE

3.3 miles

TO SEATAC
INTERNATIONAL AIRPORT



Investing In Greater Seattle

A nationally ranked Top Five investment market, Greater Seattle boasts a strong and resilient economy. Economic growth fuels a thriving market in which the demand for rental units and new homes is expected to continue increasing. As they do in Manhattan and in the peninsular Bay Area, geographic and topographic barriers limit Seattle's land supply and concentrate demand in thriving urban villages and neighboring suburbs.

Over the last decade the Puget Sound region has outperformed the nation in employment, population, and personal income growth and enjoyed a commensurately low unemployment rate. A distinctly diverse, skilled, and educated workforce attracts high-profile corporations, both established and burgeoning, and the area has long been home to top-ranked research institutions. Historically high activity in the tech, tourism and shipping sectors ensures that the greater Seattle area will remain attractive for both new and veteran investors, whether the goal is immediate cash flow or long-term appreciation.



The Submarket

One of King County's fastest growing cities, Burien projects a population increase from 49,371 in 2015 to 57,317 in 2035. City leaders have forged shrewd alliances with the Port of Seattle, WSDOT, Highline College and private investors to support downtown redevelopment and generate economic growth.

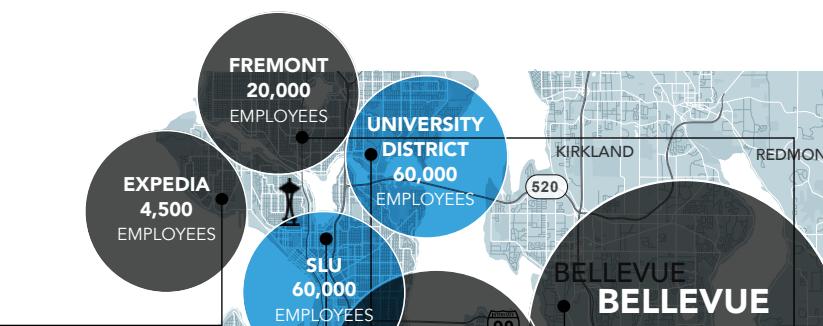
Burien prides itself on a Business Retention and Expansion (BRE) program, ensuring a low cost of doing business within the city, with a business and occupation tax rate less than half of Seattle's. Strategic city planning, without excessive regulation, enables businesses to start up quickly and gives them room to grow. For developers and property owners constructing a new building, design review is conducted in-house, rather than in public committees, thus saving valuable time in the permitting process.

Developers of affordable and senior housing are sure to find strong allies and a wealth of resources within city government. The Affordable Housing Demonstration provides incentives and flexibility for the development of affordable housing during a defined period.



