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WRITING MEMORANDUMS

2.89 Acre TOD redevelopment site MTC -1 Zoning

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Exclusively Marketed by:

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Broker Remax Northwest Commercial
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80899



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	2705 S 240th st Kent WA 98032			King
COUNTY				King
PRICE				\$10,995,000
PRICE PSF				\$87.26
LAND SF				126,000 SF
LAND ACRES				2.89
ZONING TYPE				MTC-1
# OF PARCELS				3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	15,948	94,796	215,707
2025 Median HH Income	\$84,520	\$83,202	\$88,701
2025 Average HH Income	\$113,088	\$113,096	\$117,793

2.89 acre TOD

- This transit-oriented development site is Strategically positioned near the corner of S 240th Street and Pacific Highway, The flat 2.89-acre site offers approximately 126,000 square feet of MTC-1 zoned land ideal for a wide range of development possibilities. The flexible zoning supports multifamily housing, affordable units, assisted living, age-restricted communities, and townhomes.

Located within walking distance of the upcoming Kent–Des Moines light rail station (opening in 2026), this TOD offering is perfectly situated for transit-oriented redevelopment. As one of the few remaining large-scale redevelopment parcels along Pacific Highway, this site represents a rare and valuable opportunity in a rapidly evolving corridor. PHASE I COMPLETED

Parcel Numbers: 3603600330 / 3603600450 / 3603600445

2.89 Acre TOD redevelopment site MTC -1 Zoning

- Current income is \$300,000 annually from 1 home, 1 two story duplex with storage and 9 mobile homes.

02 Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map
Traffic Counts



2.89 acre TOD

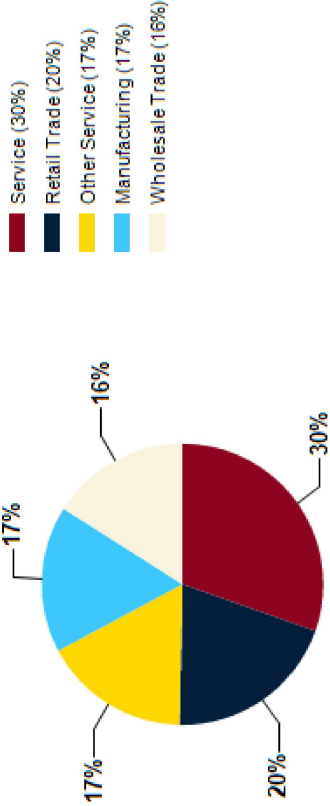
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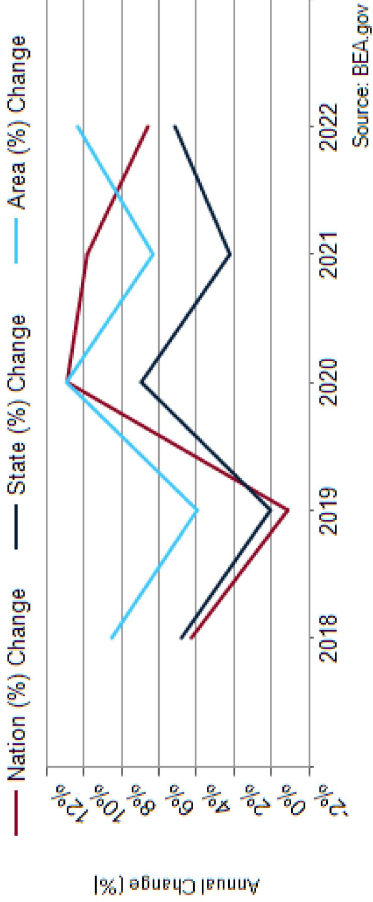
Major Industries by Employee Count

