

# Kent TOD Development Site

24000 Pacific Hwy S, Kent, WA 98032



**Lowe's Home Improvement**  
Home improvement store



**Dick's Drive-In Hamburger** - S

509

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Activity ID #ZAG0110068

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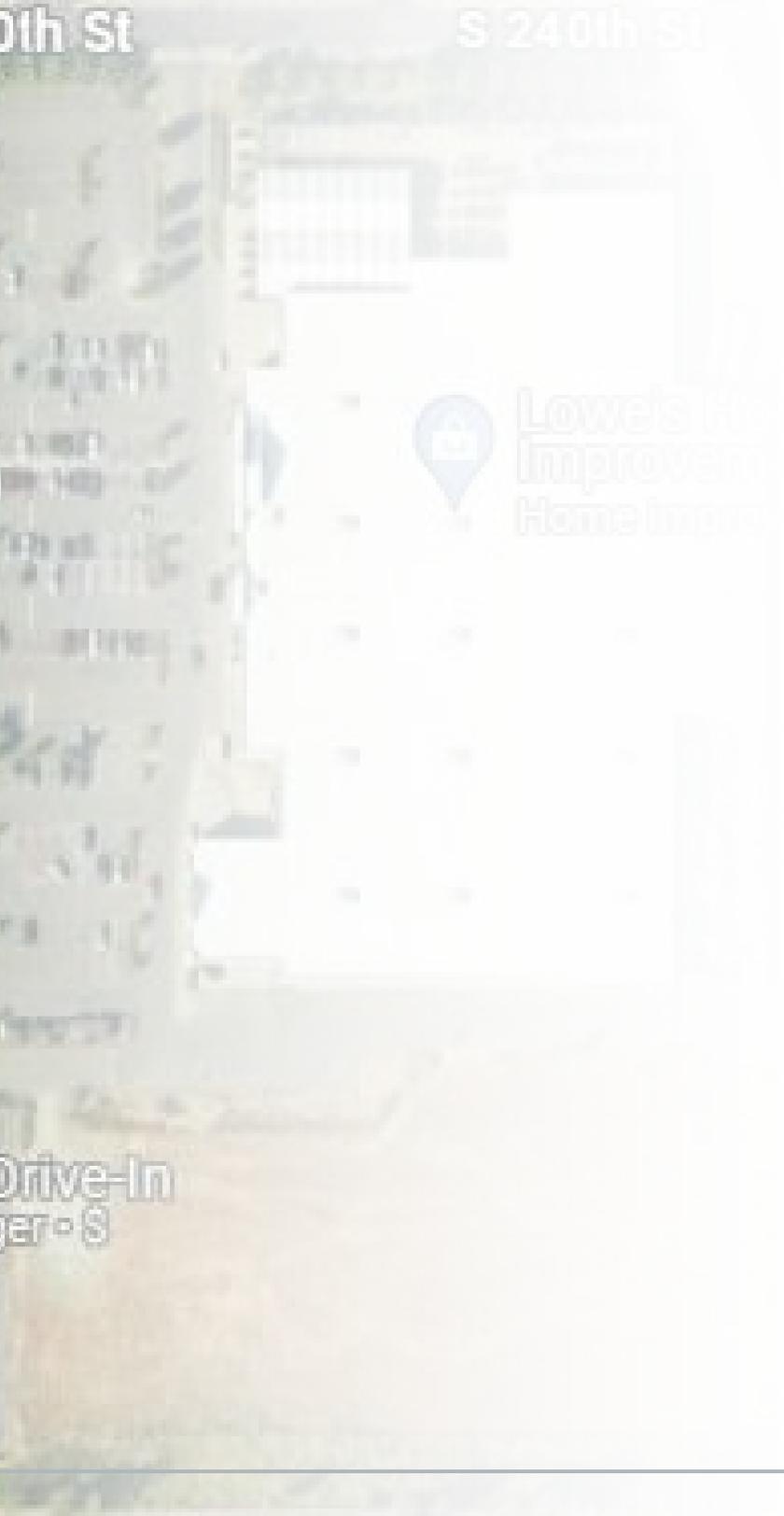
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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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## OFFERING SUMMARY



Listing Price  
**Request for Offer**



Lot Size  
**247,420 SF**



Allowable Buildable SF  
**-**

### FINANCIAL

Listing Price	Request for Offer
Down Payment	100% / \$6,100,000
Total Return	0.10%

### OPERATIONAL

Zoning	MRC
Development Type	Land
Lot Size	5.68 Acres (247,420 SF)





# KENT TOD DEVELOPMENT SITE

24000 Pacific Hwy S, Kent, WA 98032

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## INVESTMENT OVERVIEW

This 5.68-acre vacant commercial lot is available to accommodate up to 71,500 sf of retail.

