



PRIME 2.21 ACRES | HDC-4 ZONING | UTILITIES READY



300 PATTISON ST NE, OLYMPIA, WA

## LISTING INFORMATION

Introducing a prime opportunity to acquire 2.21 acres of land with 88.5 feet of frontage, zoned High Density Corridor-4 (HDC-4) that aims to develop vibrant, transit-accessible commercial and residential hubs with high-intensity uses, pedestrian-friendly design, and continuous street edges.

The property features easy access to major freeways and is conveniently located near Providence St. Peter Hospital, medical services, shopping centers, and a brand-new residential development.

There are no wetlands on the property, and utilities are available at the street.

2.21 AC (96,267 SF)

PARCEL: 34202900200

\$350,000

CBA# 41473006



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

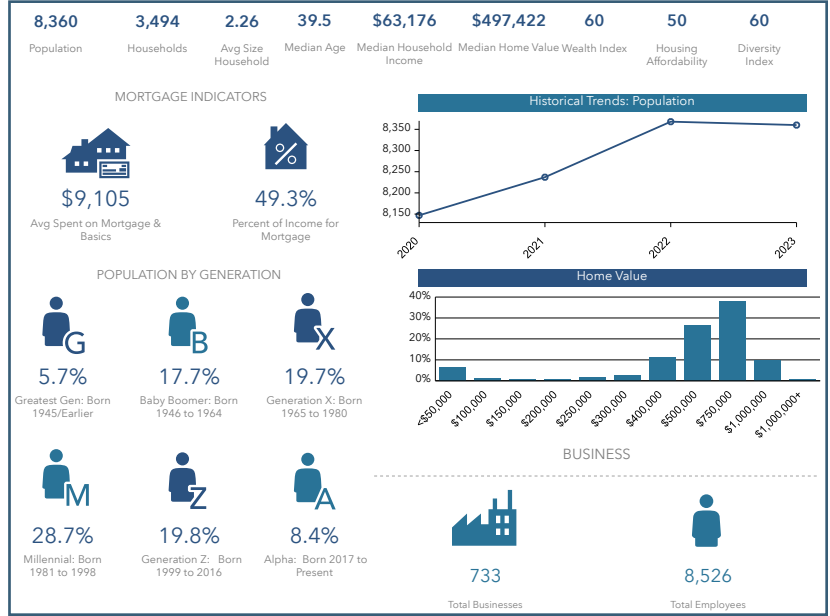
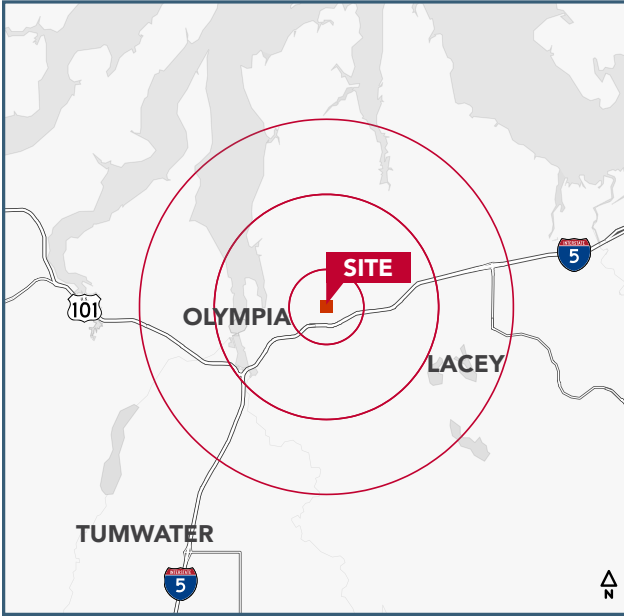
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DEMOGRAPHIC PROFILE



DEMOGRAPHIC SUMMARY

	0 - 1 MILE	3 MILE	5 MILE
2029 PROJECTION	9,070	65,773	174,256
2024 ESTIMATE	8,550	62,249	164,818
2020 CENSUS	8,052	60,010	158,357
GROWTH 2024-2029	6.08%	5.66%	5.73%
GROWTH 2020-2024	6.18%	3.73%	4.08%
MEDIAN AGE	40.60	41.80	40.10
AVERAGE AGE	41.10	41.90	40.70
2024 AVG HH INCOME	\$63,732	\$89,856	\$92,793
2024 AVERAGE HH SIZE	2.20	2.20	2.30
2024 MEDIAN HOME VALUE	\$351,437	\$398,731	\$398,495
2024 OWNER OCCUPIED HH	41.62%	51.51%	54.36%
2024 RENTER OCCUPIED HH	53.38%	48.49%	45.64%



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