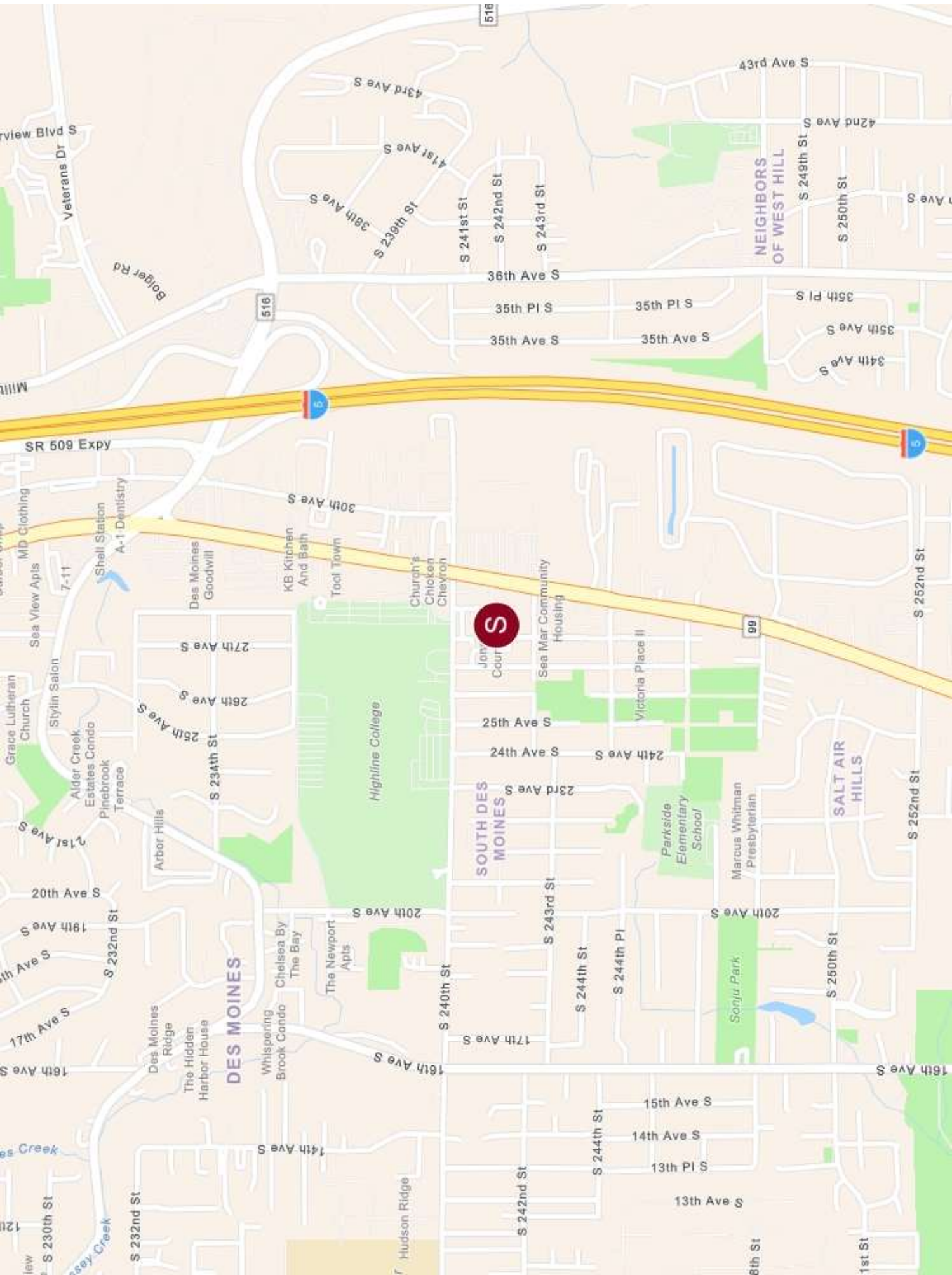


Largest Employers

Amazon.com LLC	3,073
Kent Public Schools	2,970
The Boeing Company	2,522
Blue Origin, LLC	1,600
Exotic Metals Forming Company	1,047
City of Kent	719
King County Maleng Regional Justice Center	630
Coho Distributing LLC	628

