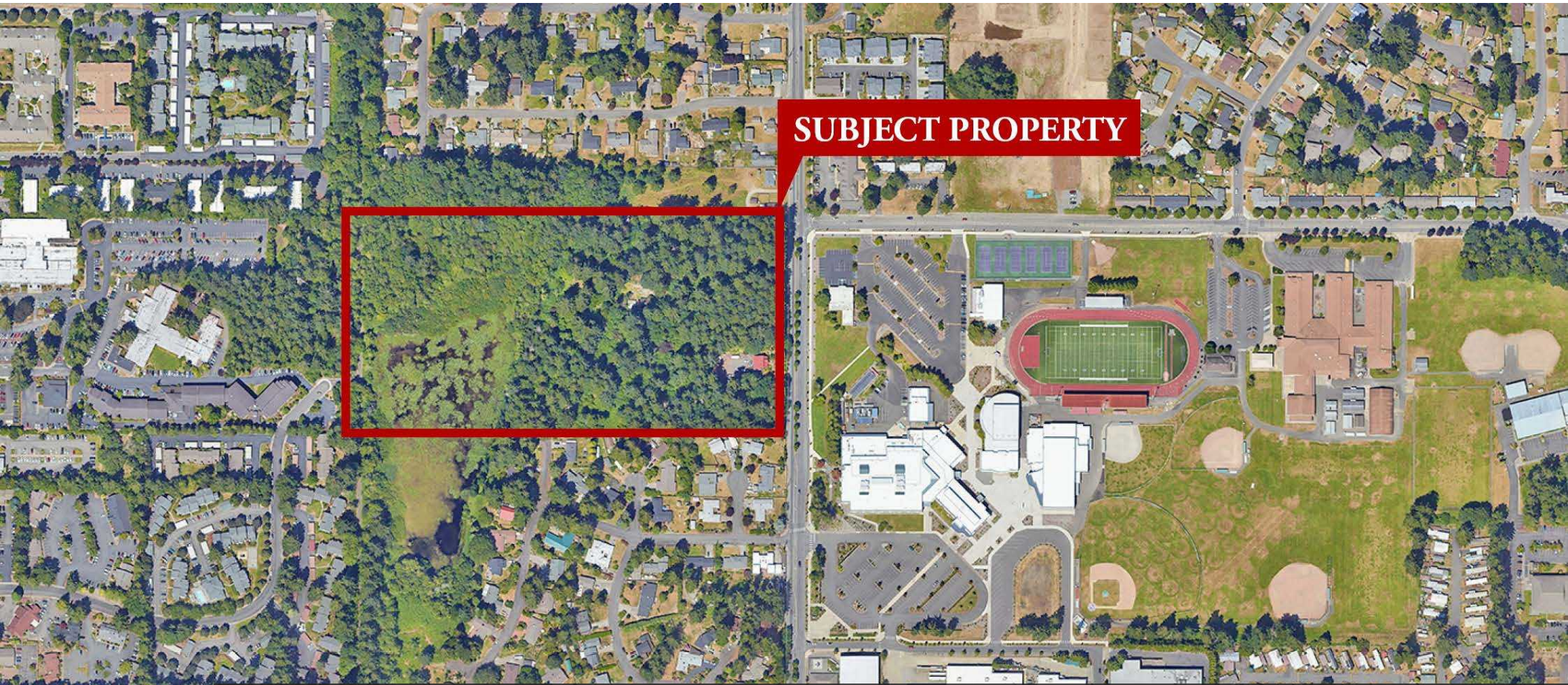


LAND FOR SALE

BAYAN TRAILS DEVELOPMENT LAND

607-709 SLEATER KINNEY ROAD NORTHEAST, OLYMPIA, WA 98506



SUBJECT PROPERTY

FOR SALE

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

STEVE DORENBUSH, CCIM
Investment Sales & Acquisitions
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sdorenbush@kwcommercial.com
Lic: 117508, WA

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DISCLAIMER

607-709 SLEATER KINNEY ROAD NORTHEAST



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EXECUTIVE SUMMARY

607-709 SLEATER KINNEY ROAD NORTHEAST



OFFERING SUMMARY

PRICE:	\$5,300,000
LOT SIZE:	19.55 Acres
PRICE / ACRE:	\$271,099.74
FRONTAGE:	Sleater Kinney Road Northeast
ZONING:	RM-18
PERMITTED USES:	Multifamily
APN:	11817210100, 11817210200

PROPERTY OVERVIEW

Excellent development opportunity in the city of Olympia. Thomas Architectural Studios has prepared a detailed site plan, design review package, conceptual design review, along with numerous other documents and plans. Civil designs have been prepared as well. The city of Olympia has been cooperative and is a proponent of this project.