## INVESTMENT HIGHLIGHTS

Development Site with all utilities stubbed to site

Next to Lowe's and Starbucks anchored center

Just a few blocks to Kent Station light rail station.



SECTION 2

# Property Information

PROPERTY DETAILS

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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RETAILER MAP

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## PROPERTY DETAILS // Kent TOD Development Site

### PROPERTY SUMMARY

Assessors Parcel Number	5514000030
Zoning	MRC
Opportunity Zone	No
General Plan	Binding Site Plan w/ Lowe's Anchor Tenant
Frontage	No
Flood Plain	NA

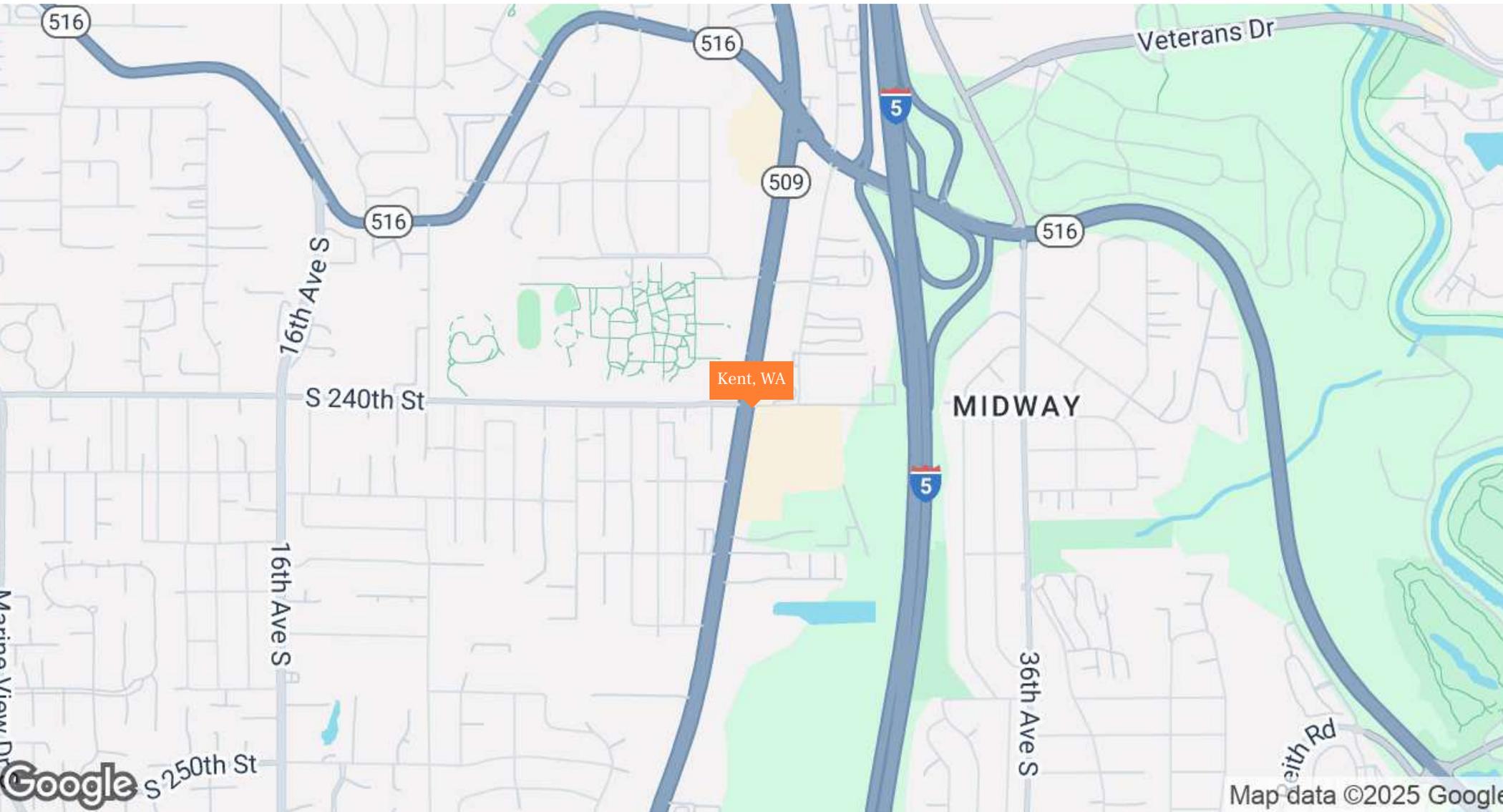
### SITE DESCRIPTION

Lot Size SF	247,420
Price/SF	\$24
Lot Size Acres	5.68
Price/Acres	\$1,073,943
Number of Lots	1
Price/Lot	\$6,100,000
Type of Ownership	Fee Simple