King County GDP Trend





Amazon.com LLC

Approx. 3,073 Employees
Approx. 5 miles

Kent Public Schools

Approx. 2,970 Employees
Approx. 5 miles

The Boeing Company

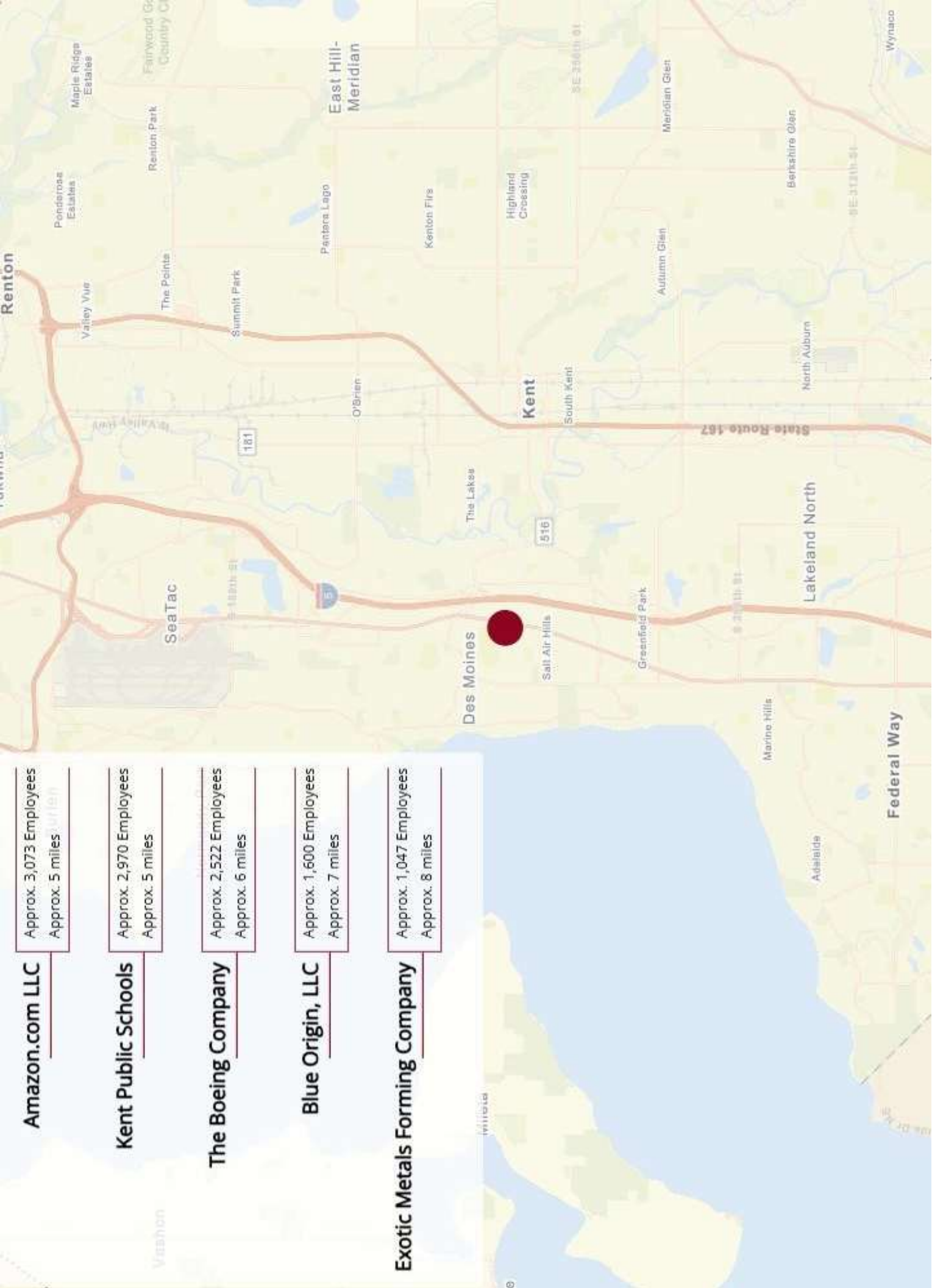
Approx. 2,522 Employees
Approx. 6 miles

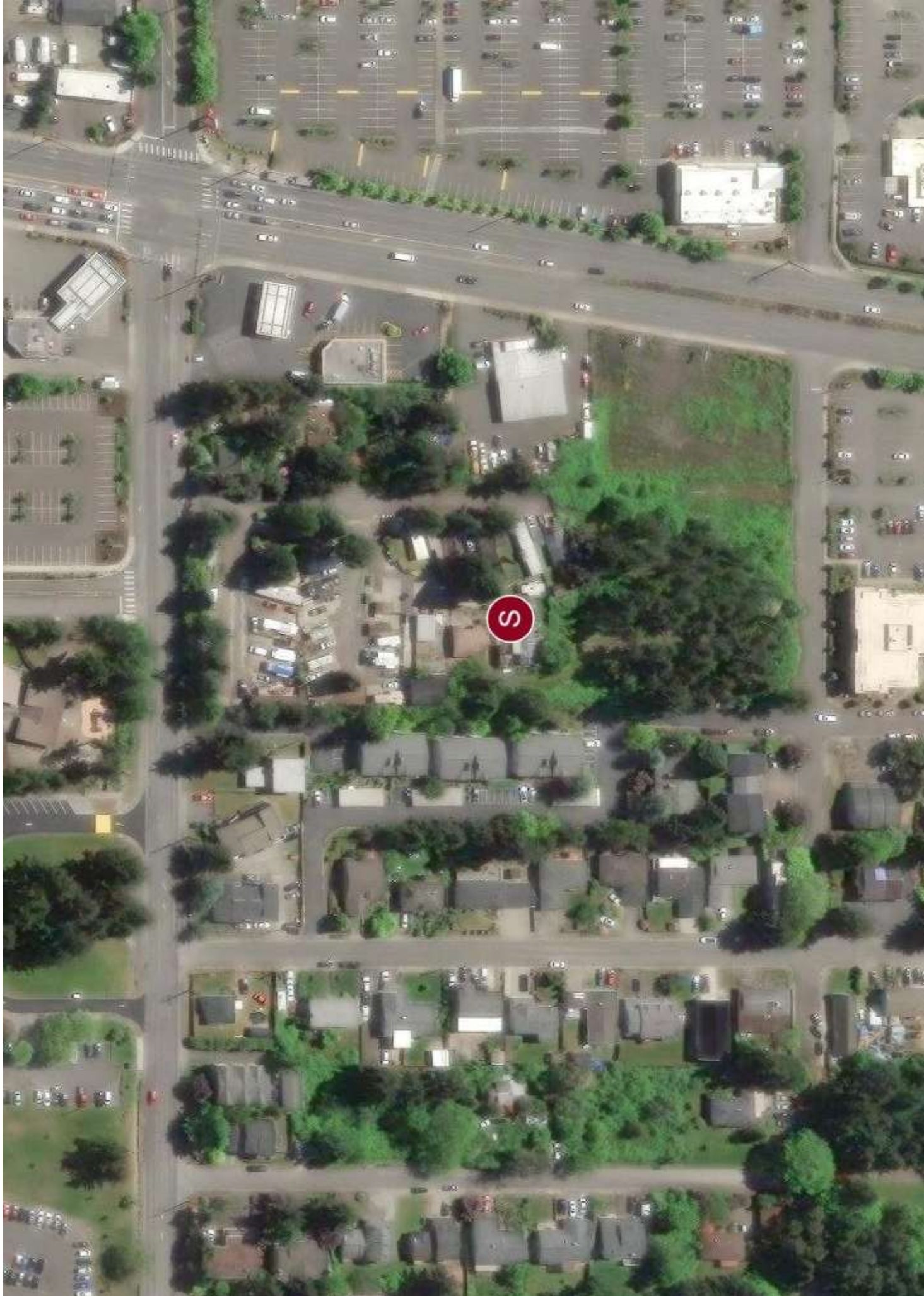
Blue Origin, LLC

Approx. 1,600 Employees
Approx. 7 miles

Exotic Metals Forming Company

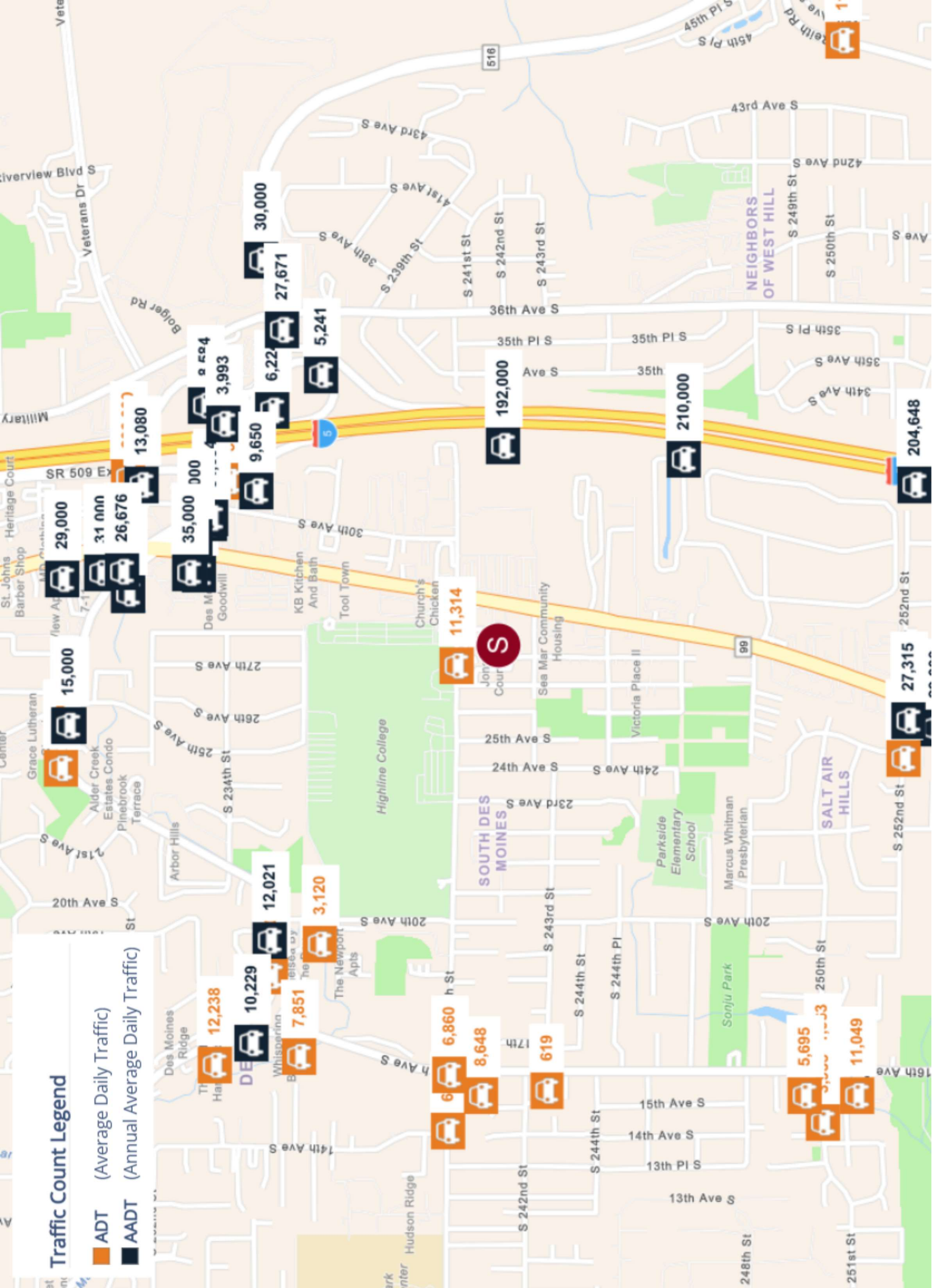
Approx. 1,047 Employees
