



MULTI-FAMILY AND OFFICE DEVELOPMENT LAND

805 CARPENTER RD
LACEY, WA 98503

Taylor Gibbons
Retail and Hotel Advisor
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Land For Development



OFFERING SUMMARY

Price per SF:	\$14.00 / SF
Total Price:	\$4,395,258
Zoning:	Central Business District 6
Lot Size:	7.21 Acres

PROPERTY OVERVIEW

Just a ten minute drive from Washington's Capitol City is Lacey, WA. This I-5 visible site has easy access from Carpenter Road and consists of 2 newly graded and filled parcels and 2 additional parcels. These sites are zoned Central Business District 6 which allows for a wide variety of uses such as Office, Multi-Family and Hotel.

Lot 2 is 64,033 SF or 1.47 Acres
Lot 3 is 64,033 SF or 1.47 Acres
Lot 4 is 84,771 SF or 1.95 Acres
Lot 5 is 101,110 SF or 2.32 Acres
Total is 313,947 SF or 7.21 Acres

PROPERTY HIGHLIGHTS

- Opportunity Zone
- Utilities to site
- Sewer and Water are to the Fire Hydrant along 9th Ln NE
- No pocket gopher study required for this location
- There is no maximum density for residential, the maximum number of units will be limited by other factors (building height, parking, utility capacity, etc.).
- 80 foot height limit

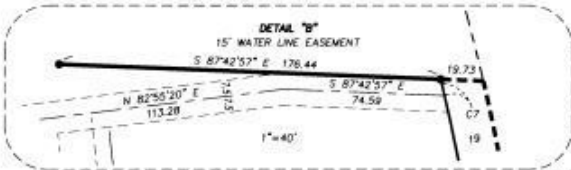
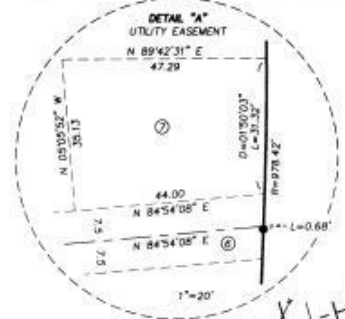
Building Site Plan

CARPENTER PROFESSIONAL OFFICE PARK

AMENDED BINDING SITE PLAN (BSP040003LA)
SHEET 3 OF 3

THIS BINDING SITE PLAN AMENDS THAT BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 3746170. AMENDMENT NOTES:

1. RECONFIGURATION OF LOTS 2 AND 3 TO ACCOMMODATE REVISED 200 FOOT WETLAND SETBACK.
2. STORMWATER/UTILITY EASEMENTS ADDED/REVISED ALONG THE WESTERLY SIDES OF LOTS 2 AND 3 AND THE SOUTHERLY SIDES OF LOTS 4 AND 5.



(X)
(ATED)
(AND LOTS 1-5)
(RATON)
(ATED)
(AND LOTS 1-5)
(ISEMENT)
(AND LOTS 1-5)
(CREATED)
(AND LOTS 1-5)
(AND LOTS 1-5)
(HEREBY CREATED)
(D)
(AND LOTS 1-5)