Transit Times to Major Employment Hubs

29 MINUTES



21 MINUTES

21 MINUTES

33 MINUTES

10 MINUTES

34 MINUTES

30 MINUTES

19 MINUTES

24 MINUTES

57 MINUTES

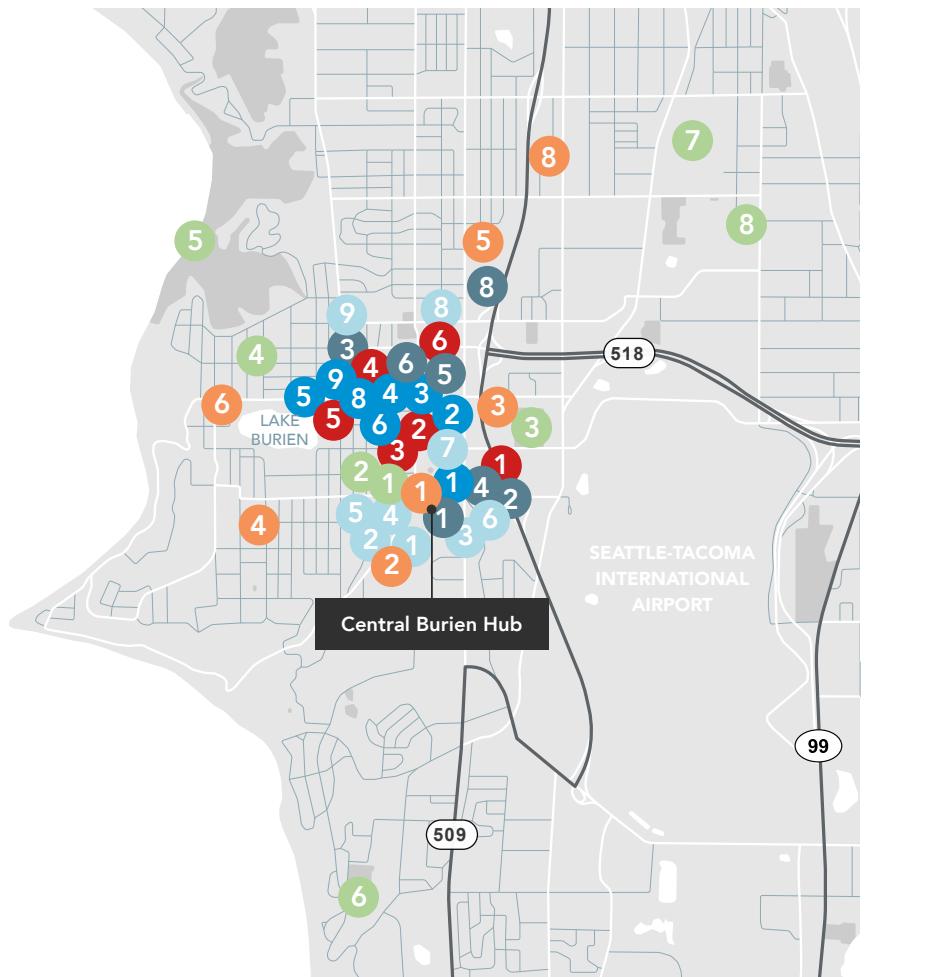


From Sunnydale to Boorian

From time immemorial the home of Coast Salish and Duwamish peoples, in the 19th century, Seattleites flocked to Burien as a summer destination and built from homesteads around Lake Burien. Originally named Sunnydale, the community adopted the name Burien to honor the popular Polish immigrant Gottlieb von Boorian. Burien has 14 developed park spaces and offers views of Mount Rainier, the Cascade and Olympic Mountain ranges and Puget Sound. Offering a vibrant array of amenities, diverse culture and arts, Downtown Burien is considered one of the most walkable cities in Washington State.



Neighborhood Amenities



0.7 miles

BURIEN
PLAZA

0.6 miles

FIVE
CORNERS

1 mile

BURIEN TOWN
PLAZA

1 mile

WESTFIELD
SOUTHCENTER MALL

Grocery Stores & Pharmacies

1. CVS Pharmacy
2. Trader Joe's
3. Walgreens
4. PCC Community Market
5. Grocery Outlet
6. Bartell Drugs
7. Fred Meyer (and pharmacy)

Restaurants & Cafés

1. Starbucks
2. The Burien Fish House
3. Elliott Bay Brewery
4. Bakery Nouveau
5. Tin Room Bar
6. Stevie's Famous Pizza
7. Marlaina's Mediterranean Kitchen
8. El Rinconsito

Parks & Playgrounds

1. Lakeview Park
2. Burien Off Leash Dog Park
3. Moshier Park
4. Lake Burien School Memorial Park
5. Seahlurst Beach Park & Playground
6. Nature Trails Park
7. North SeaTac Park & Ballfields
8. Highline SeaTac Botanical Gardens

Schools

1. Three Tree Montessori
2. Sylvester Middle School
3. Highline High School
4. Gregory Heights Elementary
5. Kennedy Catholic High School
6. St. Francis of Assisi
7. Cedarhurst Elementary School

Healthcare

1. RET Physical Therapy
2. St. Anne Hospital
3. Franciscan Medical Clinic
4. Highline Medical Group
5. Northwest Pain Management & Rehab
6. Indigo Urgent Care
7. Sound Integrated Health
8. Kaiser Permanente
9. Sea Mar Medical

Pet Services

1. All The Best Pet Care
2. Perfect Paws
3. The Painted Pooch
4. Natural Pet Pantry
5. Hayes Feed & Country Store
6. Mud Bay

View Interactive Map

CENTRAL BURIEN HUB





Beachcomb at Seahurst Park

The jewel of Burien's park system, 178-acre Seahurst Park boasts a 2000-foot saltwater beach, miles of trails and a wildlife habitat including eagles, herons, woodpeckers, pheasants and owls. Hike or picnic in the park, watch passing views – or admire the scuba divers off Three Tree Point south of Seahurst, sacred to Coast Salish peoples. The Environmental Science Center, housed in Seahurst, promotes and teaches stewardship of natural resources with the aim of preserving the land for generations to come.



Central Burien Hub Land Development Site

The Property

The Asset

Set high off the street, wrapped in a wooden fence and tucked in the shade of mature trees, this professional office building offers charming craftsman style with the calming quietude of birdsong among lush landscaping in a lively urban village, just 8 blocks from Roosevelt Station light rail. Enter the welcoming lobby to access five comfortable office spaces with window views of surrounding greenery. Upstairs, find an additional waiting area opening to dual skylit offices. The commercial building includes a half bathroom, partially finished basement, garage and three off-street parking spaces on a nearly 4,600 SF corner lot with alley access. The facade is defined by full length covered porch, ideal for relaxing among the trees. Opt to enclose the large porch for additional rental square footage. Profit from an income stream with existing rent, or invest in the path of progress with NC2-55 (M) zoning for redevelopment.

PROPERTY HIGHLIGHTS

Prime location at the interchange of SR-509, SR-518, I-5 & 405

Close to Old Town Burien

Relatively level lot

Dual access points

Utilities on site

Commercial zoning with residential potential

Near shopping at Five Corners

Minutes from SeaTac International Airport

Easy access to Seattle, SeaTac, Tacoma, Bellevue



BURIEN CC-2 ZONING

Community Commercial zones establish areas for moderate-intensity commercial activity that benefits the community. They also permit mixed-use development (residential with commercial).