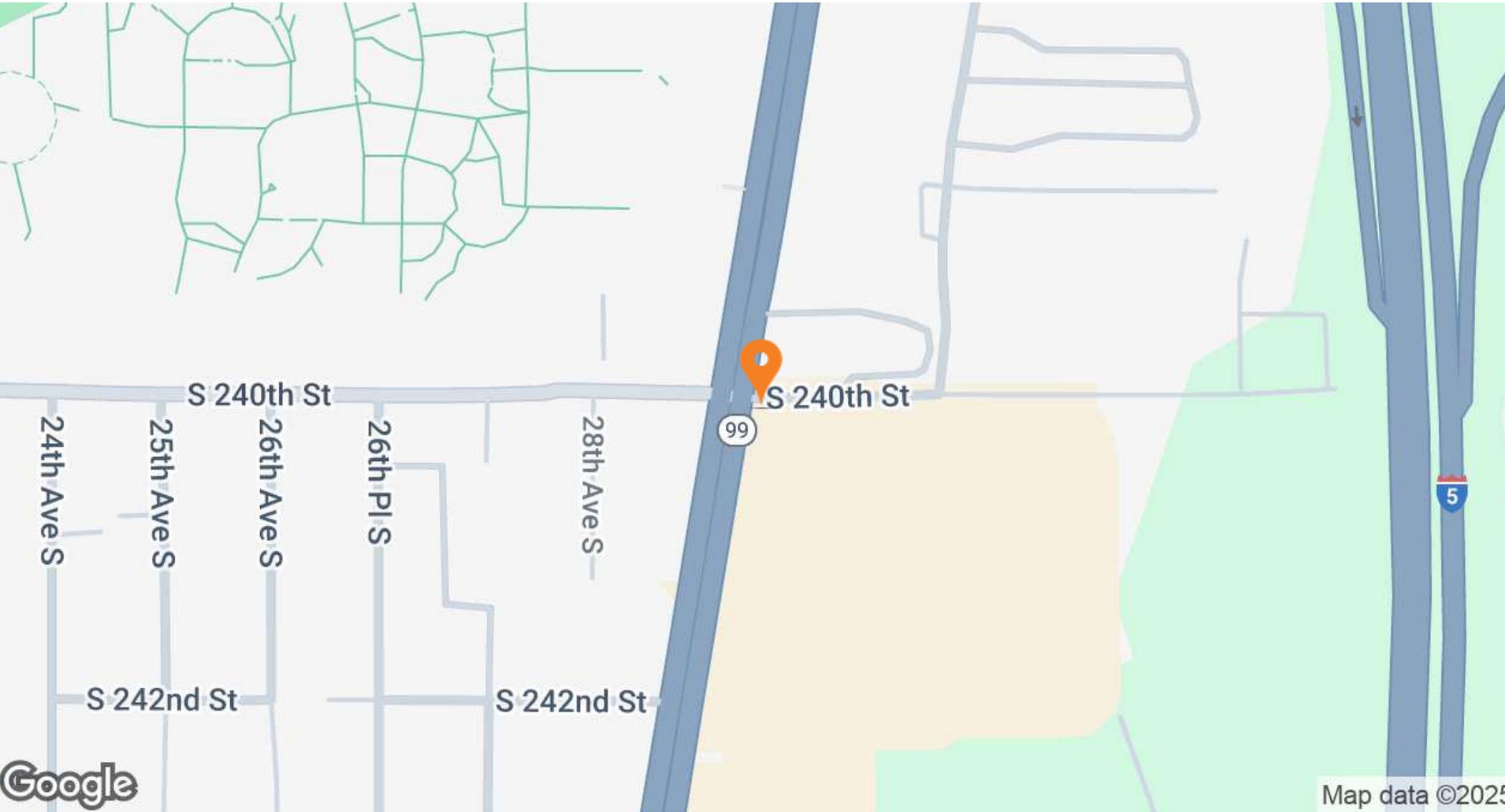
### PUBLIC UTILITIES

Sanitary Sewer	Yes
Storm Sewer	Yes
Potable Water	Yes