RADIUS	LENGTH
300.00	417.47
69.50	49.15
95.50	93.00
997.42	265.14
978.42	265.36
300.00	83.38
978.42	7.79
30.00	67.41

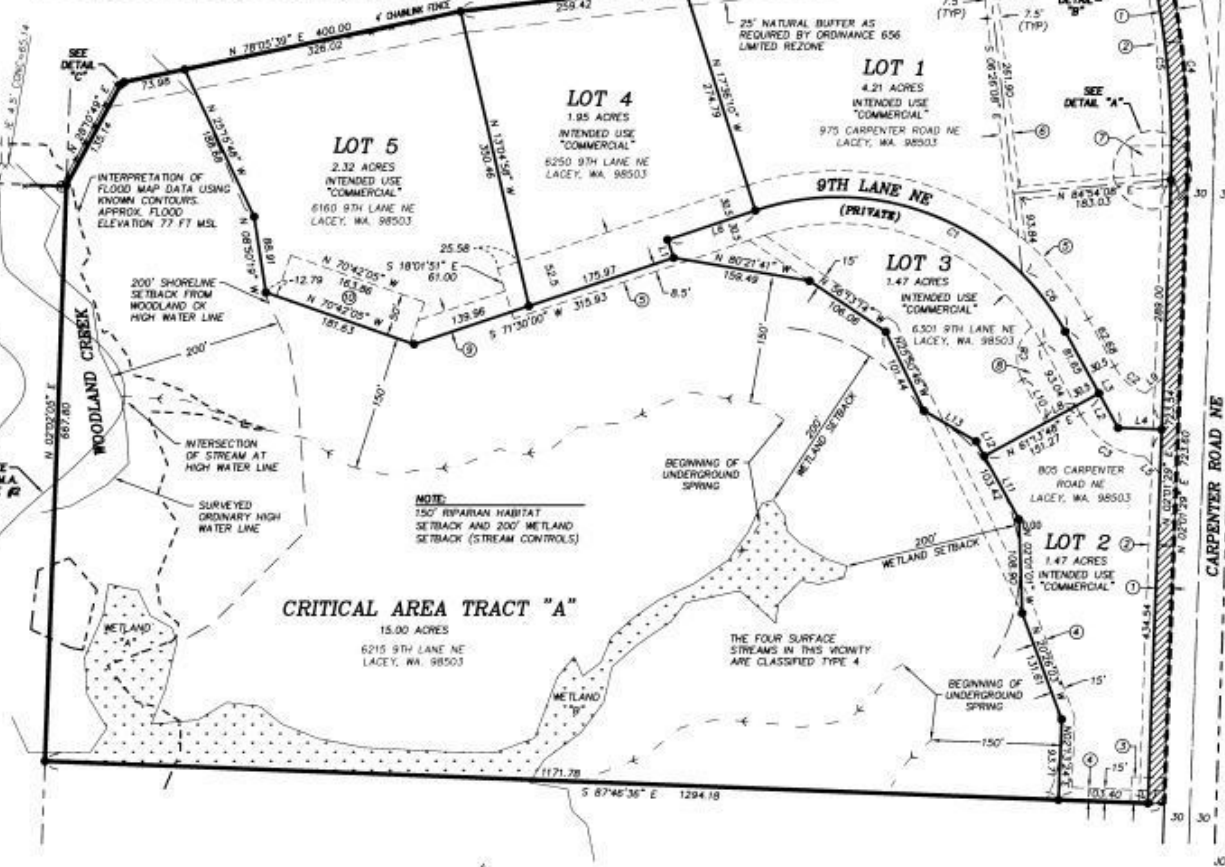
5' CONC=65.21

ATES 100 YEAR

1 DOES NOT

RS 14102

D.



JOB #03083

SHEET INDEX

- 1 DEDICATION, APPROVALS, ACKNOWLEDGMENTS, CERTIFICATE
- 2 BOUNDARY AND NOTES
- 3 LOT LAYOUT AND EASEMENTS



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND.

Thomas J. Swift 1-18-07
THOMAS J. SWIFT P.L.S. #38489 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2007
AT _____ M., AUDITOR'S FILE No. _____ AT
THE REQUEST OF _____ CONTOURS & CONCEPTS ENGINEERING
THURSTON COUNTY AUDITOR _____ DEPUTY