PROPERTY HIGHLIGHTS

- 19.55 acres
- 2 tax parcels
- Zoning is RM 18 for Multifamily allows many product configurations
- Site plan for 168 MF units and 75 Townhomes
- Numerous studies completed including
- Wetlands, traffic, soils, trees, topo, geotech, etc
- Flexible seller on timing

LOCATION & HIGHLIGHTS

607-709 SLEATER KINNEY ROAD NORTHEAST



LOCATION INFORMATION

Project Name: Bayan Trails
Street Address: 607-709 Sleater Kinney Road Northeast
City, State, Zip: Olympia, WA 98506
County: WA- Thurston
Market: Thurston County
Sub-market: Olympia
Cross Streets: Sleater Kinney Road Northeast & 6th Avenue NE



LOCATION OVERVIEW

Bayan Trails is well located, close to schools, shopping and many services. Freeway access to I-5 is nearby, along with Safeway, Lowes, medical services, restaurants and transit.

LOCATION HIGHLIGHTS

- Close to I-5
- Across the street from North Thurston High School and Chinook Middle School
- Nearby shopping includes Safeway, Lowes and many others
- Medical services along with restaurants are close by
- Abuts the Chehalis Western Trail

RENDERING

607-709 SLEATER KINNEY ROAD NORTHEAST



PRELIMINARY SITE PLAN

607-709 SLEATER KINNEY ROAD NORTHEAST



GENERAL SITE INFORMATION

ASAS	
SITE AREA	500,471.00 SF
LANDSCAPE AREA PERFOOTING	517,832.83 SF
APARTMENTS	148 UNITS
COMMERCIAL APARTMENTS	21 UNITS
TOTAL	169 UNITS
BUILDING AREA FOOTPRINTS	
BLD A FOOTPRINT TOTALING	42,387.20 SF
BLD B FOOTPRINT TOTALING	29,248.40 SF
BLD C FOOTPRINT TOTALING	27,437.80 SF
COMMUNITY CENTER	6,717.71 SF
LANDSCAPE AREA	133,976.90 SF
TOTAL BUILDING AREA	105,790.11 SF
PAVED AREA IMPERVIOUS	
BLD A IMPERVIOUS AREA (AREA)	32,071.74 SF
BLD B IMPERVIOUS AREA (AREA)	13,228.45 SF
BLD C IMPERVIOUS AREA (AREA)	23,447.45 SF
TOTAL PAVED AREA	68,747.64 SF
100 PERCENT OF 24.24% 14.18'	333,464.17 SF
333,464.17 SF FOOTPRINT / 333,464.17 SF = 1.00	
DRYING IMPERVIOUS COVERAGE	
BLD A IMPERVIOUS COVERAGE	15.00% 34,114.18 SF
OPEN SPACE	
OPEN SPACE REQUIRED CORP	272,624.73 SF
TOTAL WETLAND AREA	281,485.90 SF
TOTAL OPEN SPACE	333,464.17 SF
TOTAL OPEN SPACE	333,464.17 SF (100%)

SITE PLAN - LEGEND

- DECIDUOUS TREE
- CONIFER TREE
- ADA PARKING STALL
- PROPERTY LINE
- OVERHANG/SHADING ABOVE TYPICAL
- WETLAND BUFFER SETBACK
- WETLAND BUFFER AREA OF GRADE
- BUILDING FOOTPRINT
- OPEN SPACE OUTSIDE WETLAND BUFFER
- DRYING SYMBOL
- ASPHALT PAVING
- LANDSCAPED AREA