Gas	Yes
Trash	Yes

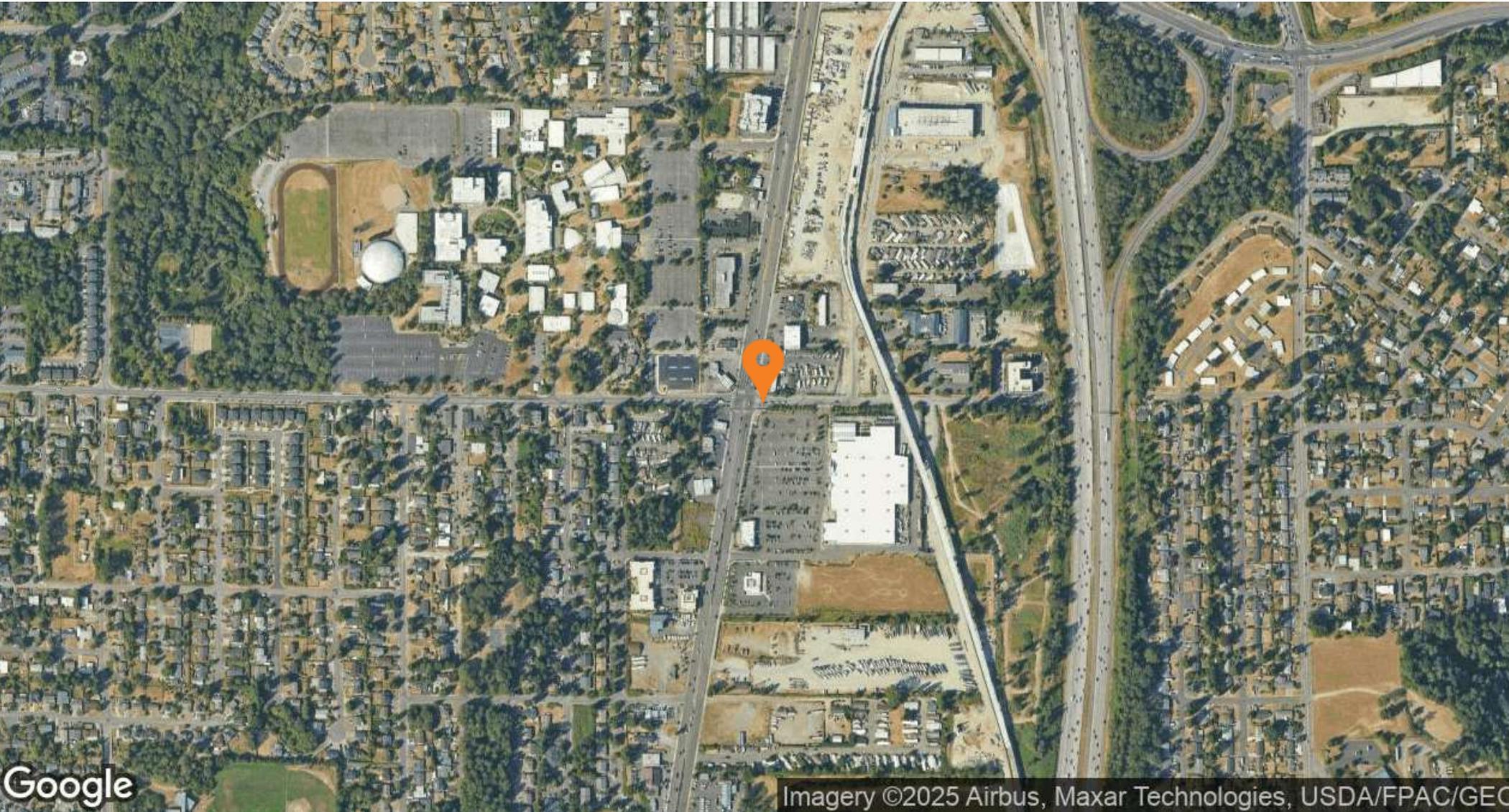
## Kent TOD Development Site // REGIONAL MAP



