

AC MOATE AUBURN YARD

4.71 ACRE C-3 LAND SITE FOR OWNER-USER OR INVESTMENT

2104 - 2216 A St SE | Auburn, WA



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TABLE OF CONTENTS

- Executive Summary
- Offering Summary
- Property Description
- Property Photos
- Regional Map
- Development Possibilities



EXECUTIVE SUMMARY

Introducing a large land opportunity in South Auburn located just blocks from Hwy 18 and spanning an entire block along A St SE. The underlying Heavy Commercial C-3 Zoning of the property permits a wide range of users including outdoor retail/wholesale, dealerships, service providers, limited outdoor storage and fabrication, and more.

Auburn's business friendly environment and significant growth over the last business cycle have created an excellent labor pool and improving demographics to support a wide array of possible uses for the site, though it is entirely functional in its present form to continue as a mix of contractor yards, automotive sales, and mixed residential use.

The site is partially owner-occupied by AC Moate Industries, a regional paving company. The remainder of the site is occupied by two residences, and several other smaller businesses using portions of the site for outside storage, vehicle parking, and sales activities. The Seller can deliver the site vacant, or remain on site for a leaseback for up to 1 year.

LOCATION HIGHLIGHTS

- 5 mile population of 172,494 in 60,198 households
- 10-mile population of 638,877 in 226,233 households
- 5 and 10 mile average incomes over \$100k/yr
- Mostly owner-occupied housing units in demographic area
- Less than 1 mile to Hwy 18
- Central location to access King and Pierce Counties
 - 23 mins to Tacoma
 - 25 mins to Seatac
 - 36 mins to Seattle & Bellevue

PROPERTY ATTRIBUTES

TOTAL SIZE: 205,175 SF (4.71 Acres)

