



HPBD-BC Zoned Land Sale
Britton Pkwy & Gateway Blvd

Thurston County
Parcel: 11803440000
17.08 Acres | 744,005 SF

Exclusive Representation

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The Opportunity

For sale is a 17.08 acre parcel that affords excellent exposure, access, and visibility, with Britton Pkwy to the South, Gateway Boulevard to the West, Callison Rd to the East, located one half mile north of Interstate 5. The recent, current, and planned development in the immediate vicinity highlights the strategic location and value of this development site. Current zoning offers a wide variety of uses, including general commercial, office, light industrial, flex, R&D, biotech, and low density residential. An added benefit to this location is the robust residential development component immediately to the west of the site, the close proximity to Lacey's retail hub, Lacey Marketplace, and the 250 acre Lacey Gateway mixed-use development just to the South.

Pricing:	Offered at \$13.50 PSF (\$10,044,054)
Address:	7250 Britton Pkwy NE, Lacey, Thurston County, WA
Studies Available:	Phase 1, Topo, Geotech, ALTA, Wetland Letter
Topography:	Generally level
Zoning District:	Hawks Prairie Business District-Business Commercial
Utilities:	All available
Detrimental Easements:	None
Ingress/Egress:	Expected to be available on each frontage street
Wetland:	None (Buyer to verify)

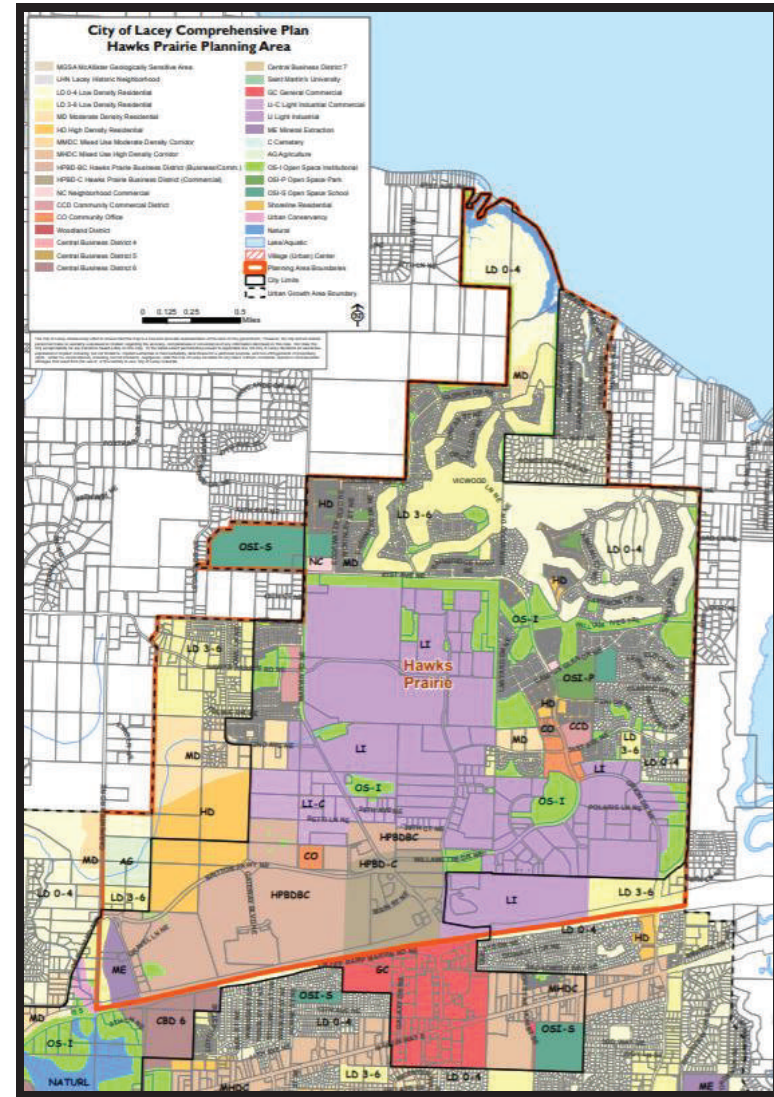


Lacey, Hawks Prairie Overview

The Hawks Prairie Planning Area includes approximately 4,635 acres of property. Of this, approximately 660 acres are available for residential development with 410 acres of lower density residential and 250 acres of higher density. 970 acres are available for commercial and industrial purposes with 670 acres of industrial and 300 acres of commercial (Hawks Prairie Business District, Community Commercial, Neighborhood Commercial, Business Park).