ENGINEERS
19
12-7231

Aerial Photos



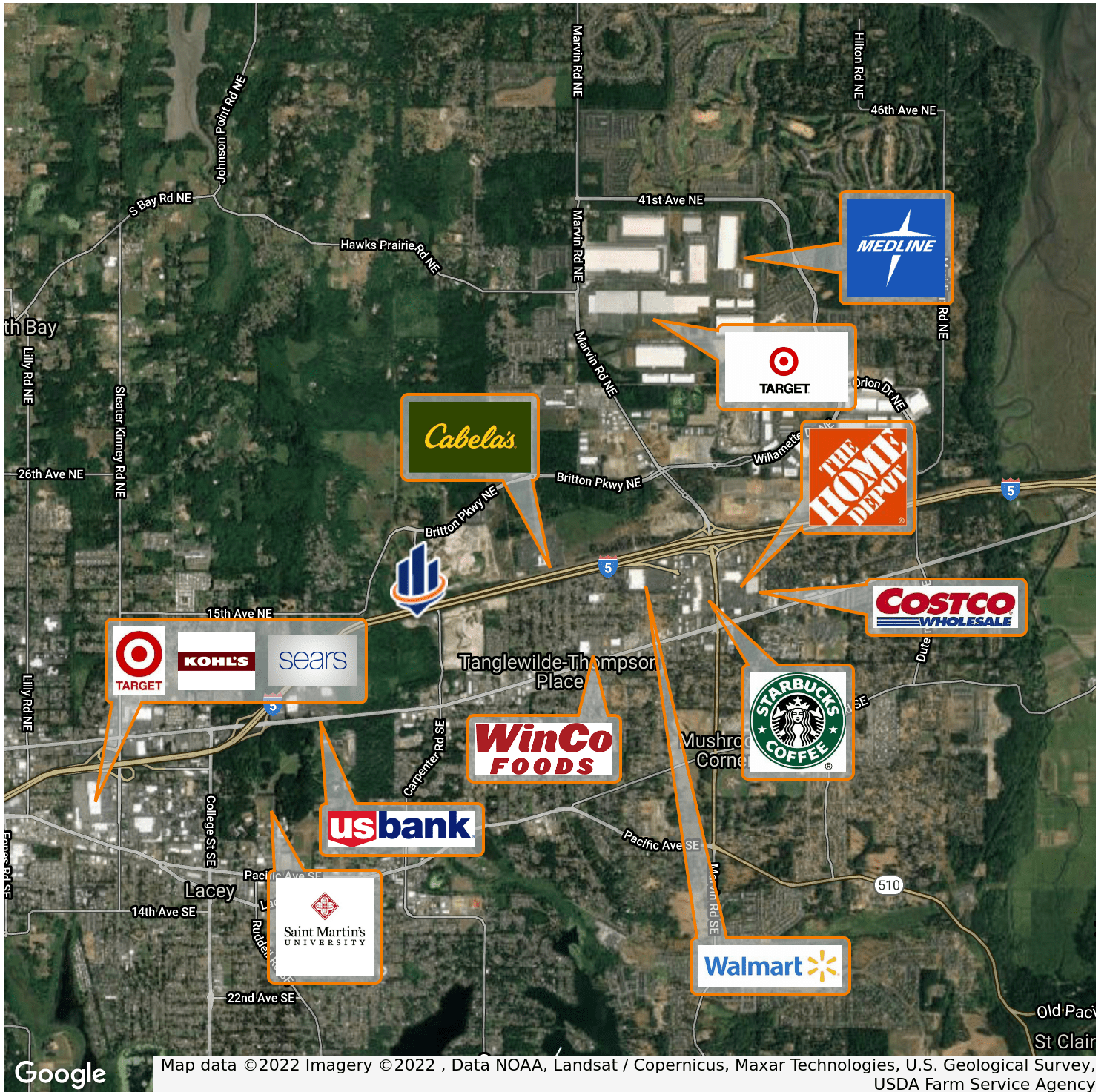
Lots 2 & 3



Lots 4 & 5



Retailer Map



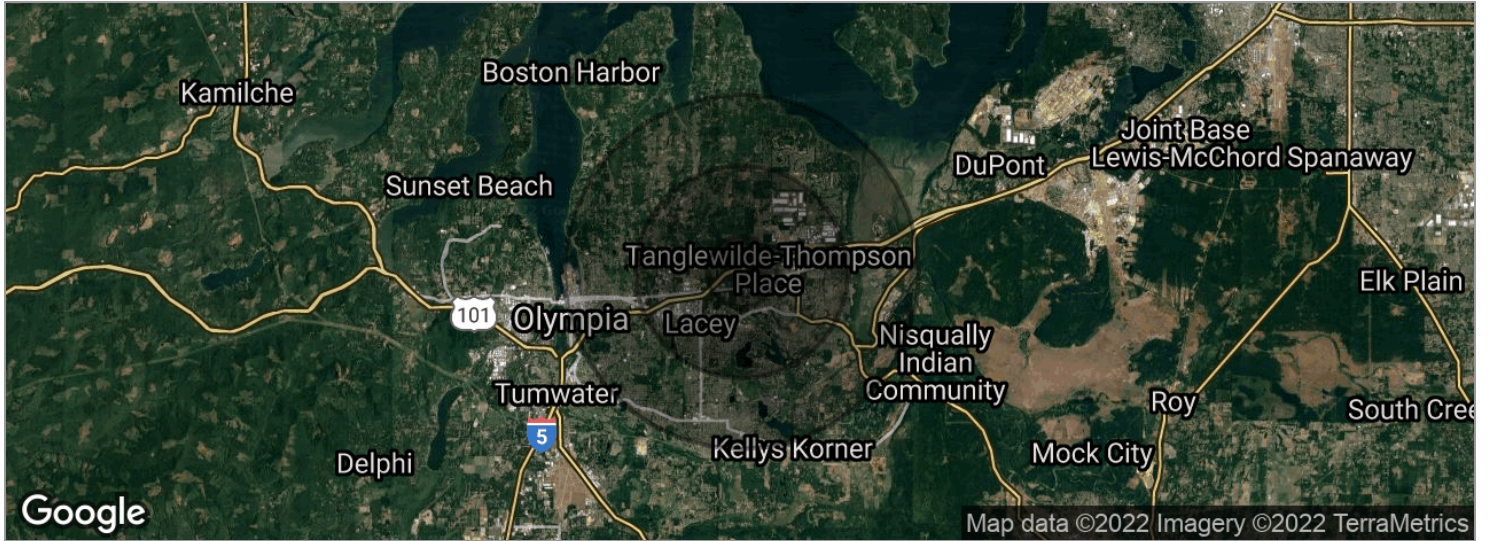
Lacey, Washington

CITY HIGHLIGHTS

- Lacey, WA is quaint suburb of Olympia, WA with a population of 42,393. At the southern tip of the Puget Sound in Thurston County this city is located at the junction of Interstate 5 and Hwy 510.
- There are five freshwater lakes within the city and 3,700 acre Nisqually national wildlife refuge provides unlimited outdoor recreation opportunities. There are also several championship golf courses and public parks. Mt Rainier lies just outside of the city and can be seen from virtually anywhere in Lacey.
- Originally named Woodland, the name was changed to Lacey in 1891 when denied for a post office due to another town called Woodland on the Columbia River. Lacey become a commuter town for Olympia and Fort Lewis but in recent years, with population growth due to business developments and community groups have led Lacey to develop into a city.
- One of the Northwest's first ever "indoor malls", South Sound Center is located in Lacey and has since been turned into an outdoor shopping center. Lacey features a diverse array of businesses, ranging from retail to warehousing/distribution centers, a large retirement community, a major mushroom farm, and International Paper's corrugated container facility.



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,791	47,992	124,830
Median age	35.4	36.9	38.3
Median age [Male]	34.7	36.4	37.2
Median age [Female]	36.5	37.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,136	20,258	51,530
# of persons per HH	2.2	2.4	2.4
Average HH income	\$52,680	\$64,843	\$70,909
Average house value	\$222,871	\$250,508	\$267,769

* Demographic data derived from 2010 US Census

Advisor



TAYLOR GIBBONS

Retail and Hotel Advisor

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PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara, CA, Franklin, TN, Spokane, WA, and now currently resides in Phoenix, AZ with his family. He loves coaching baseball and soccer and doing all the other activities that come with family life.

EDUCATION

The University of California Santa Barbara

Santa Barbara City College

Gonzaga Preparatory School, Spokane, WA Institute of Integrative Nutrition in New York City

MEMBERSHIPS

Member of SVN Hotels Group

ICSC International Council of Shopping Centers Member

AADP American Association of Drugless Practitioners

NMTCB Certified Member of The Nuclear Medicine Technology Certification Board

R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists SNMMI Society of Nuclear Medicine and Molecular Imaging

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