LOCAL MAP // **Kent TOD Development Site**



Kent TOD Development Site // AERIAL MAP



Google

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SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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PRICE PER ACRE CHART

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PRICE PER SF CHART

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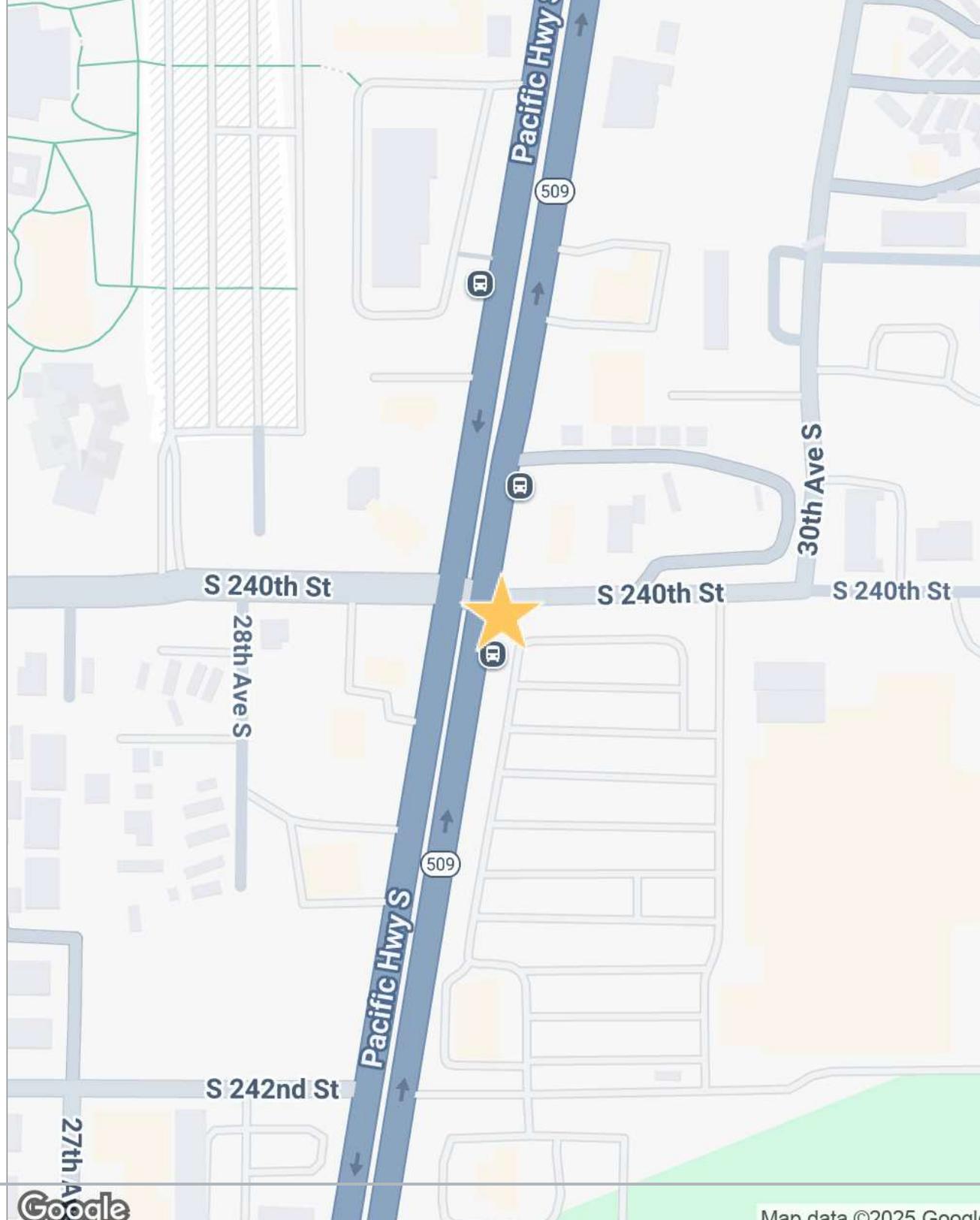
SALE COMPS