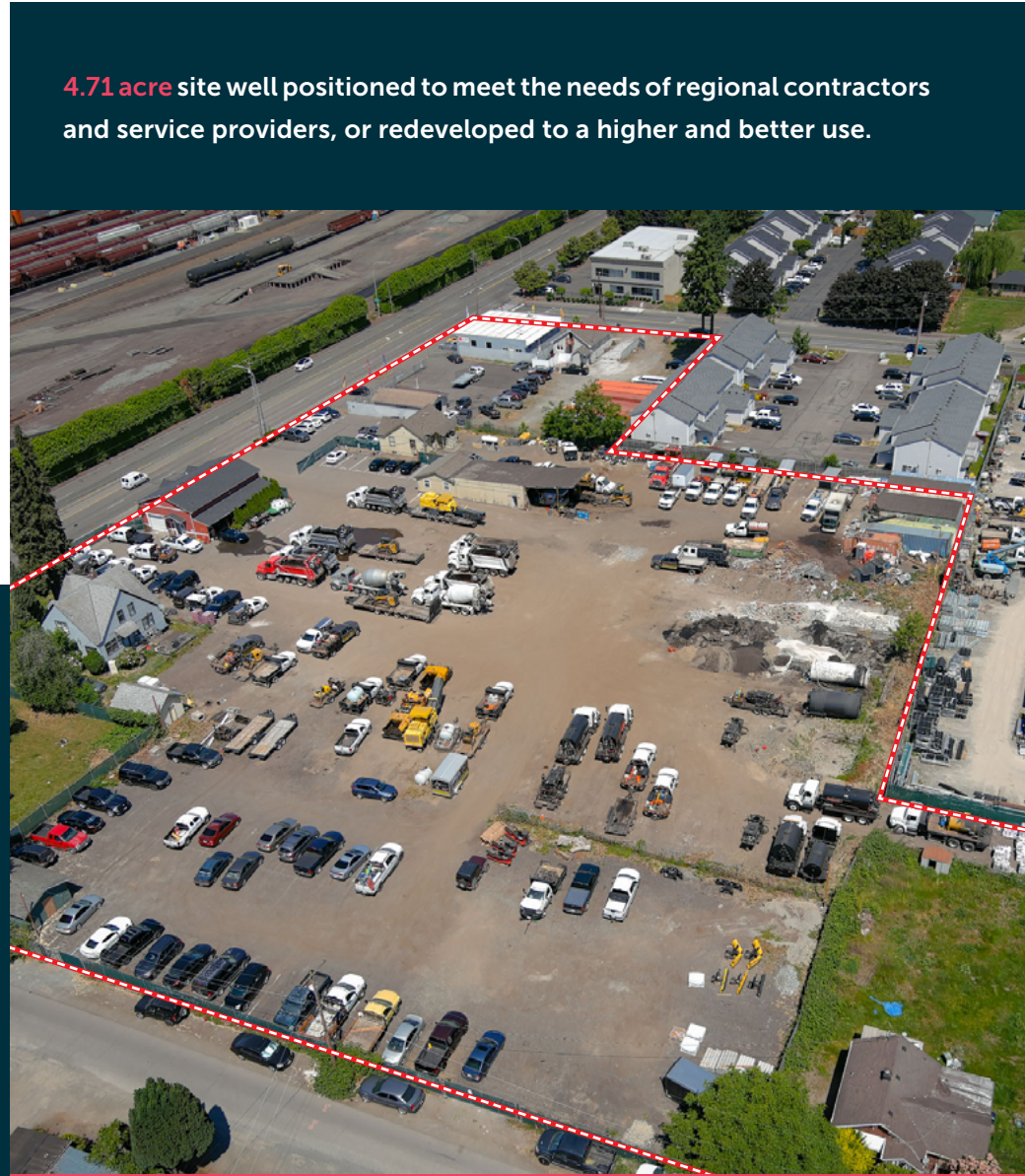
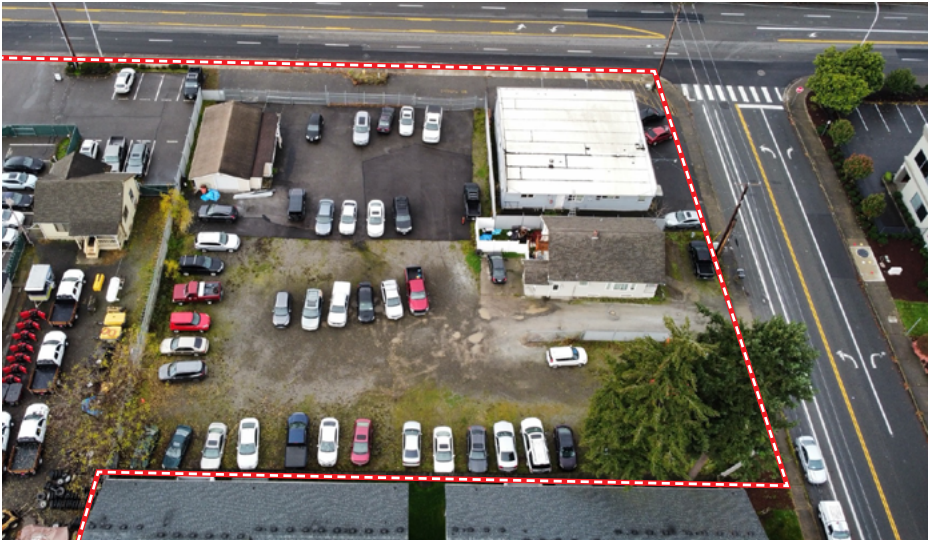
EXISTING IMPROVEMENTS: 4 modern commercial buildings, 1 converted office, 2 residences, and a variety of outbuildings

ZONING: C-3, City of Auburn

- Potential to purchase with income in place or vacant ready for a user.
- Property is easily divided for multiple tenants and uses.
- Mix of paved and gravel surface.
- All outdoor storage areas are already fenced.
- Heavier industrial use grandfathered for mid-section of the property
- Full block allows for multiple points of ingress/egress



OFFERING SUMMARY



4.71 acre site well positioned to meet the needs of regional contractors and service providers, or redeveloped to a higher and better use.

OFFERING PRICE

\$9,900,000 (\$48.25/SF)

TERMS

Potential Seller leaseback of entire site at \$60k/mo, NNN for up to 12 months.

Site can also be delivered fully vacant within 60-90 days

Seller is aware of pending grading violations and intends to settle such matters prior to Closing in a way that best suits Buyer's intended Use. A significant amount of engineering and planning has been completed.