Approx. 8 miles

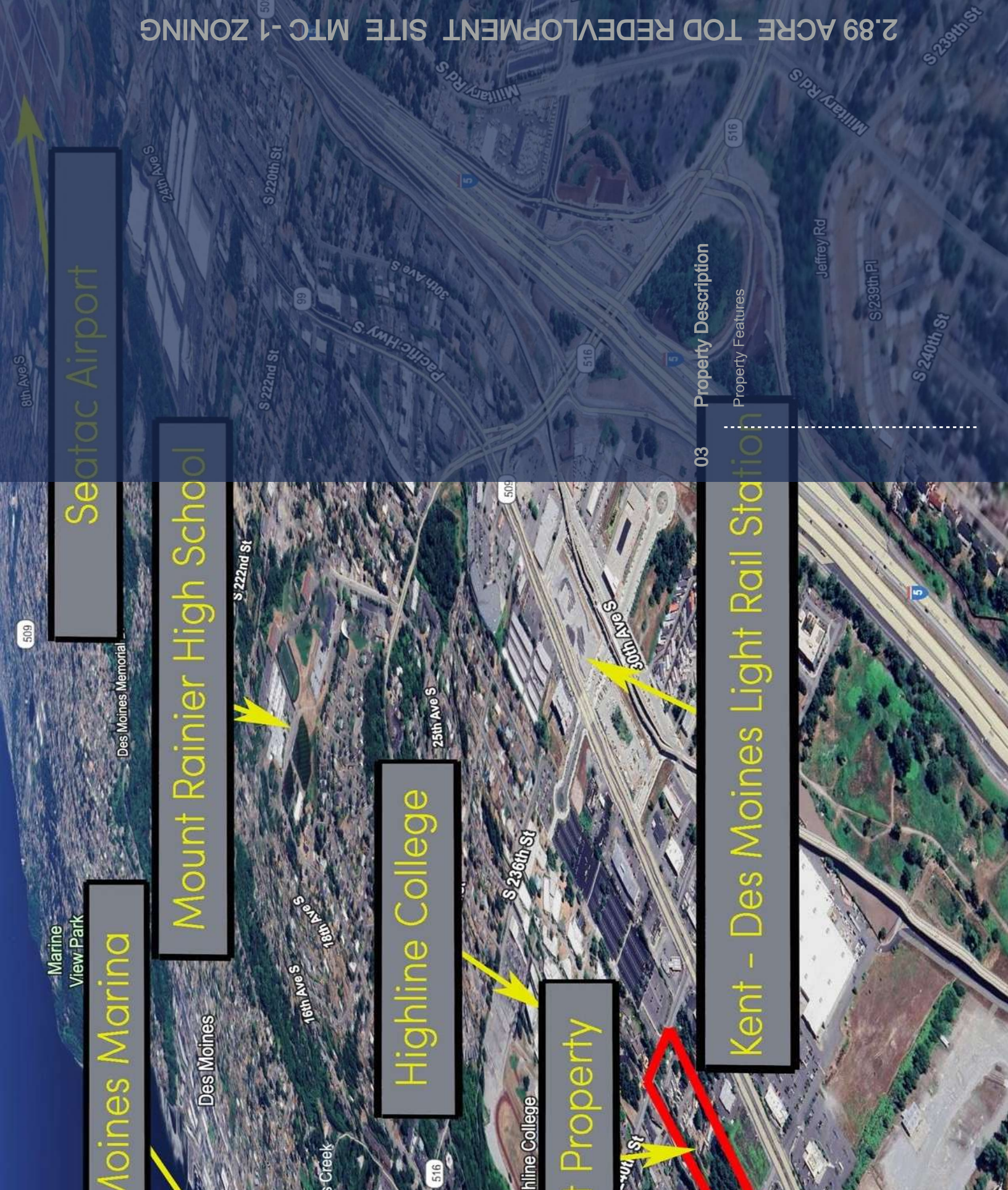




Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)





PROPERTY FEATURES	
LAND SF	126,000
LAND ACRES	2.89
# OF PARCELS	3
ZONING TYPE	MTC-1



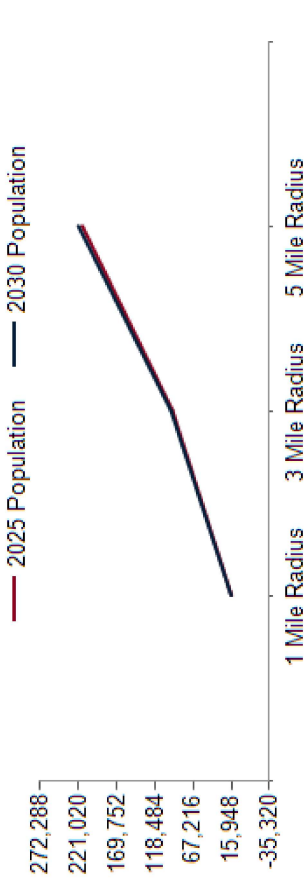
04 Demographics

General Demographics

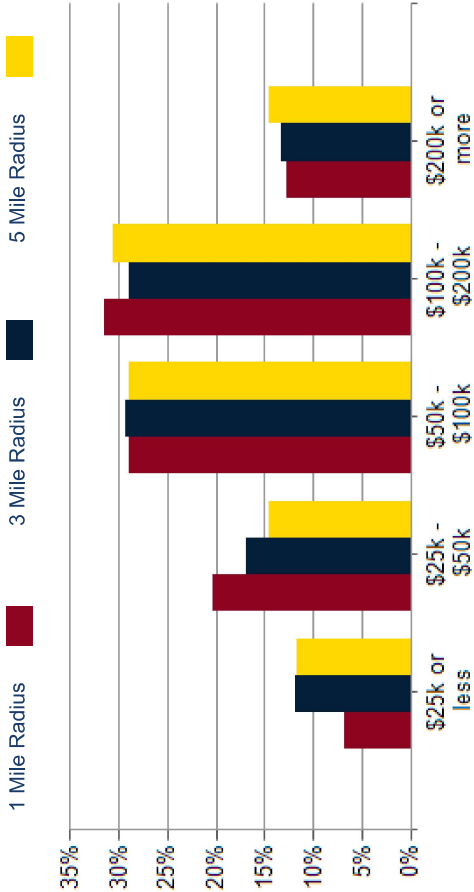
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,639	72,001	165,165
2010 Population	13,511	77,943	178,013