BURIEN RM-48 ZONING

Residential Multifamily zoning allows for a variety of stable and attractive, well-designed housing choices that are located near transit, employment, shopping and recreational activities.



ACCESS TO LIGHT RAIL

Abundant parking at downtown Burien's Transit Center and a mere 10-minute bus ride to Link light rail in Tukwila.



CULTURE & CENTRAL LOCATION

Enjoy the diverse culture of Burien with incredible dining and shopping while being easily connected to the surrounding cities.



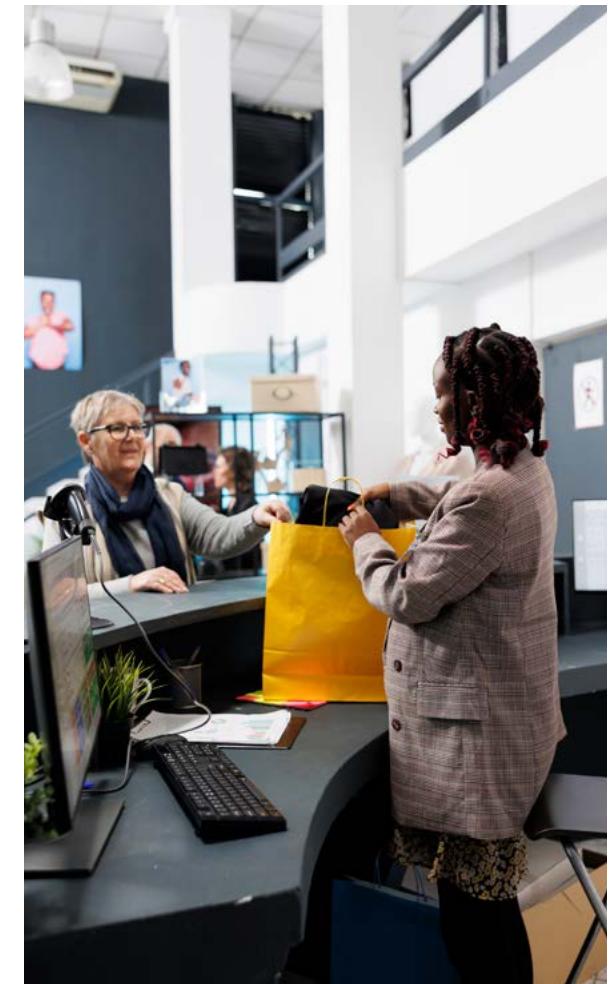
Central Burien Hub Land Development Site

Demographics

Demographics

DAYTIME EMPLOYMENT REPORT

Business Employment by Type	Number of Businesses	Number of Employees	Number of Emp/Bus
Total Businesses	1,775	9,708	5
Retail & Wholesale Trade	148	1,141	8
Hospitality & Food Service	104	1,216	12
Real Estate, Renting, Leasing	51	468	9
Finance & Insurance	63	266	4
Information	13	47	4
Scientific & Technology Services	102	427	4
Management of Companies	0	0	0
Health Care & Social Assistance	966	3,374	3
Educational Services	29	615	21
Public Administration & Sales	20	456	23
Arts, Entertainment, Recreation	18	119	7
Utilities & Waste Management	27	123	5
Construction	43	177	4
Manufacturing	20	184	9
Agriculture, Mining, Fishing	0	0	0
Other Services	171	1,095	6



Radius	1 Mile	3 Mile	5 Mile	Radius	1 Mile	3 Mile	5 Mile
Population by Age	15,644		87,024		190,944		
Age 0-4	860	5.50%	4,767	5.48%	10,804	5.66%	
Age 5-9	845	5.40%	4,859	5.58%	10,814	5.66%	
Age 10-14	838	5.36%	4,851	5.57%	10,807	5.66%	
Age 15-19	783	5.01%	4,701	5.40%	10,431	5.46%	
Age 20-24	801	5.12%	4,731	5.44%	10,474	5.49%	
Age 25-29	1,023	6.54%	5,556	6.38%	12,394	6.49%	
Age 30-34	1,280	8.18%	6,724	7.73%	15,203	7.96%	
Age 35-39	1,324	8.46%	7,200	8.27%	16,117	8.44%	
Age 40-44	1,199	7.66%	6,615	7.60%	14,569	7.63%	
Age 45-49	1,058	6.76%	5,906	6.79%	13,036	6.83%	
Age 50-54	1,002	6.41%	5,715	6.57%	12,628	6.61%	
Age 55-59	966	6.17%	5,413	6.22%	11,792	6.18%	
Age 60-64	952	6.09%	5,289	6.08%	11,305	5.92%	
Age 65-69	845	5.40%	4,787	5.50%	10,064	5.27%	
Age 70-74	659	4.21%	3,786	4.35%	7,912	4.14%	
Age 75-79	490	3.13%	2,668	3.07%	5,490	2.88%	
Age 80-84	321	2.05%	1,690	1.94%	3,459	1.81%	
Age 85+	399	2.55%	1,766	2.03%	3,646	1.91%	
Age 65+	2,714	17.35%	14,697	16.89%	30,571	16.01%	
Median Age	40.30		40.10		39.50		
Average Age	40.70		40.20		39.70		