OPTIONAL ALTERNATIVE OFFERING

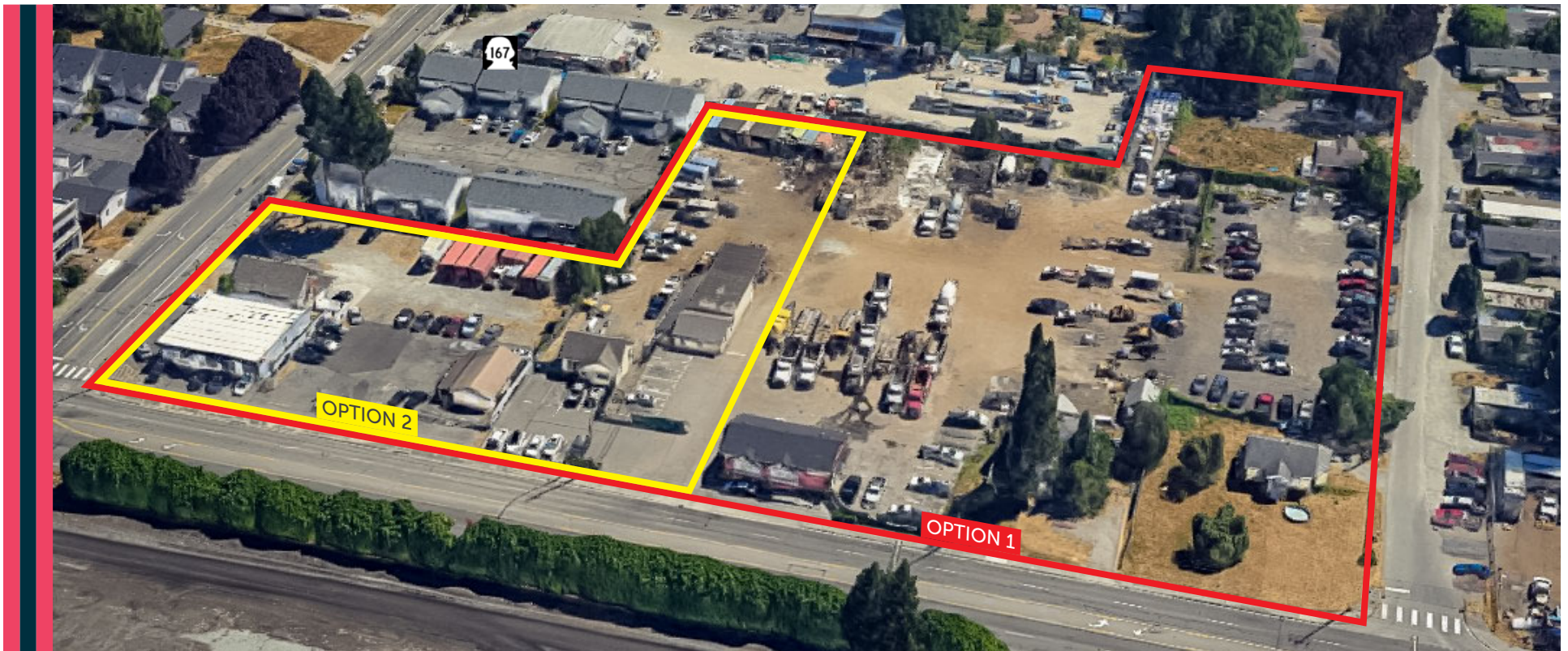
A smaller 74,040 SF assemblage at north end of site can be purchased as a freestanding site with income in place, see outline on following page.

PROPERTY DESCRIPTION

The site consists of 8 parcels totaling 4.71 acres, all zoned C-3 with an industrial use provision grandfathered in to the mid-section of the property. The site spans an entire block offering over 600 feet of frontage along A St SE, with multiple points of existing ingress/egress on the north, west, and south property lines. C-3 zoning allows for continued industrial and commercial uses, or redevelopment to storage, mixed use residential, recreational centers, assembly places, assisted living, and more.

