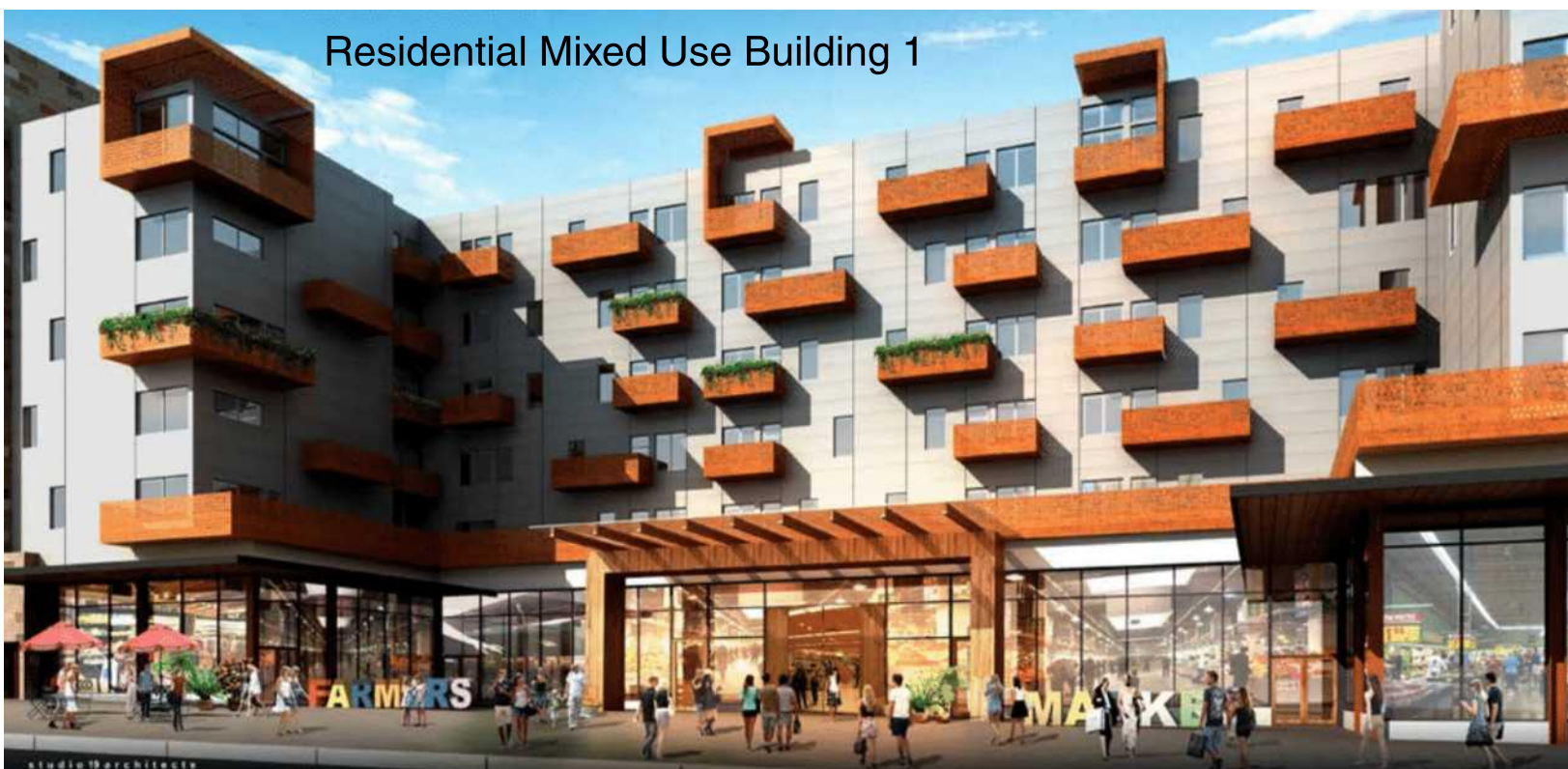


MIXED USE DEVELOPMENT PROJECT

ASKING \$6,500,000



Conceptual plan for two mixed-use residential buildings and a hotel. Most studies completed. 150-key Wyndham Garden Inn hotel will total 71,500 square feet, with 54,500 square feet of garage space for both hotel and apartment residents.