2025 Population	15,948	94,796	215,707
2030 Population	16,388	96,960	221,020
2025 African American	2,404	16,019	32,616
2025 American Indian	249	1,277	2,607
2025 Asian	2,618	16,050	40,767
2025 Hispanic	4,048	20,378	43,322
2025 Other Race	2,571	12,048	25,779
2025 White	5,577	34,675	81,912
2025 Multiracial	1,985	11,345	25,004
2025-2030: Population: Growth Rate	2.75%	2.25%	2.45%

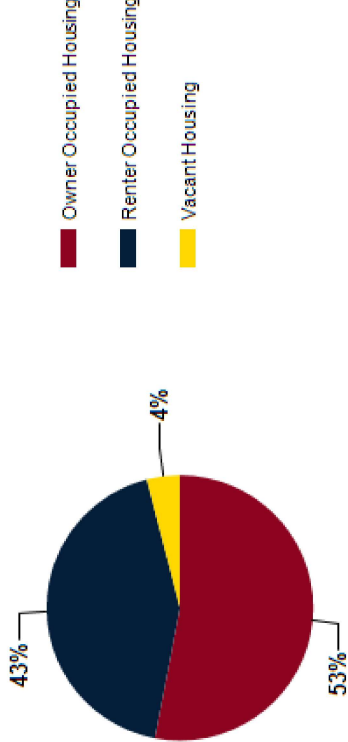
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	208	2,146	5,055
\$15,000-\$24,999	151	1,939	3,873
\$25,000-\$34,999	381	1,767	3,946
\$35,000-\$49,999	696	4,077	7,281
\$50,000-\$74,999	958	5,655	12,178
\$75,000-\$99,999	570	4,503	10,169
\$100,000-\$149,999	1,033	6,100	14,664
\$150,000-\$199,999	625	3,909	8,826
\$200,000 or greater	670	4,604	11,165
Median HH Income	\$84,520	\$83,202	\$88,701
Average HH Income	\$113,088	\$113,096	\$117,793