CRITICAL DETAILS

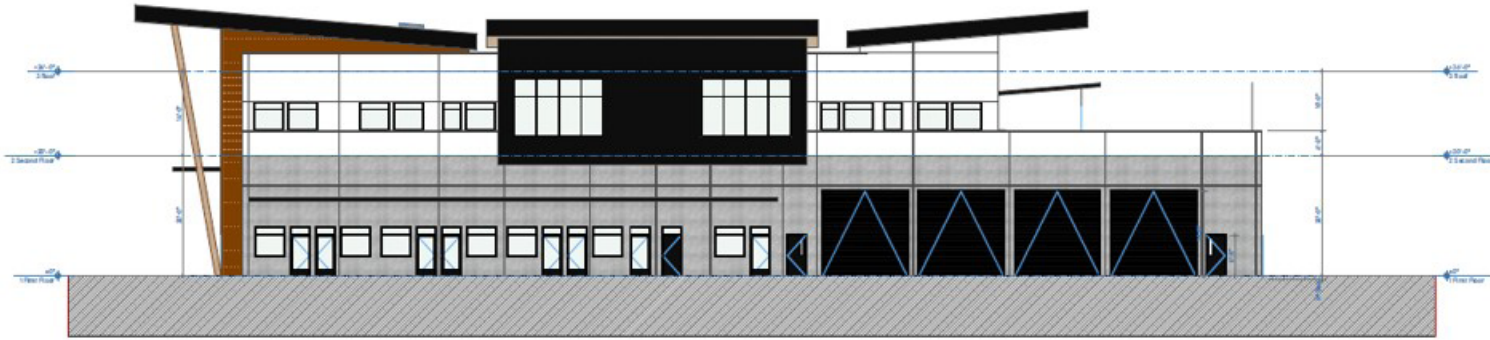
Zoning	C-3, City of Auburn
Gross Building Area	Approximately 12,000 SF
Gross Land Area	205,175 SF with no known wetlands or unusable areas
Maximum Site Coverage	No maximum in the C-3 zone, 100% coverage is allowable
Maximum Development Height	75 FT



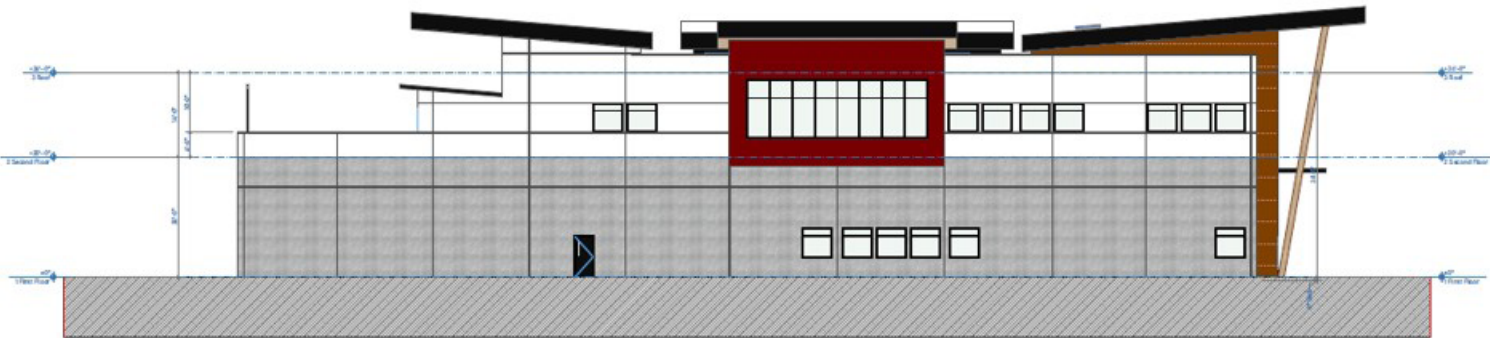
REGIONAL MAP



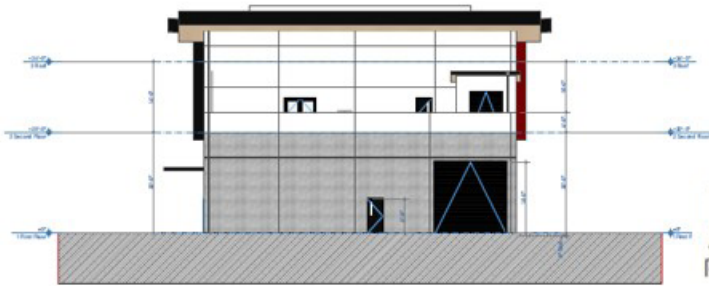
DEVELOPMENT POTENTIAL



① South Elevation



① North Elevation
SCALE: 1/8" = 1'-0"