Radius	1 Mile	3 Mile	5 Mile
2024 Population by Education	12,802	69,464	150,527
Some High School, No Diploma	1,449	11.32%	10,475
High School Grad (Incl Equivalency)	2,663	20.80%	14,956
Some College, No Degree	3,490	27.26%	19,668
Associate Degree	1,284	10.03%	6,350
Bachelor Degree	2,719	21.24%	12,943
Advanced Degree	1,197	9.35%	5,072

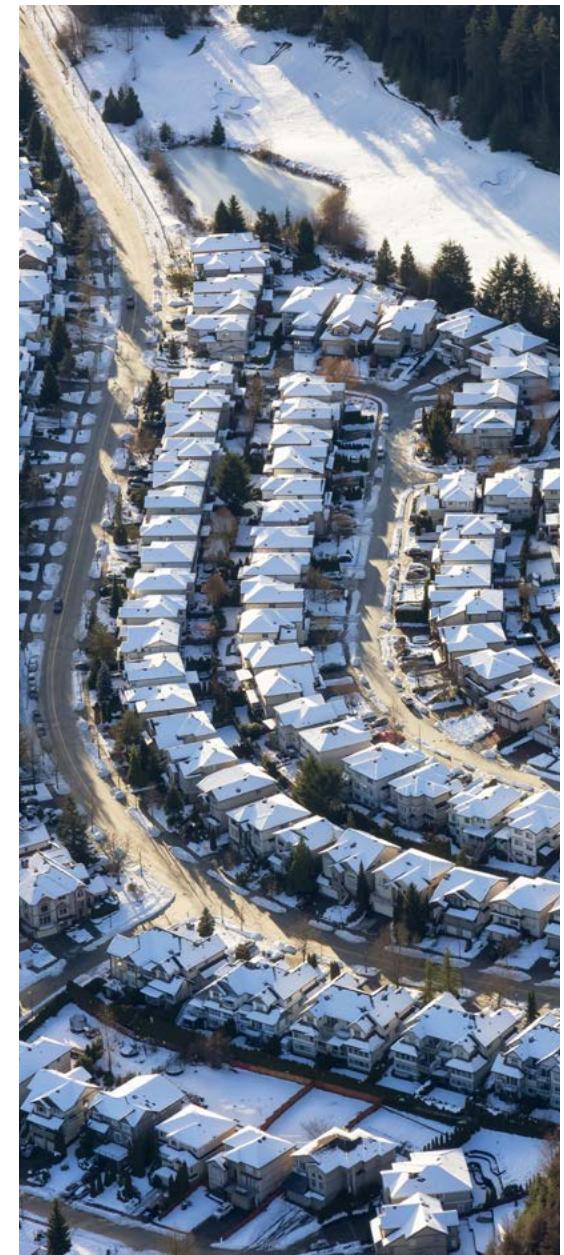
Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	12,945	71,606	156,430
Civilian Employed	8,736	67.49%	47,288
Civilian Unemployed	450	3.48%	2,078
Civilian Non-Labor Force	3,759	29.04%	22,226
Armed Forces	0	0.00%	14

Radius	1 Mile	3 Mile	5 Mile
2024 Worker Travel Time to Job	7,634	42,941	94,511
<30 Minutes	4,760	62.35%	24,372
30-60 Minutes	2,328	30.50%	14,664
60+ Minutes	546	7.15%	3,905

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	16,879	89,087	199,302
Real Estate & Finance	264	1.56%	1,909
Professional & Management	4,609	27.31%	20,554
Public Administration	329	1.95%	1,450
Education & Health	1,766	10.46%	8,870
Services	1,490	8.83%	10,676
Information	184	1.09%	684
Sales	2,096	12.42%	9,323
Transportation	980	5.81%	4,443
Retail	728	4.31%	5,226
Wholesale	433	2.57%	1,800
Manufacturing	856	5.07%	4,978
Production	1,154	6.84%	7,660
Construction	488	2.89%	4,330
Utilities	978	5.79%	4,552
Agriculture & Mining	63	0.37%	196
Farming, Fishing, Forestry	63	0.37%	145
Other Services	398	2.36%	2,291