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

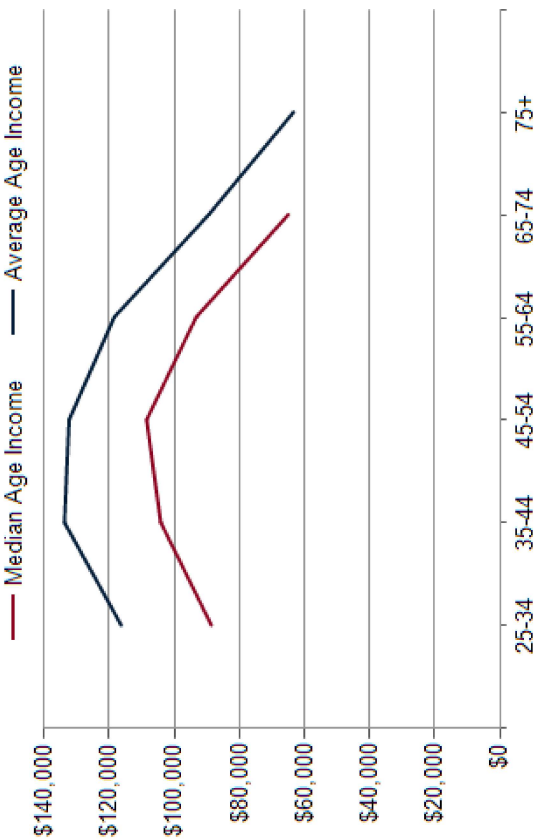
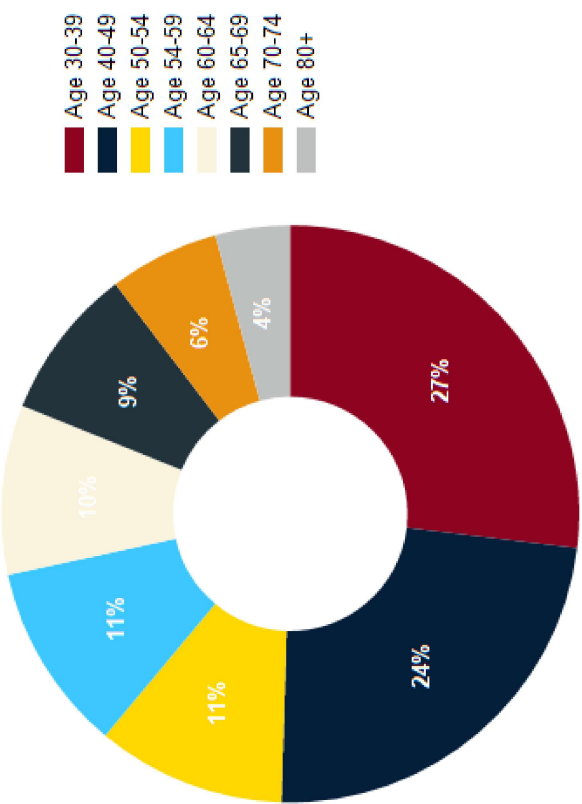


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,265	7,730	17,041
2025 Population Age 35-39	1,198	7,709	17,158
2025 Population Age 40-44	1,133	6,872	15,667
2025 Population Age 45-49	1,028	6,124	13,674
2025 Population Age 50-54	968	5,623	12,732
2025 Population Age 55-59	966	5,295	12,140
2025 Population Age 60-64	871	5,336	12,480
2025 Population Age 65-69	783	4,723	11,203
2025 Population Age 70-74	564	3,573	8,788
2025 Population Age 75-79	383	2,585	6,324
2025 Population Age 80-84	266	1,540	3,795
2025 Population Age 85+	217	1,506	3,607
2025 Population Age 18+	12,253	73,890	168,040
2025 Median Age	37	37	38
2030 Median Age	38	39	39