SITE PLAN - KEY LEGEND

- 1. LOCATION OF RESIDENTIAL BUILDING SYMBOL SEE FIRST FLOOR PLANS FOR ADDITIONAL INFORMATION
- 2. LOCATION OF MAIN BUILDING ADDRESS NUMBER
- 3. COMMUNITY BUILDING
- 4. COMMUNITY POOL
- 5. POOL MECHANICAL AREA (SEE ELECTRICAL SCHEDULE)
- 6. WATER COLLECTION ENCLOSURE SEE SHEET 4201W FOR DETAILS
- 7. SCREENED WASTE COLLECTION AREA
- 8. MAIL KIOSK
- 9. PARKING CANOPY (DASHED BOUNDARY)
- 10. INCREASED FOOT-CANDLE AREA (SEE ILLUMINATION SCHEDULE)
- 11. SHORT TERM BICYCLE STORAGE
- 12. PLEASANT BENCHES
- 13. COMMUNITY BIKE AREA
- 14. COMMUNITY ACCESS TO WETLAND (SEE THIS SHEET)
- 15. UTILITY POLES
- 16. PLEASANT BENCHES
- 17. PLEASANT BENCHES
- 18. STREET LIGHTING
- 19. STAIR

TIMBERLANE PARTNERS
BAYAN TRAILS
 607 & 709 SLEATER KINNEY ROAD NE, OLYMPIA, WA

Project No. 2236
 SCHEMATIC DESIGN
 MAY 3, 2023

SITE PLAN

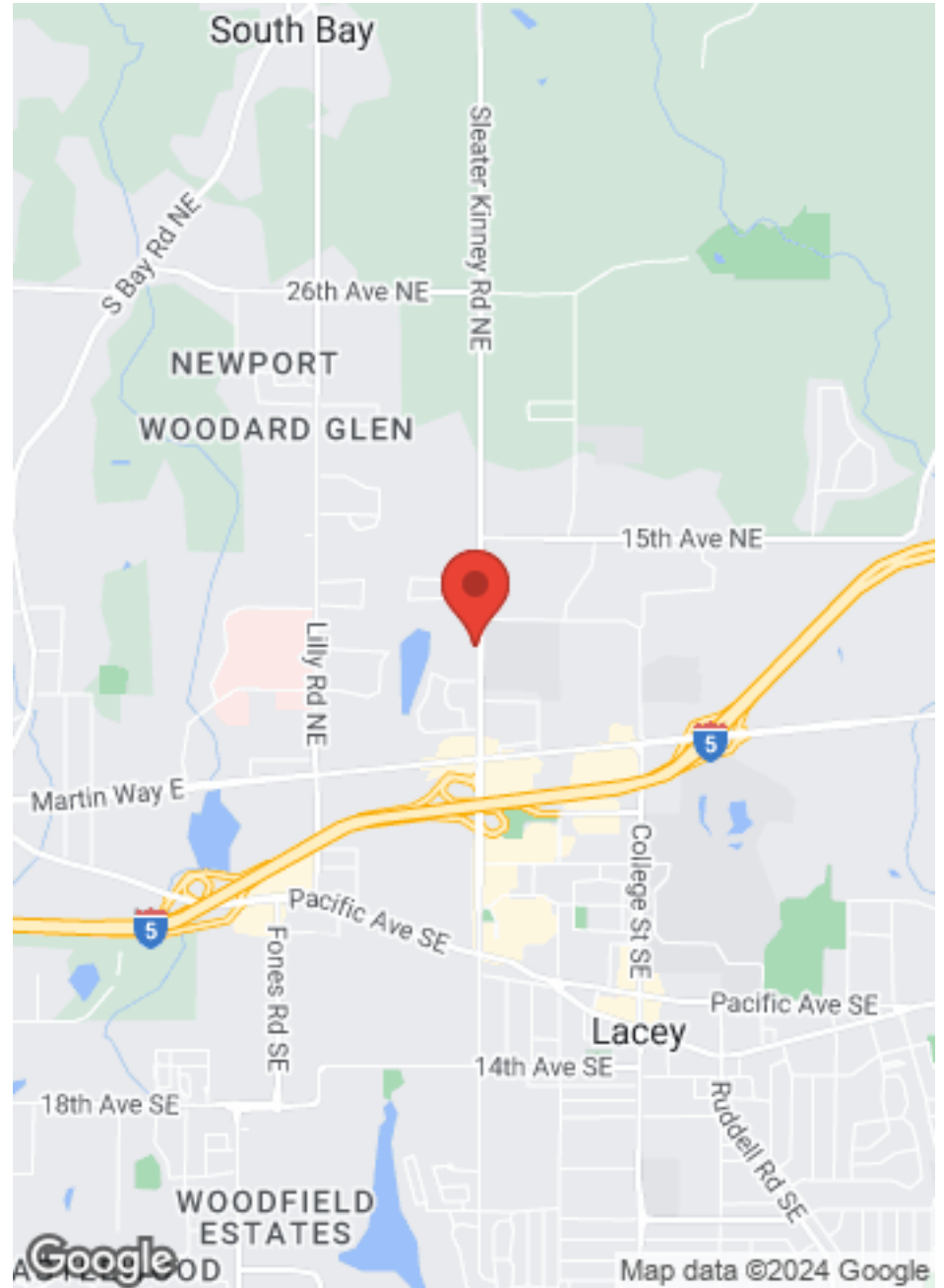
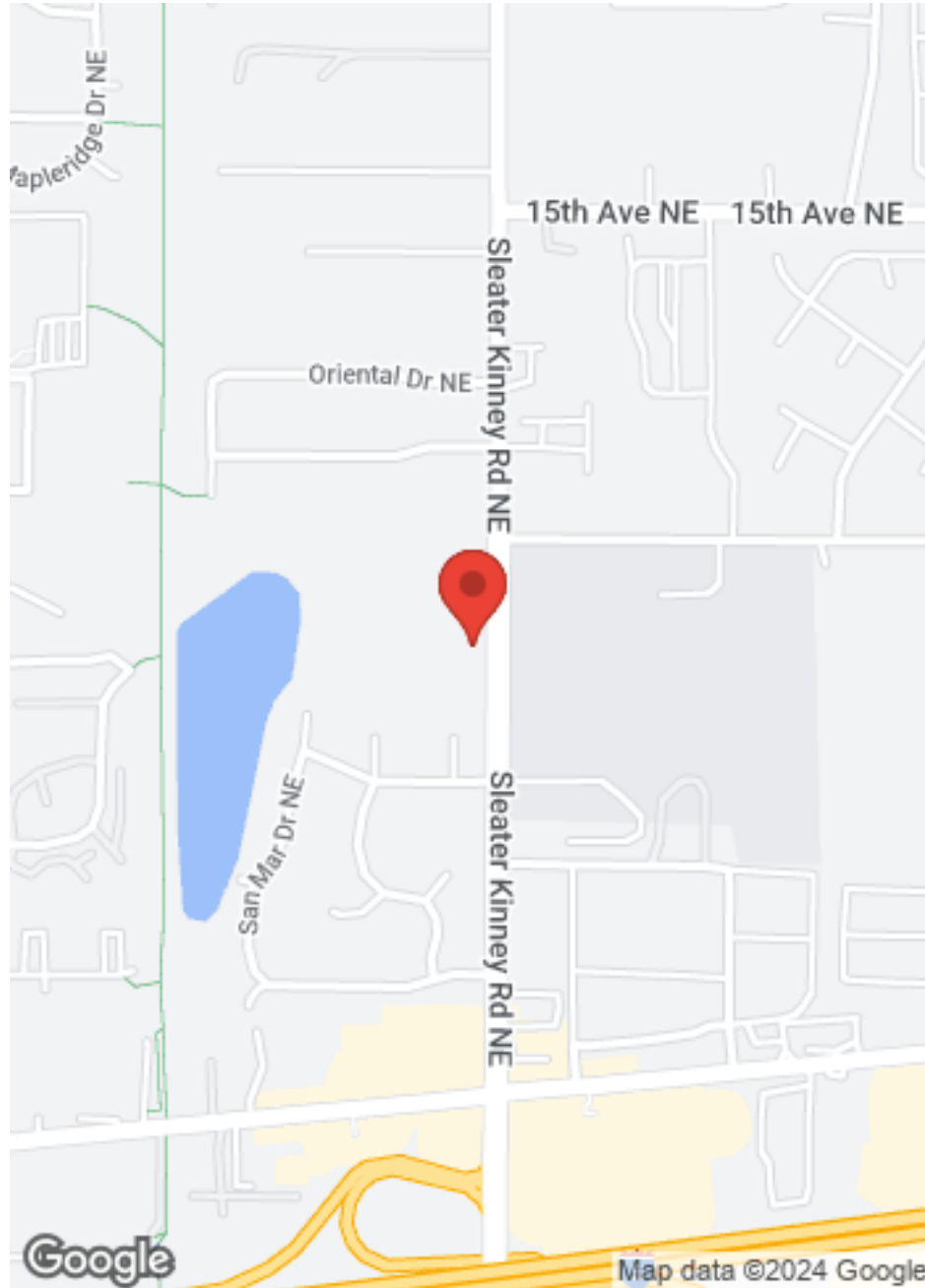
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1 SITE PLAN

