

AVAILABLE NOW  
FOR PURCHASE

# THURSTON COUNTY PROPERTY

13120 Tilley Road SW | Olympia, WA 98512



*Located in southern Thurston County, approximately two and a half miles east of Interstate 5, this property is in close proximity to Thurston, Pierce, and Lewis County population centers. It has easy access to major transportation corridors. The site contains an existing network of roadways associated with prior uses and eight gravel mine areas.*

## GENERAL PROPERTY INFORMATION

- **PARCEL NUMBER:** 12602340100
- **ACREAGE:** 745 acres
- **ZONING:** Rural Residential – R1/20
- **ACTIVE GRAVEL MINE:** Permits allow for the mining of up to 20,600,000 cubic yards of aggregate from eight (8) mining areas. Estimated aggregate in the permitted mining areas is 22,000,000 cubic yards.
- **OWNERSHIP:** Fee simple ownership by the Port of Tacoma.
- **UTILITIES:** An industrial water right equal to 371 acre-feet per year. The two wells to deliver this water at 230 gallons per minute. The property also has electric service, domestic water, and septic systems onsite.
- **ACCESS:** There is an existing network of 60-foot easement roadways on the property associated with prior uses.
- **TOPOGRAPHY:** The property is generally flat with some mounds in the eastern portion.