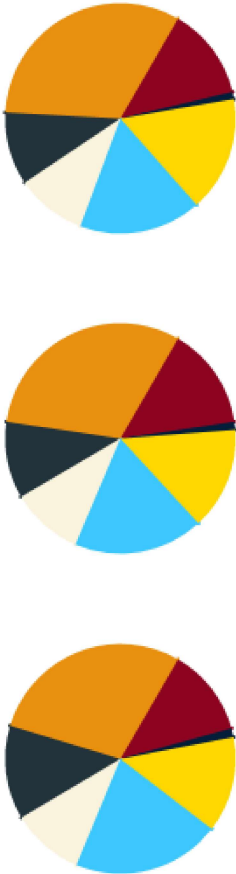
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,708	\$85,281	\$88,867
Average Household Income 25-34	\$116,401	\$111,316	\$113,620
Median Household Income 35-44	\$104,236	\$96,775	\$103,565
Average Household Income 35-44	\$133,837	\$128,805	\$133,530
Median Household Income 45-54	\$108,585	\$104,439	\$108,778
Average Household Income 45-54	\$132,404	\$135,460	\$139,884
Median Household Income 55-64	\$93,380	\$91,110	\$101,033
Average Household Income 55-64	\$118,562	\$121,240	\$130,014
Median Household Income 65-74	\$65,042	\$70,483	\$75,217
Average Household Income 65-74	\$89,495	\$98,322	\$101,863
Average Household Income 75+	\$63,419	\$69,419	\$73,798

Population By Age



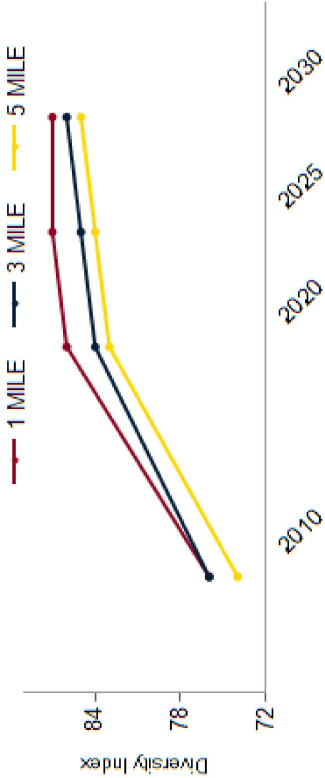
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	86	85
Diversity Index (current year)	87	85	84
Diversity Index (2020)	86	84	83
Diversity Index (2010)	76	76	74

POPULATION BY RACE



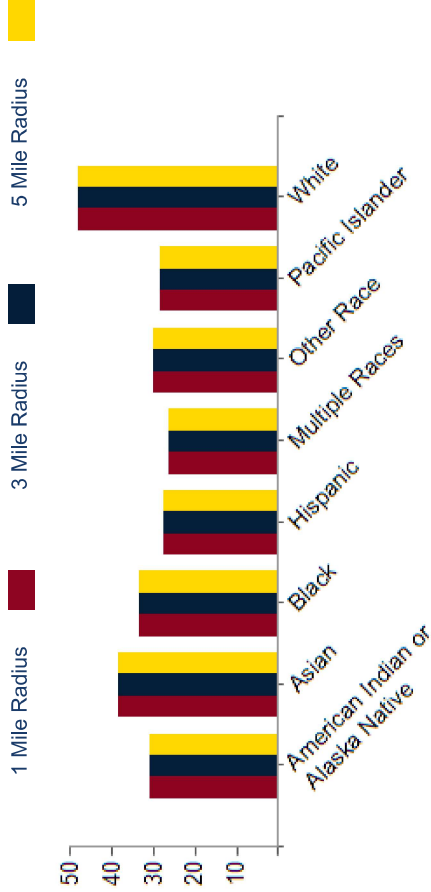
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	12%	14%	13%
American Indian	1%	1%	1%
Asian	13%	14%	16%
Hispanic	21%	18%	17%
Multiracial	10%	10%	10%
Other Race	13%	11%	10%
White	29%	31%	33%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	35	35
Median Asian Age	38	38	39
Median Black Age	33	34	34
Median Hispanic Age	28	28	28
Median Multiple Races Age	26	28	28
Median Other Race Age	30	29	29
Median Pacific Islander Age	28	28	29
Median White Age	48	48	48

2025 MEDIAN AGE BY RACE



Company Profile

Advisor Profile

05



Ricky Mouw
Broker Remax Northwest Commercial

Rick has immersed himself in the commercial world of real estate and brings a wealth of knowledge and experience for over 25 years, both for sellers and buyers. With a winsome personality he can take the most complicated of situations and present them in a simple, solvable and clear cut way. He brings a balance of wisdom and know-how which allows him to work successfully leaving his clients very pleased with the results.