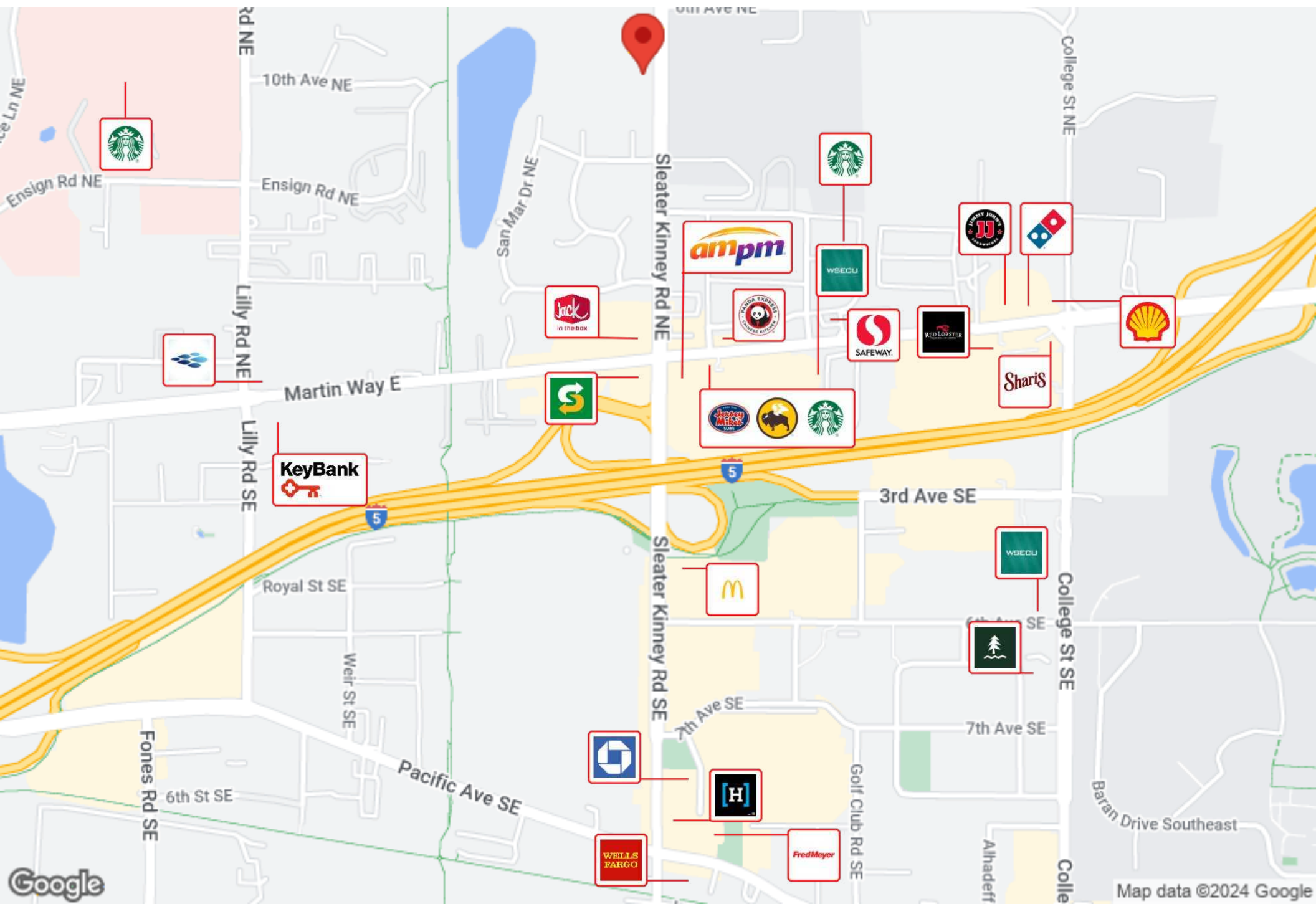
LOCATION MAPS

607-709 SLEATER KINNEY ROAD NORTHEAST



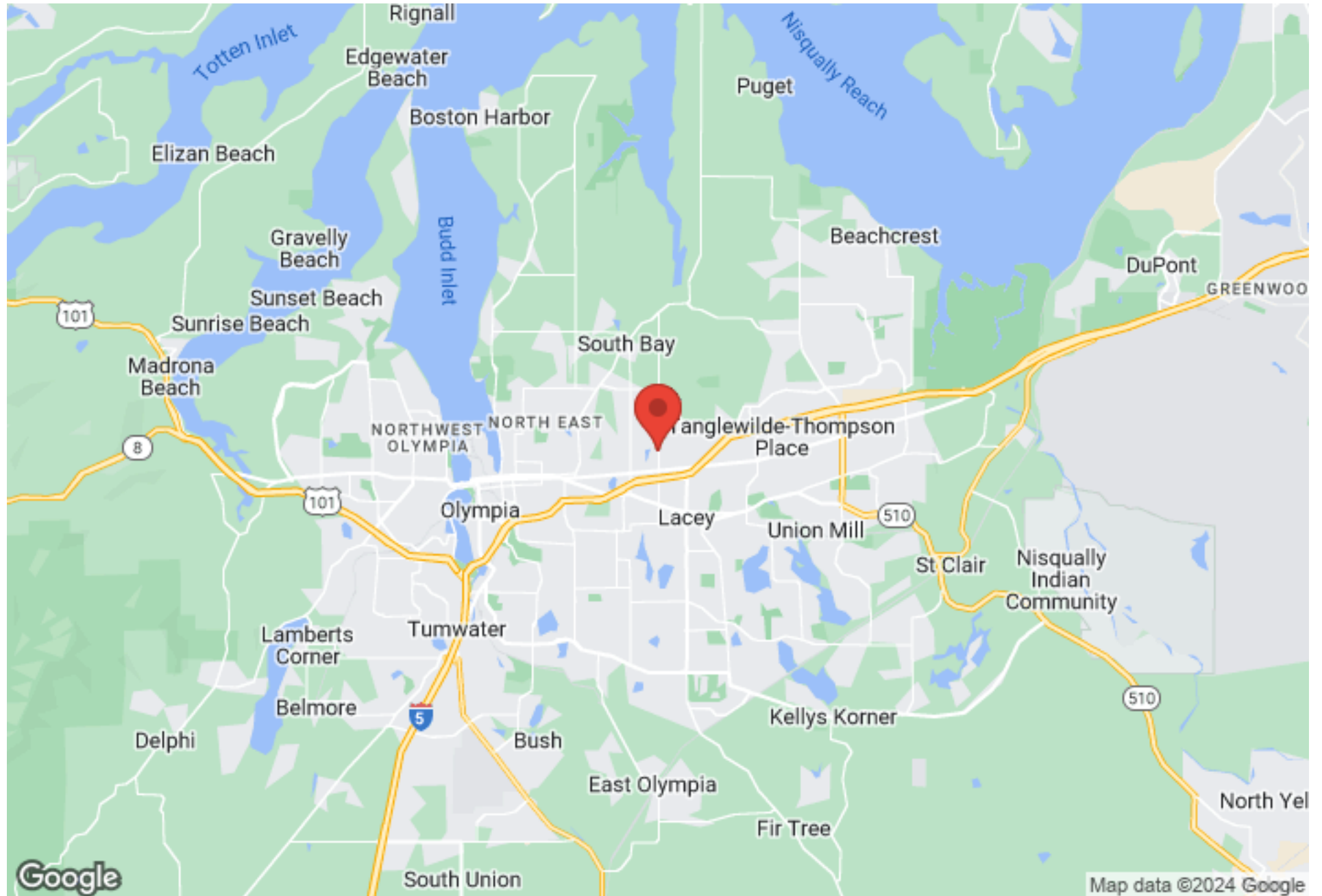
BUSINESS MAP

607-709 SLEATER KINNEY ROAD NORTHEAST



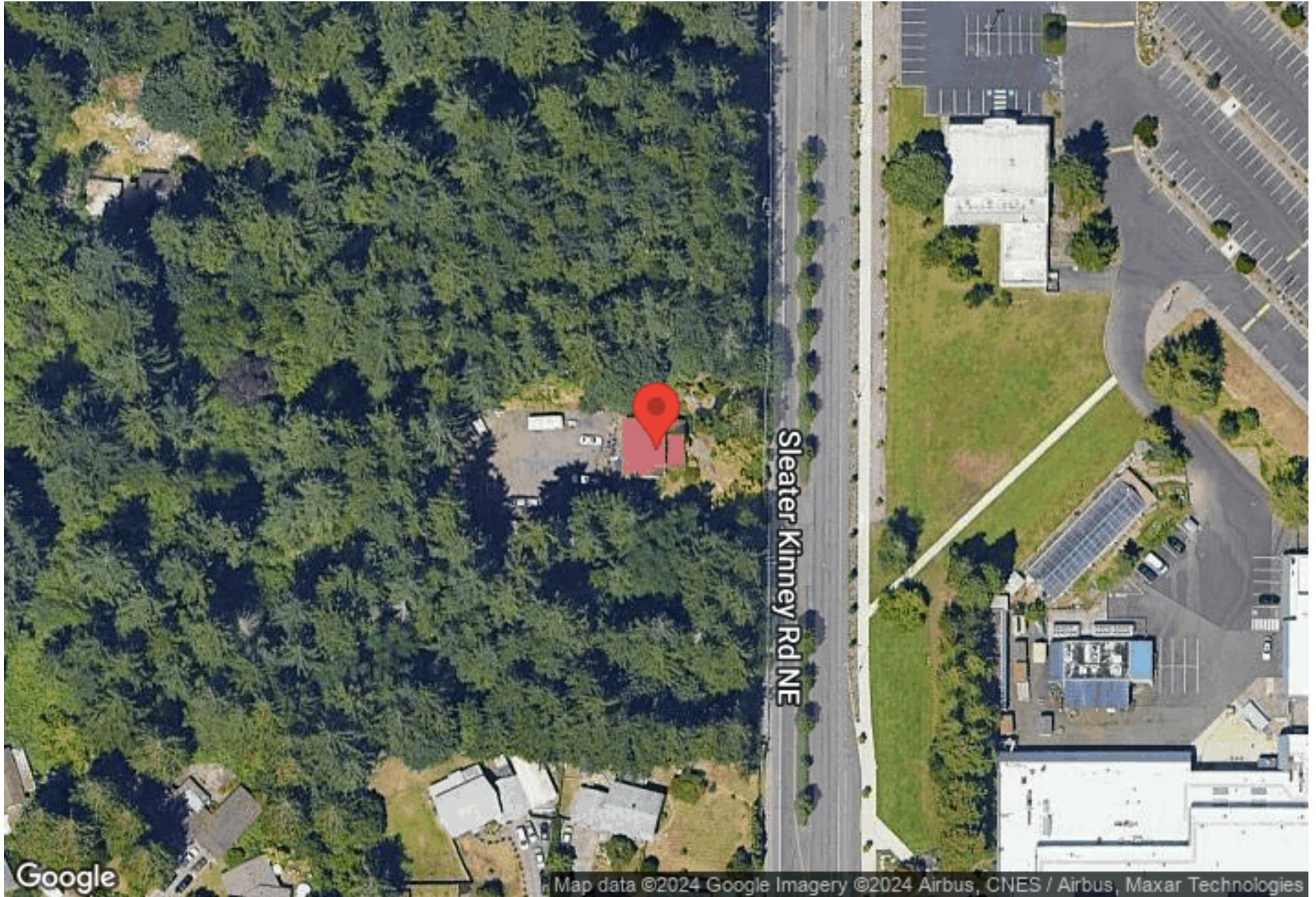
REGIONAL MAP

607-709 SLEATER KINNEY ROAD NORTHEAST



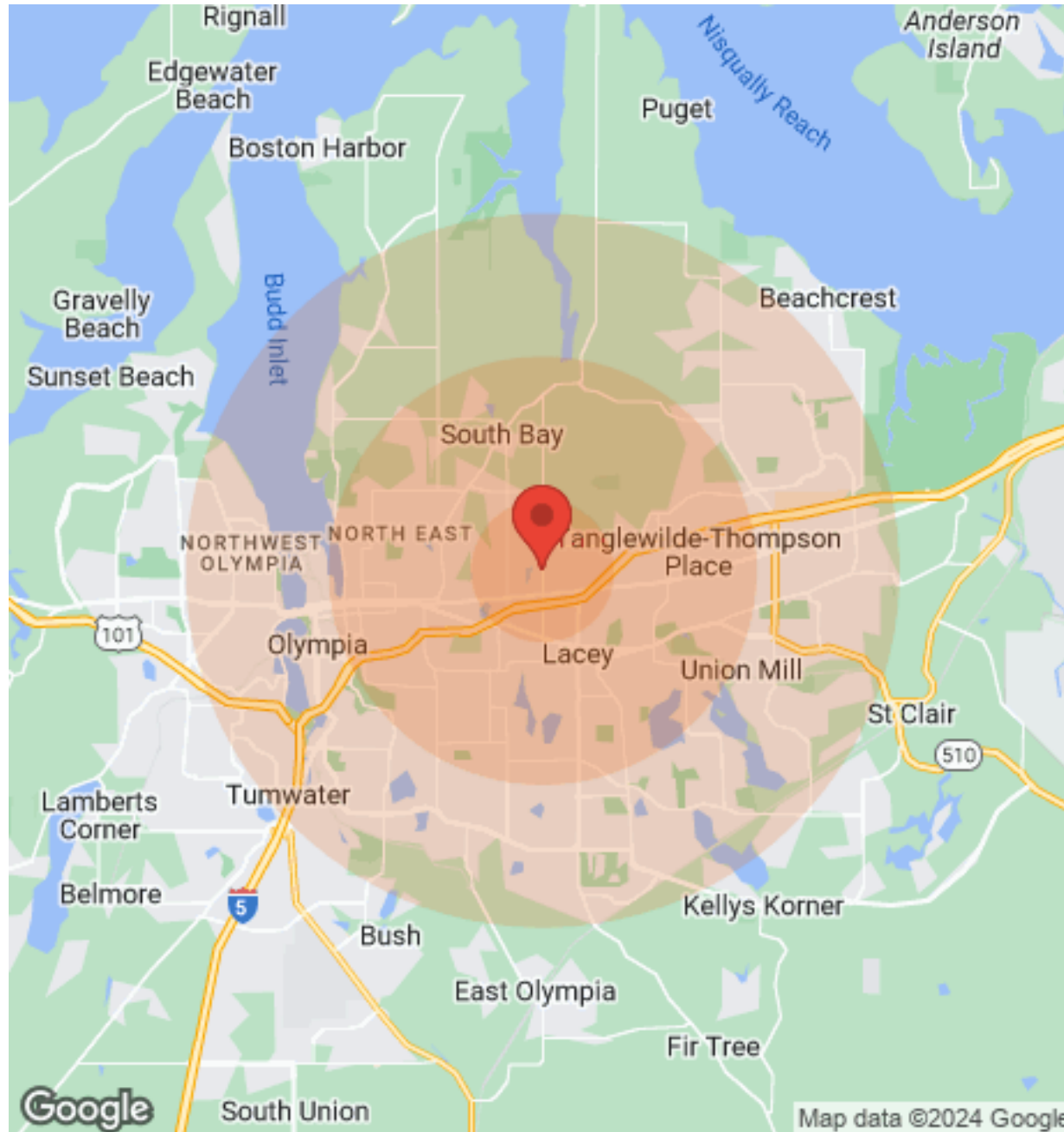
AERIAL MAP

607-709 SLEATER KINNEY ROAD NORTHEAST



