

# RYTERRA QUARRY

Enumclaw, WA

\$5,550,000



**NEWMARK**

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# RYTERRA QUARRY

Enumclaw, WA

## THE OFFERING

Newmark, as exclusive advisor, is pleased to present a rare and exceptional opportunity to acquire the Rytterra Quarry, a fully operational quarry situated on 39.44 acres of prime land in Enumclaw, Washington. This offering provides prospective buyers with a unique chance to secure a functioning quarry strategically located within 50 miles of Seattle, boasting 8,000,000 cubic yards of reserves and WSDOT approved materials.

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As one of the few fully functioning quarries within the region, the Rytterra Quarry stands out as an exceptionally rare opportunity to acquire an active quarry. This fully operational quarry presents an opportunity for buyers and capitalize on the robust demand for high-quality construction materials in the thriving Seattle metropolitan area, one of the fastest-growing economic regions in the nation.

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## PROPERTY SNAPSHOT

**LOCATION** Enumclaw, Washington

**SITE AREA** ±39.44 acres

**QUARRY STATUS** Fully Operational

**PROXIMITY TO SEATTLE** Within 50 miles

**WSDOT** Approved Materials

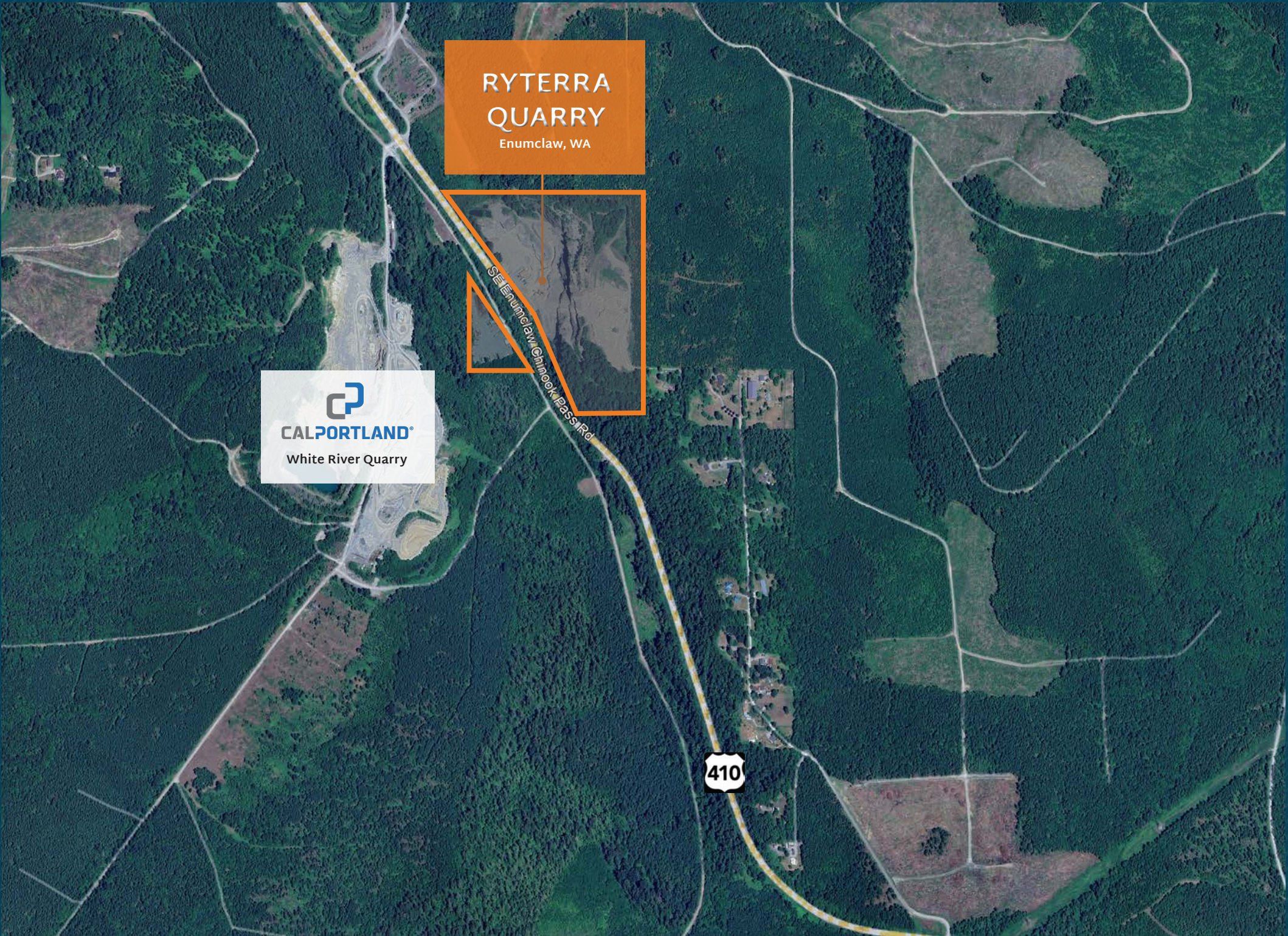
**RYTERRA  
QUARRY**

Enumclaw, WA

  
**CALPORTLAND**  
White River Quarry

SE Enumclaw-Chinook Pass Rd

410



# PROPERTY DESCRIPTION

Ryterra Quarry emerges as an extraordinary opportunity to acquire a rare and fully operational quarry nestled in the heart of Enumclaw, Washington. Covering 39.44 acres, this unique property is strategically located within 50 miles of Seattle and offers an unparalleled chance to enter the construction materials industry. Boasting 8,000,000 cubic yards of reserves and WSDOT approved materials, Ryterra Quarry stands as a distinctive asset in the thriving Pacific Northwest market.

**RYTERRA  
QUARRY**  
Ellensburg, WA



## LIST OF PARCELS

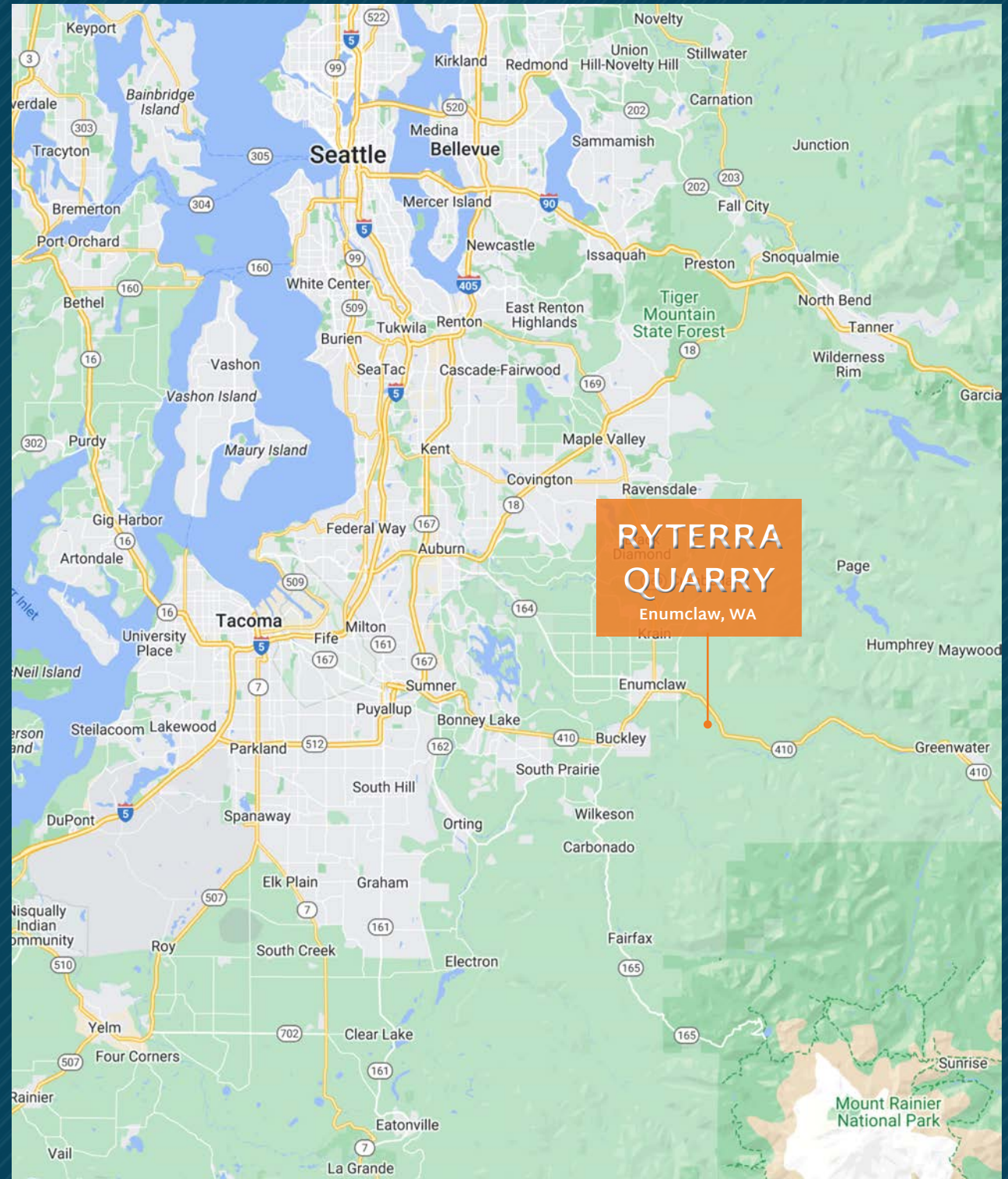
ADDRESS	PARCEL	ACRES
31810 State Route 410	3320079030	38.87
31818 State Route 410	3320079044	0.57
		<b>TOTAL ACRES: 39.44</b>