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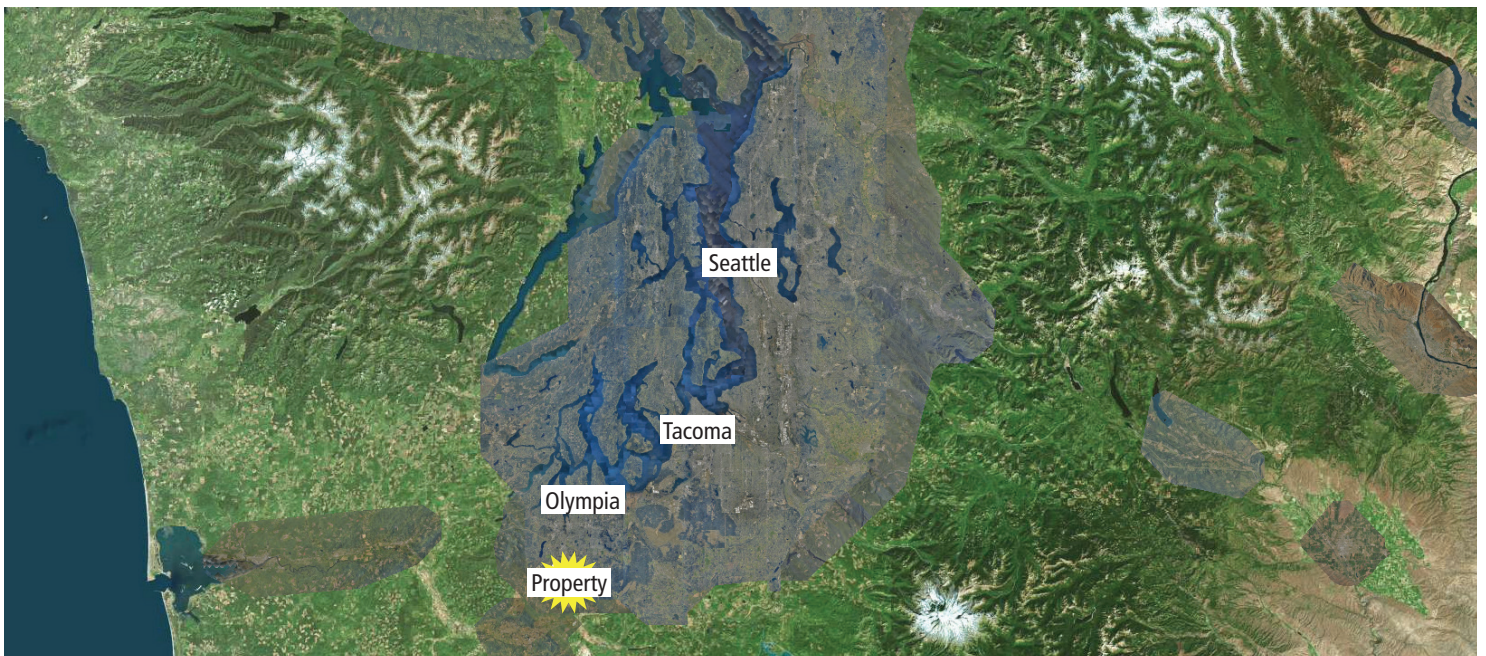
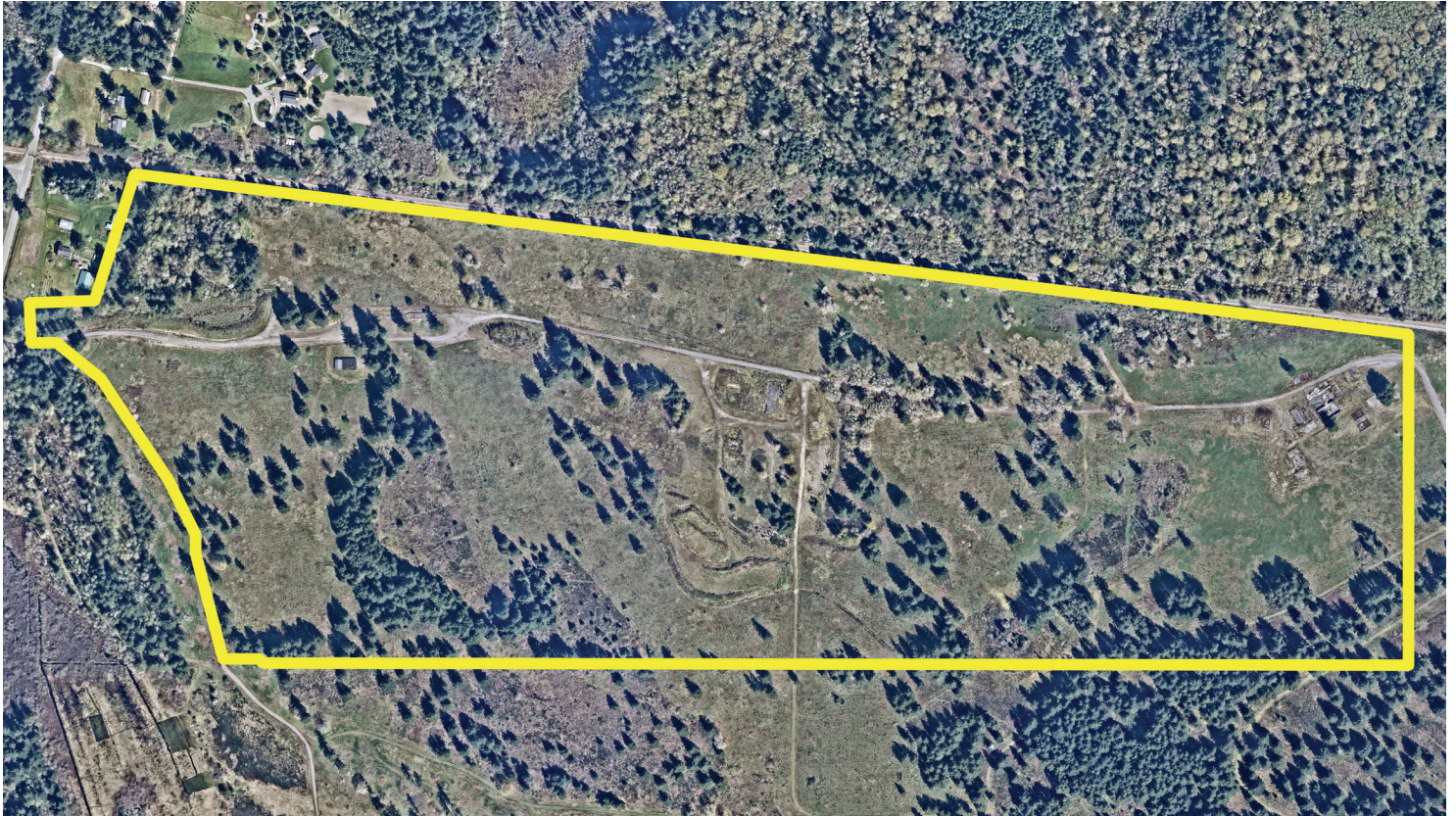
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## MINE AREA

- Mine areas 1 and 2 are north of the railroad tracks.
- Mine areas 3 and 4 border the native outwash prairie east of the site.
- Mine areas 5, 6, 7, and 8 are located in the center of the mining project boundary, with Mine Area 7 extending furthest to the west.
- The Property contains an estimated 22,000,000 million cubic yards of minable high quality aggregates (sand and gravel). An aggregate analysis study rated the quality of the aggregate on the Property as very high, with little extraneous material.
- The mine project boundary and the eight mine areas were designed to exclude the creeks, wetland, stands of Oregon white oak, and identified native outwash prairie.
- The property has a vested Thurston SUP and a DNR Surface Mine Reclamation Permit, allowing the owner to mine up to 20,600,000 cubic yards of aggregate.
- Mining began in November 2011, and to date, based on the production records provided by current operator, approximately 96,000 tons of gravel has been mined. The term of the SUP is 20 years, and extensions may be possible.



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