Res building 1: 146,550 square feet with 180 apartment units, 12,000 square feet of retail space on the ground floor, a private gym, a rooftop garden, and community areas both on the ground floor and rooftop.

Res building 2: apartment/assisted living 123,000 square feet with 150 units, a private gym, and community areas on the ground floor.



Jonah Wilhelm

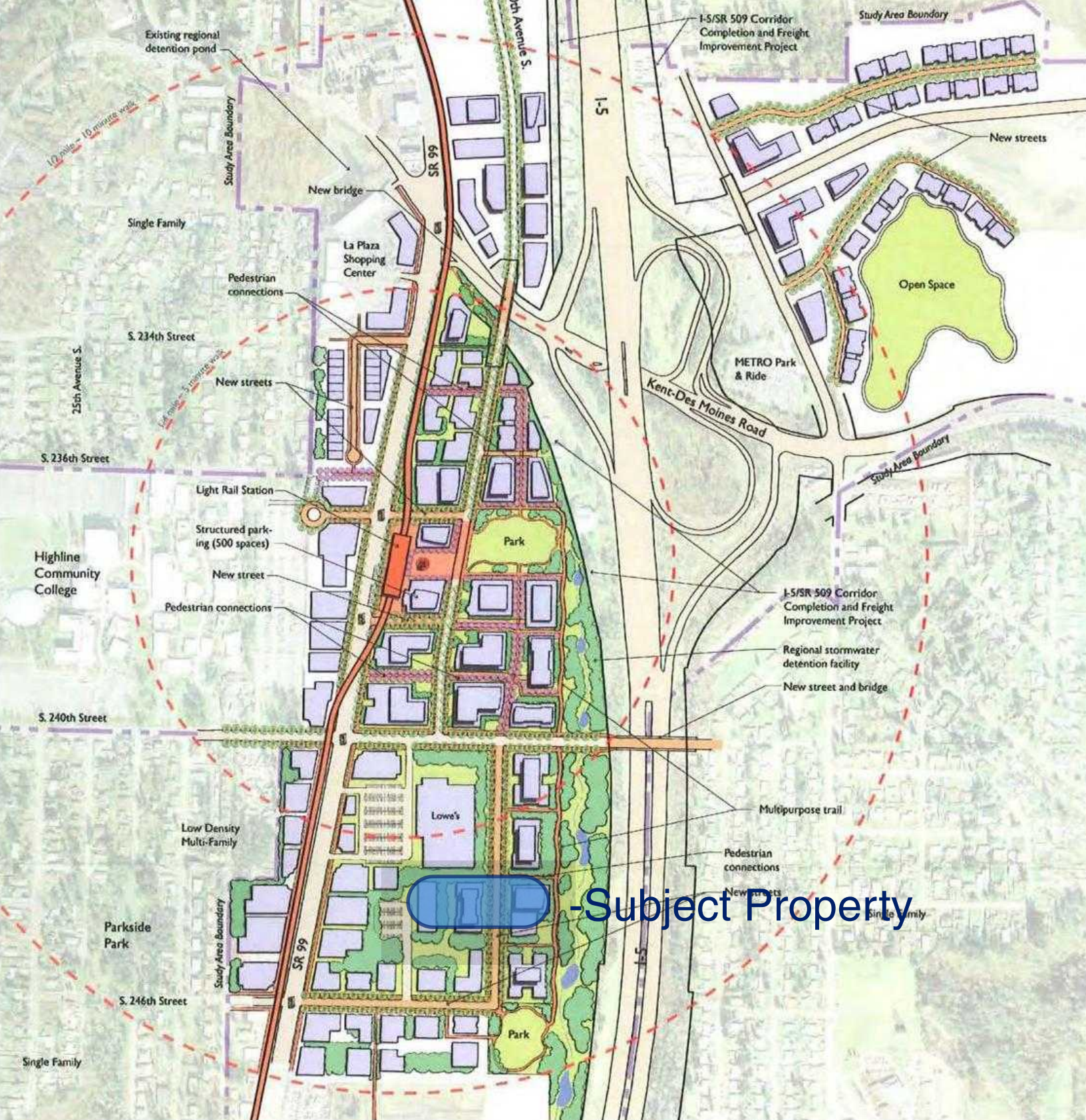
Managing Broker

Jonah@CBDanforth.com

(206) 953-0561



COLDWELL BANKER
DANFORTH
COMMERCIAL

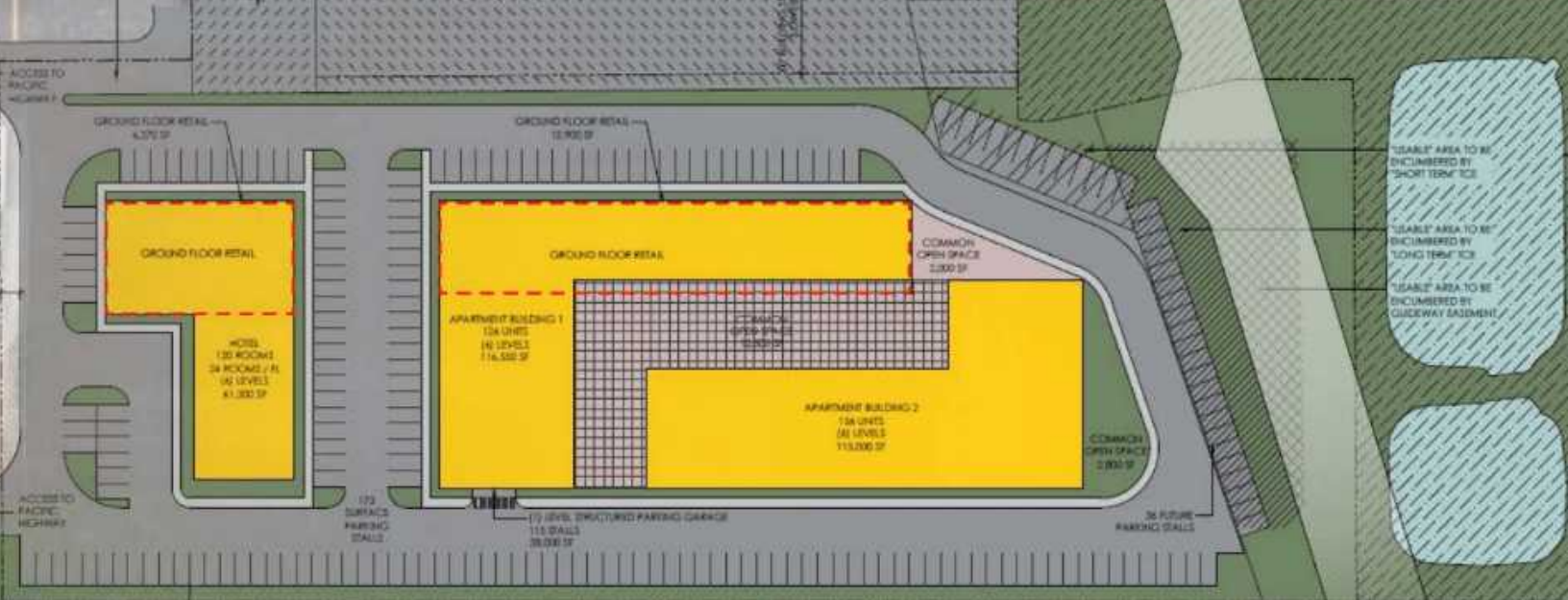


Kent Midway TOD Rezone

Close by the Kent Des Moines Light Rail Station

Bus lines and close to shopping

Close proximity to freeways and airport



6.77 Acres in the Kent Midway TOD area. Situated next to Lowes and behind Dick's Drive In.

Just two blocks to the nearly completed Kent Midway Light Rail Station and situated just off the A line.

May qualify for the Multi-Family Tax Exemption and is situated in a single tract HUA for potential EB-5 investors on the Hotel (approvals underway).

Continue with the owner's momentum or develop for your needs.

Selling well below appraised value.

The elevated light rail track crosses the back of the property and there are some wetlands. Not all 6.77 Acres are buildable.