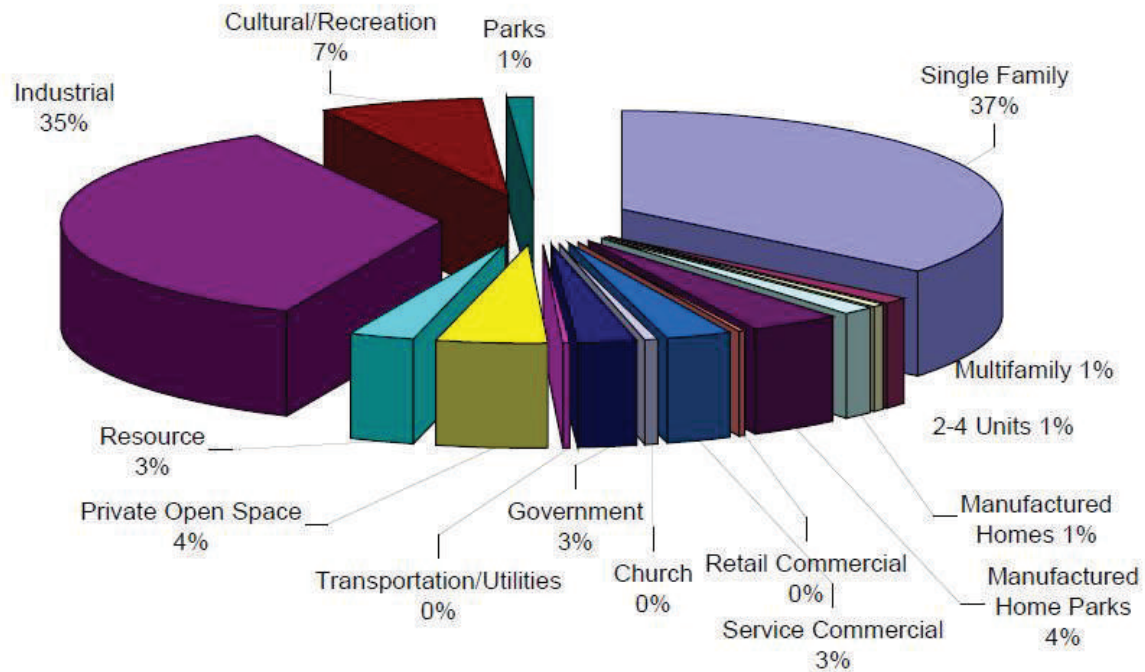
Over 4.8 million square feet of commercial buildings have been constructed in the Hawks Prairie Planning Area. Most of the building square footage is related to distribution and warehousing, including the Target Distribution Center at over 2 million square feet and the Home Depot Distribution Center at 750,000 square feet. According to the City’s market analysis, this planning area will continue to see more non-residential construction in the future, including an anticipated 4.4 million square feet of commercial construction over the next twenty years.

The majority of the commercial space that have been developed are along the Marvin Road corridor that extends from I-5 to Martin Way. This corridor functions as Lacey’s primary commercial area anchored by Home Depot, Costco, Best Buy and Walmart. Currently there are approximately 22,000 square feet of vacant commercial space, accounting for a 2.2 percent vacancy rate.



Lacey, Hawks Prairie Overview

Existing Land Use In Hawks Prairie Planning Area
Measured As Acres Of Land Consumed



The Hawks Prairie Planning Area has more potential than other planning areas for development because of available vacant land resources and availability of utilities, including sewer and water. Currently, this planning area’s primary function could be characterized as mixed commercial and industrial uses, with a trend towards residential. According to the City of Lacey’s 2016 Comprehensive Economic Development Plan, in the future, the residential component will become more emphasized, with continued interest in commercial and light industrial uses.



The information contained in this Memorandum is confidential and intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. Kaleb Group has not verified any of the information contained herein and makes no warranty or representation, expressed or implied, whatsoever regarding the accuracy or completeness of the information provided. Any projections, opinions, or estimates are subject to uncertainty and the information may not represent the current or future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property and any reliance on this information is solely at your own risk.