DEMOGRAPHICS

607-709 SLEATER KINNEY ROAD NORTHEAST



Population	1 Mile	3 Miles	5 Miles
Male	4,324	27,104	70,258
Female	4,804	29,719	74,404
Total Population	9,128	56,823	144,662

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,378	10,030	26,120
Ages 15-24	950	6,974	18,869
Ages 25-54	3,675	22,524	57,762
Ages 55-64	1,161	6,950	17,990
Ages 65+	1,964	10,345	23,921

Race	1 Mile	3 Miles	5 Miles
White	7,047	46,937	118,511
Black	256	1,280	4,396
Am In/AK Nat	67	299	589
Hawaiian	46	271	838
Hispanic	602	4,759	11,108
Multi-Racial	1,580	9,822	23,054

Income	1 Mile	3 Miles	5 Miles
Median	\$30,105	\$52,818	\$62,399
< \$15,000	688	2,373	6,060
\$15,000-\$24,999	641	2,607	5,529
\$25,000-\$34,999	604	2,408	4,945
\$35,000-\$49,999	578	3,580	8,480
\$50,000-\$74,999	389	4,746	12,388
\$75,000-\$99,999	588	3,447	9,006
\$100,000-\$149,999	297	2,986	8,777
\$150,000-\$199,999	105	804	2,626
> \$200,000	19	559	1,512

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,291	25,432	64,096
Occupied	4,038	23,938	60,030
Owner Occupied	1,708	13,094	35,285
Renter Occupied	2,330	10,844	24,745
Vacant	253	1,494	4,066