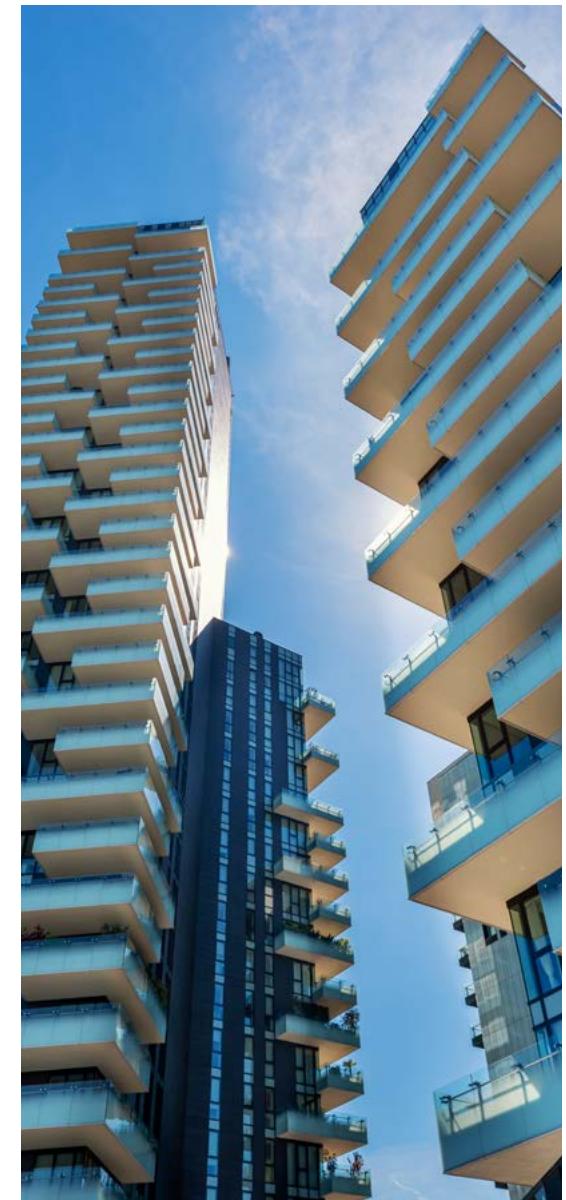
Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	6,365	33,047	73,555
1-Person Households	2,101	33.01%	9,108
2-Person Households	2,067	32.47%	10,310
3-Person Households	889	13.97%	5,115
4-Person Households	682	10.71%	4,283
5-Person Households	343	5.39%	2,249
6-Person Households	153	2.40%	1,059
7 or more Person Households	130	2.04%	923
2024 Average Household Size	2.30	2.60	2.60

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	6,534	31,795	70,717
<\$25,000	866	13.25%	3,915
\$25,000 - \$50,000	1,024	15.67%	5,179
\$50,000 - \$75,000	1,234	18.89%	5,209
\$75,000 - \$100,000	656	10.04%	3,768
\$100,000 - \$125,000	570	8.72%	3,899
\$125,000 - \$150,000	463	7.09%	2,756
\$150,000 - \$200,000	802	12.27%	3,311
\$200,000+	919	14.06%	3,758
2023 Avg Household Income	\$112,808	\$108,781	\$107,341
2023 Med Household Income	\$80,449	\$85,579	\$81,923



Radius	1 Mile	3 Mile	5 Mile
2024 Housing Value	2,642	17,151	37,593
<\$100,000	42	1.59%	788
\$100,000 - \$200,000	71	2.69%	460
\$200,000 - \$300,000	56	2.12%	942
\$300,000 - \$400,000	161	6.09%	2,129
\$400,000 - \$500,000	363	13.74%	3,194
\$500,000 - \$1,000,000	1,524	57.68%	7,682
\$1,000,000+	425	16.09%	1,956
2024 Median Home Value	\$706,036	\$569,155	\$597,252

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	7,251	35,364	78,906
Built 2010+	1,064	14.67%	2,799
Built 2000 - 2010	651	8.98%	2,066
Built 1990 - 1999	596	8.22%	2,461
Built 1980 - 1989	1,017	14.03%	4,078
Built 1970 - 1979	870	12.00%	3,945
Built 1960 - 1969	1,280	17.65%	7,217
Built 1950 - 1959	1,103	15.21%	7,048
Built <1949	670	9.24%	5,750
2024 Median Year Built	1976	1966	1968



Radius	1 Mile	3 Mile	5 Mile
2024 Occupied Housing	6,536	31,795	70,717
Owner Occupied	2,642	40.42%	17,151
Renter Occupied	3,894	59.58%	14,644

Radius	1 Mile	3 Mile	5 Mile
2020 Housing Units	7,251	34,447	77,655
1 Unit	3,063	42.24%	20,868
2 - 4 Units	386	5.32%	1,727
5 - 19 Units	1,920	26.48%	6,030
20+ Units	1,882	25.96%	5,822



Central Burien Hub Land Development Site

Investment

Potential Redevelopment

This centrally located two-parcel, 2.67-acre site in Burien offers flexible development potential. Currently zoned CC-2 with a City of Burien High-Density Multi-Family Residential land use designation, the existing zoning welcomes a variety of development paths, including light manufacturing, distribution, fulfillment centers, self-storage, office and retail as well as market-rate mixed use.

However, zoning can be converted to RM-48, allowing up to 48 units per acre, an approximately 120 day process with the City of Burien Hearing Examiner. Rezoning will permit a maximum height of 60 feet with no commercial requirements (compared to a 35-foot maximum height with CC-2 zoning). The Seller is prepared to work with the Buyer and Buyer's development team on zoning and entitlement if the Buyer prefers the rezone option.