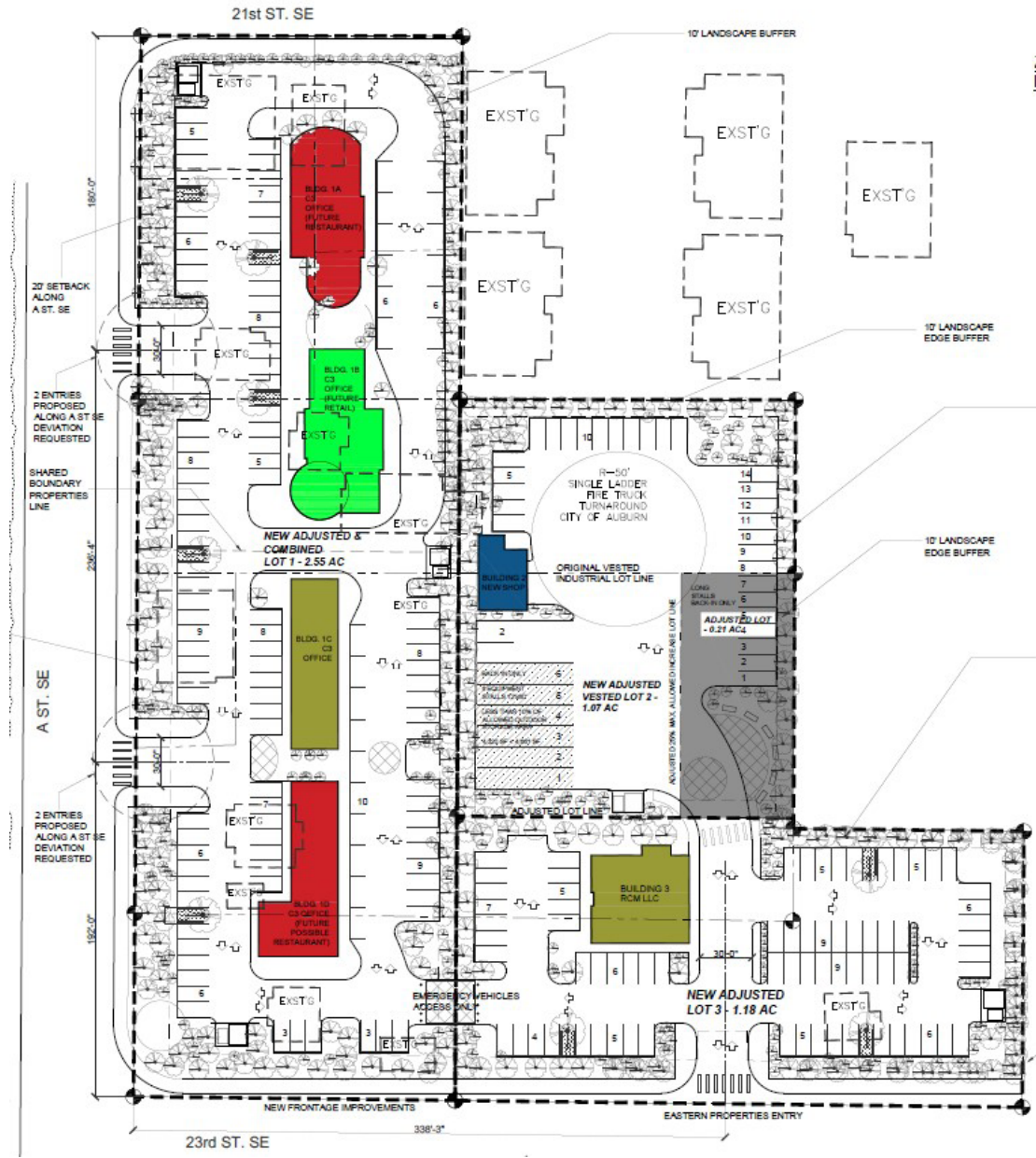
② East Elevation
SCALE: 1/8" = 1'-0"

rma
Architecture & Planning
Rutledge Maul Architects, P.S. Inc.



② West Elevation
SCALE: 1/8" = 1'-0"

POTENTIAL DEVELOPMENT SITE PLAN



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