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# SALE COMPS MAP

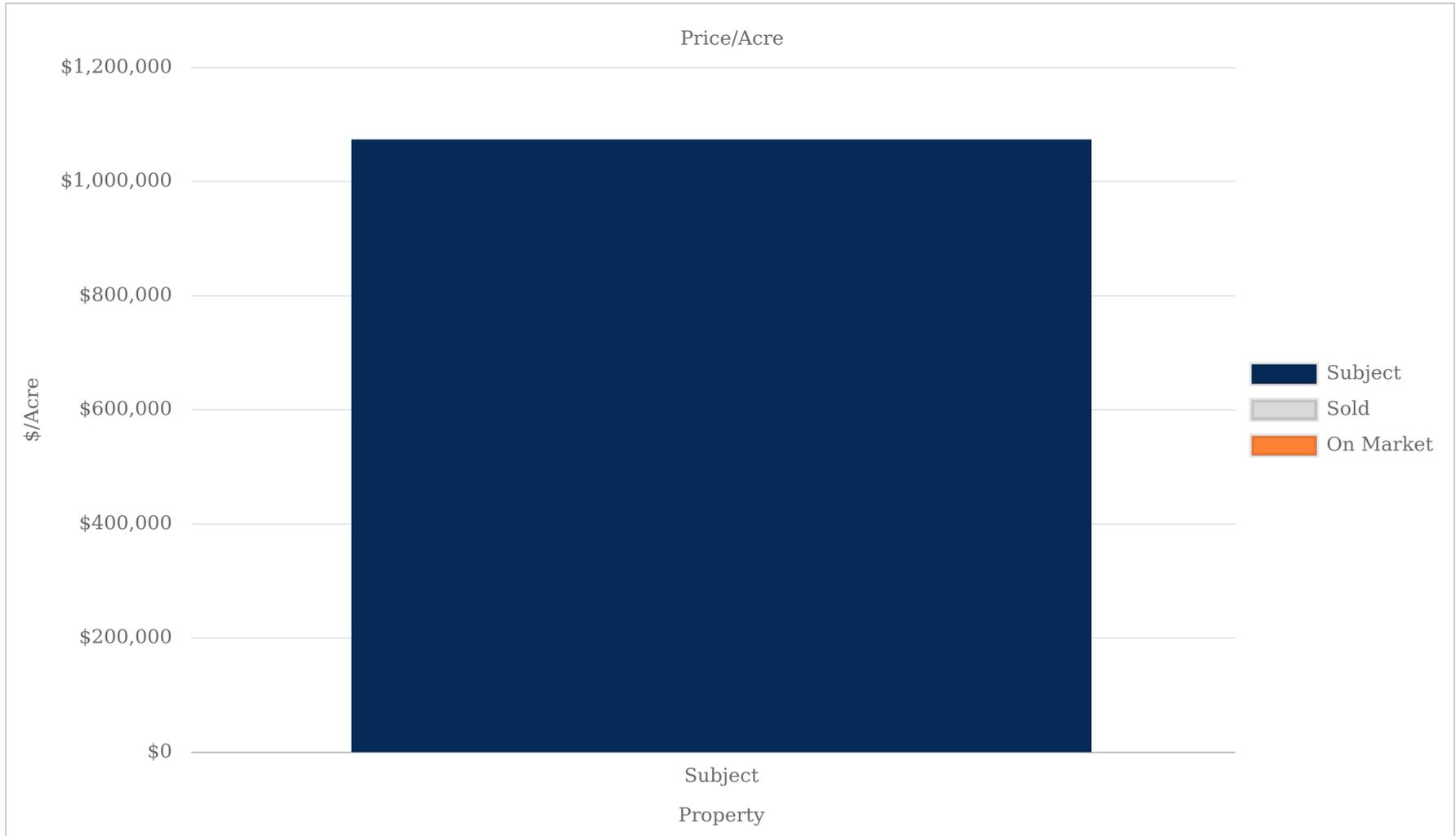
★ Kent TOD Development Site



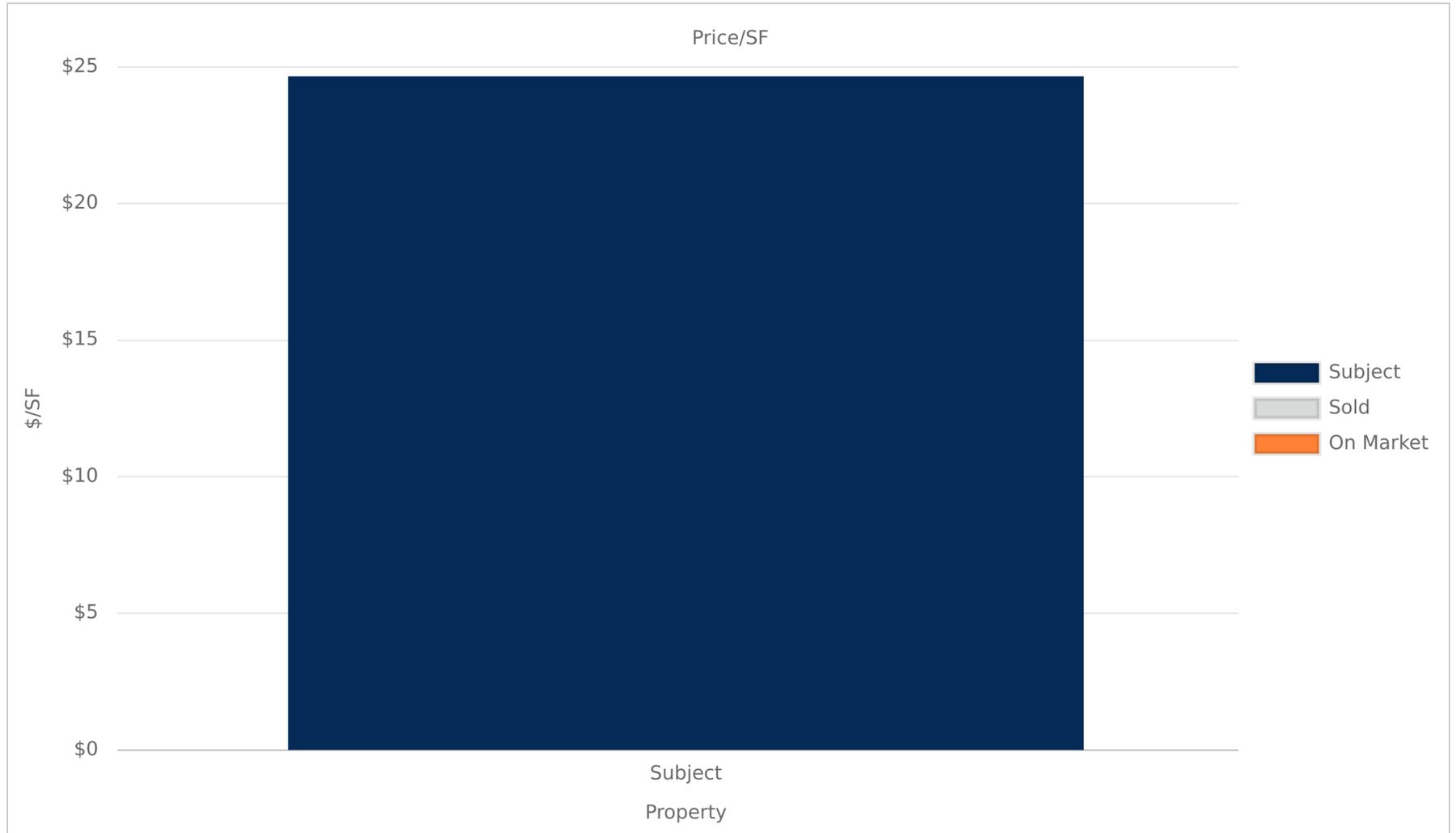
## Kent TOD Development Site // SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
 <p><b>Kent TOD Development Site</b> 24000 Pacific Hwy S Kent, WA 98032</p>	Request for Offer	5.68 AC	-	1	-	-	On Market
SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
AVERAGES	\$0	-	-	-	-	-	-

# PRICE PER ACRE CHART // Kent TOD Development Site



# Kent TOD Development Site // PRICE PER SF CHART



SALE COMPS // **Kent TOD Development Site**

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SECTION 5

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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