With King County housing in high demand and housing affordability across the Greater Seattle area at historic lows, developers may want to consider residential projects such as townhomes or apartments, affordable housing, senior care, and institutional usage or treatment centers.

Previously, a residential structure existed on this property providing the groundwork for electricity, water and sewer connection. The site offers dual access points, one of which is an easement across a property currently used as an apartment complex, Aspire 160 Apartments to the north; 20' easement including utility lines and ingress and egress (12' wide road + utilities).

This desirable location offers easy access to SeaTac Airport, Boeing, Amazon Fulfillment, and Westfield Southcenter, with connections to Seattle, Tacoma, and the Eastside via highways 509, 518, I-5, and 405.

When considering the cost of real estate in urban centers like Tacoma or Seattle, the Central Burien Hub is considerably more affordable while offering countless amenities and direct connections to employment centers and services.

DEVELOPMENT / REDEVELOPMENT

Central Burien Hub	Current Zoning (CC-2)	Upzoning (RM-48)
Price		\$3,900,000
2024 Assessed Property Taxes		\$15,604
Utilities		Water, sewer, electricity
County Tax Parcel ID Number	3023049036	3023049089
Lot Size (Total 116,305 SF)	50,529 SF	65,775 SF



ALLOWABLE USES

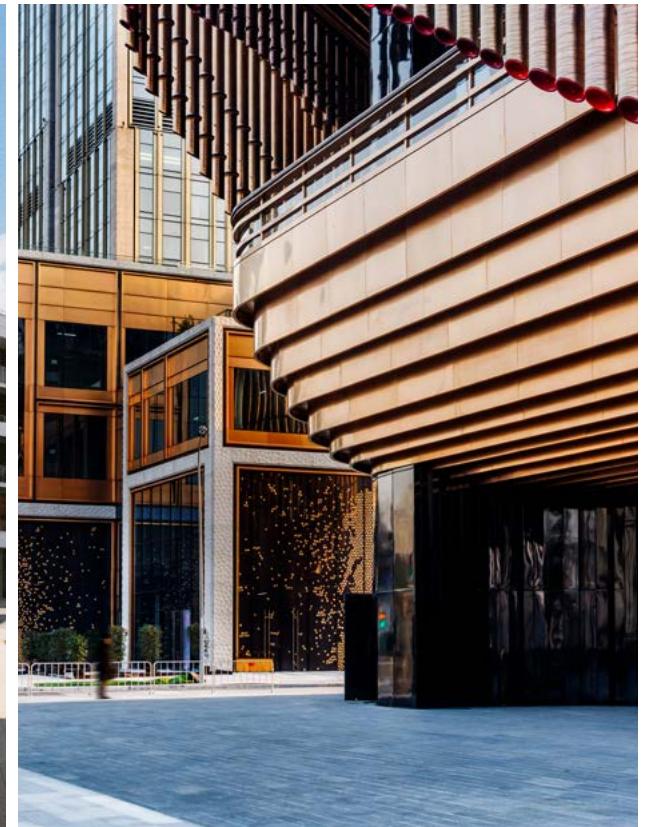
Current Zoning (CC-2)