## TRAVEL TIMES

Port of Tacoma	31 miles
Port of Seattle	48 miles

# PROPERTY HIGHLIGHTS

- 39.44 Acres
- Active surface mining reclamation permit and grading permit
- WSDOT approved materials - approved for riprap, quarry spalls & rock for rock walls
- Materials/ type of product in Estimated Volume of 8 Million Cubic Yards - Overburden can be made into stream boulders/stream bed mix/ large landscape boulders/ 2" minus/ 1 ¼ minus/ 5/8 minus/ washed materials as sand and washed rock. The basalt in this quarry is known for rockery rock which can break up into squares. 1-4 man rockery rock/ 4"-8" quarry spalls/ 2"-4" quarry spalls/ 2" minus/ all the crushed products.
- Full Due Diligence package available: surface mining reclamation permit, grading permit, DOE permit (storm water), reclamation bond, preliminary site and grading plan.



## UNMATCHED OPPORTUNITY

The Ryterra Quarry is currently in full operation, demonstrating a history of efficient and successful production. It stands as a testament to operational excellence, with a track record of meeting market demands consistently. The property is endowed with 8,000,000 cubic yards of high-quality reserves, ensuring a long-term and sustainable source of materials for construction and infrastructure projects.

Enumclaw's proximity to Seattle, just 50 miles away, positions the quarry strategically within the heart of one of the nation's fastest-growing metropolitan areas. This ensures a constant and robust demand for construction materials. Materials extracted from the Enumclaw Quarry are WSDOT approved, meeting the stringent standards set by the Washington State Department of Transportation and is a reliable and compliant source for essential construction materials.

## SCARCITY OF COMPARABLE SITES

The greater Puget Sound industrial market is exceedingly supply-constrained due to spot zoning, differing municipal agendas, along with geographical and environmental constraints have resulted in a dearth of opportunities.



## OFFERING GUIDELINES

The Ryterra Quarry represents an unparalleled opportunity to acquire a fully operational quarry with abundant reserves and WSDOT approved materials within close proximity to Seattle. This offering is poised to attract users seeking a strategic foothold in the thriving construction materials industry. Interested parties are invited to inquire further and explore the potential of this exceptional opportunity. Financials and operational details will be provided to qualified and serious buyers.



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