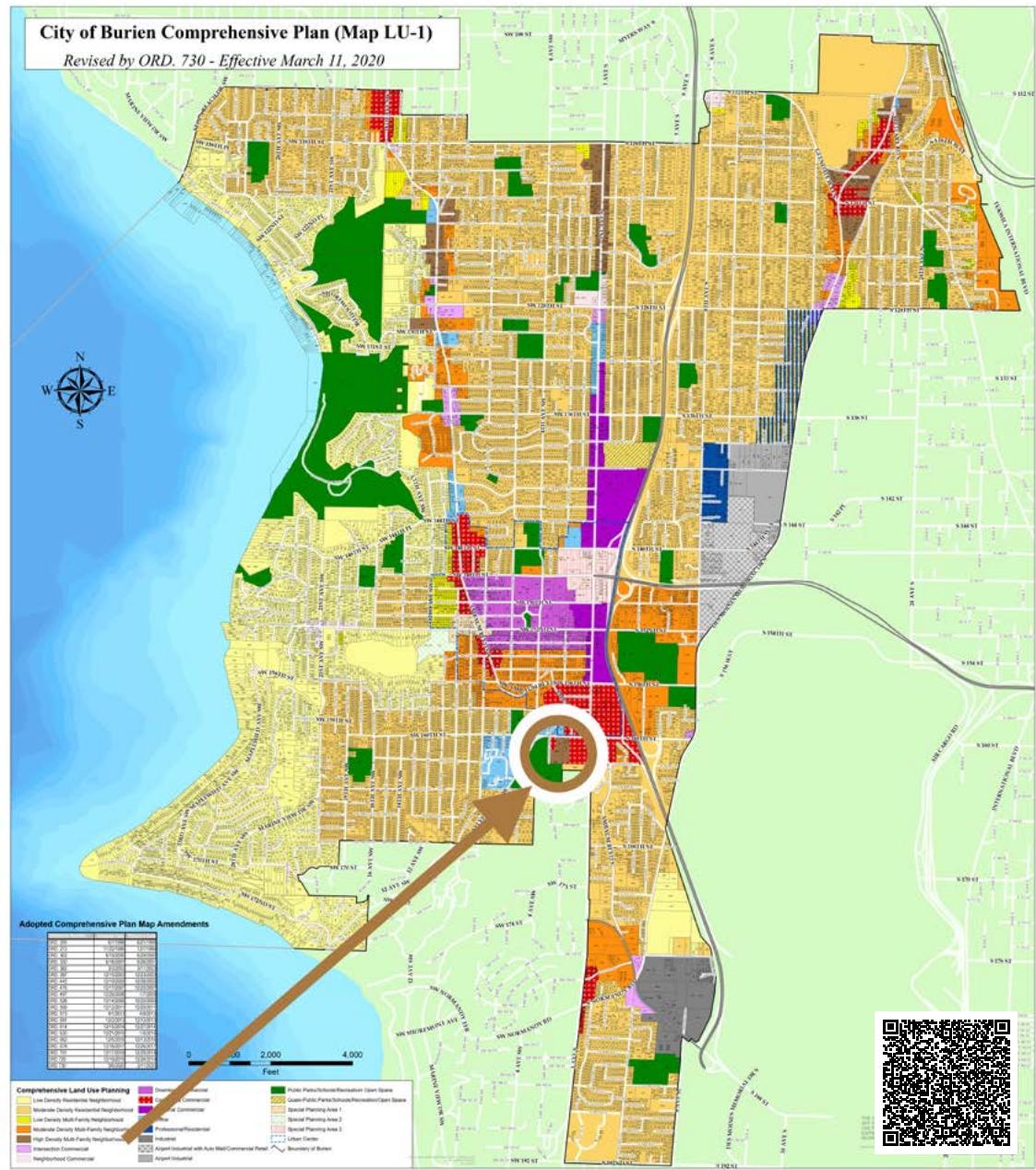
- 1. Retail
- 2. Office
- 3. Recreational Facility
- 4. Eating and Drinking Establishment
- 5. Lodging Facility
- 6. Cultural Facility
- 7. Community Facility School
- 8. Family Day Care Home I and II
- 9. Day Care Center, Mixed Use
- 10. Senior Citizen Assisted Dwelling Unit
- 11. Community Residential Facility
- 12. Public Park and Recreation Facilities
- 13. Government Facility
- 14. Private Club
- 15. Religious Facility
- 16. Funeral Home
- 17. Public Utility
- 18. Essential Public Facility
- 19. Personal Wireless Service Facility
- 20. Community Garden
- 21. Marijuana Retailers
- 22. Enhanced Services Facilities

Upzoning (RM-48)

- 1. Townhouse Dwelling Unit
- 2. Apartment Dwelling Unit
- 3. Family Day Care Home I and II
- 4. Day Care Center
- 5. Mixed Use
- 6. Public Park and Recreation Facilities
- 7. Community Residential Facility
- 8. Nursing Home
- 9. Religious Facility
- 10. School
- 11. Senior Citizen Assisted Dwelling Unit
- 12. Essential Public Facility
- 13. Community, Cultural or Government Facility
- 14. Public Utility
- 15. Personal Wireless Service Facility
- 16. Community Garden
- 17. Enhanced Services Facilities

Central Burien Hub	Current Zoning (CC-2)	Upzoning (RM-48)
Maximum Height	35'	60'
Maximum Building Coverage	80%	70% (townhomes)
Maximum Impervious Coverage	85%	90%
Minimum Parking	3 Spaces / 1,000 SF of Floor Area	2 Spaces / Residential Unit
Minimum Lot Area/Dwelling Unit	N/A	900 SF





Central Burien Hub Land Development Site

Comparables

Townhouse Sales



14935 7th Pkwy S #6,
Burien 98148

Price \$790,000
Sale Date 02/22/24
Building SF 2,404
Year Built 2023
Price/SF \$329



121 1st Place SW #1,
Normandy Park 98166

Price \$780,000
Sale Date 04/30/24
Building SF 2,397
Year Built 2023
Price/SF \$325



**12201 Des Moines Memorial
(Site #1) Dr S #A,**
Burien 98168

Price \$750,000
Sale Date 09/25/24
Building SF 2,096
Year Built 2024
Price/SF \$358



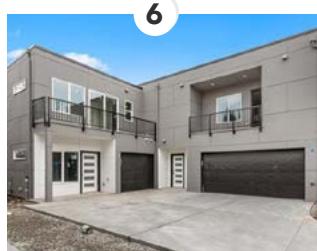
14831 7th Pkwy S #1,
Burien 98148

Price \$750,000
Sale Date 05/24/23
Building SF 2,164
Year Built 2022
Price/SF \$346



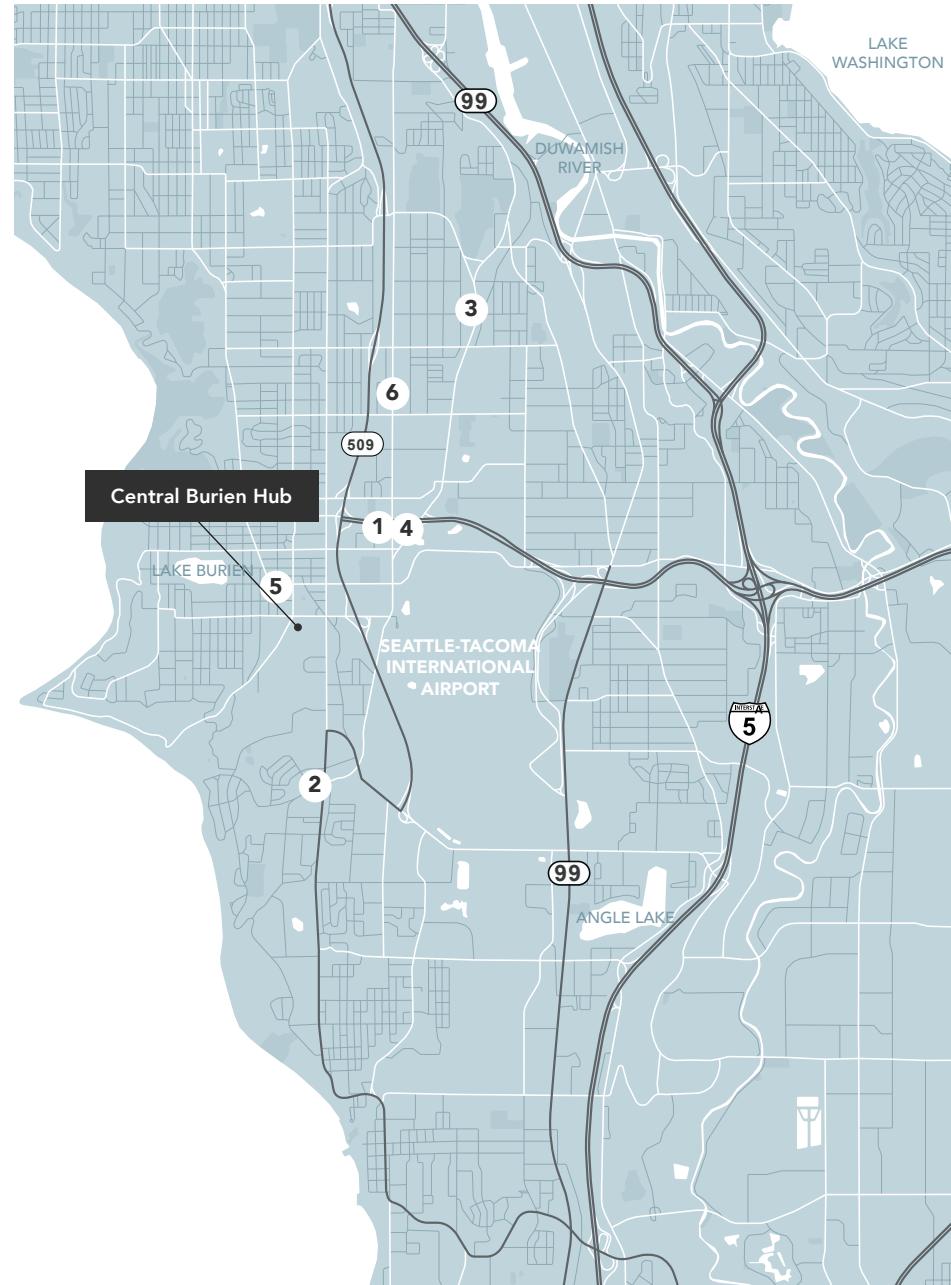
15612 8th Ave SW #107,
Burien 98166

Price \$700,000
Sale Date 12/22/22
Building SF 1,623
Year Built 2022
Price/SF \$431



13251 8th Ave S #1,
Burien 98168

Price \$679,950
Sale Date 04/07/23
Building SF 1,705
Year Built 2023
Price/SF \$398



View Interactive Map

CENTRAL BURIEN HUB



About Edward Krigsman

- Seasoned real estate professional with 20+ years of experience
- Educated at Brown University and Art Institute of Chicago
- Veteran real estate investor with a portfolio of nearly 50 residential units, currently developing 32-unit apartment building in Fremont
- Dedicated to clients
- Passionate about mentoring other brokers and investors

"Thoughtful, caring, thorough, reassuring and oh-so-knowledgeable"

(Zillow Review)

Tune in to Power of Place

Tune in to Power of Place Stories of the Pacific Northwest, a podcast hosted by Edward – illuminating Puget Sound landscapes and cityscapes through conversations with the inspiring people who shape, protect and celebrate them. Episode 19, "Golden Dales" forwards architect Christopher Patano, principal partner at EHDD, originally of Coeur d'Alene. Idaho Chris's diverse architectural/landscape architectural portfolio includes parks, aviation facilities, schools, factories, corporate headquarters, transportation facilities, and private residences.

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