

FOR SALE

15010 BERRY VALLEY RD

A Mixed-Use Development Site in Yelm, WA

15010 BERRY VALLEY RD, YELM, WA



TORNADO ALY



TAHOMA BLVD SE

BERRY VALLEY RD SE

KIDDER.COM

km Kidder
Mathews

PROPERTY OVERVIEW

PARCEL NUMBERS 21724131000, 21724130302

PRICE \$4,995,000

- PRE-PLAT APPROVAL TO 8 PARCELS
- 8.8 AC lot -192 units planned
 - 2.1-acre lot - 36 townhouses
 - 6 x 0.4 - 0.75 AC retail pads

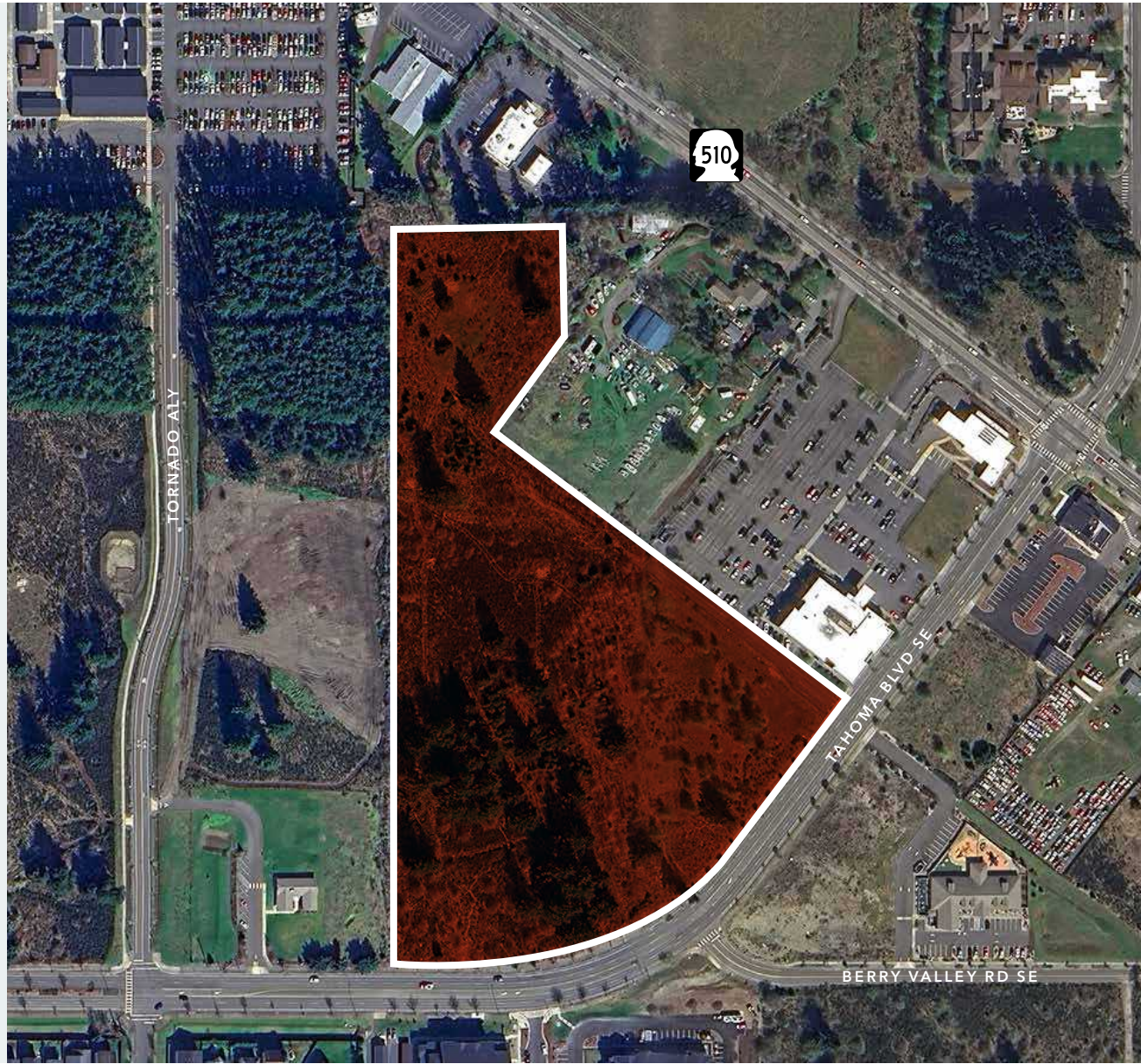
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
EST. HH	2,401	5,759	8,296
EST. POPULATION	7,354	16,845	22,777
AVG HH INCOME	\$109,192	\$111,646	\$118,549

*Preliminary site approval
and preliminary subdivision
approval complete*

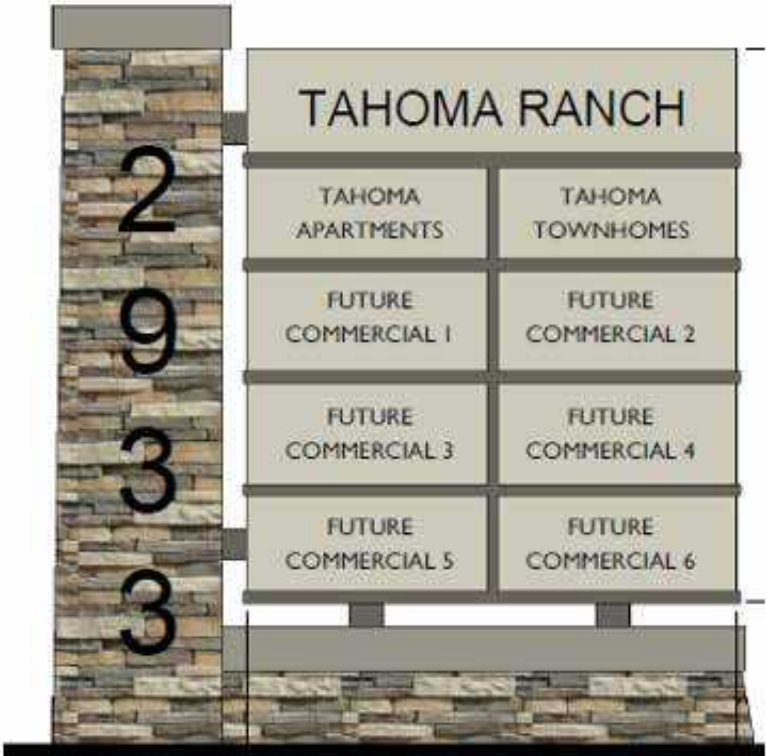
\$4,995,000

LISTING PRICE



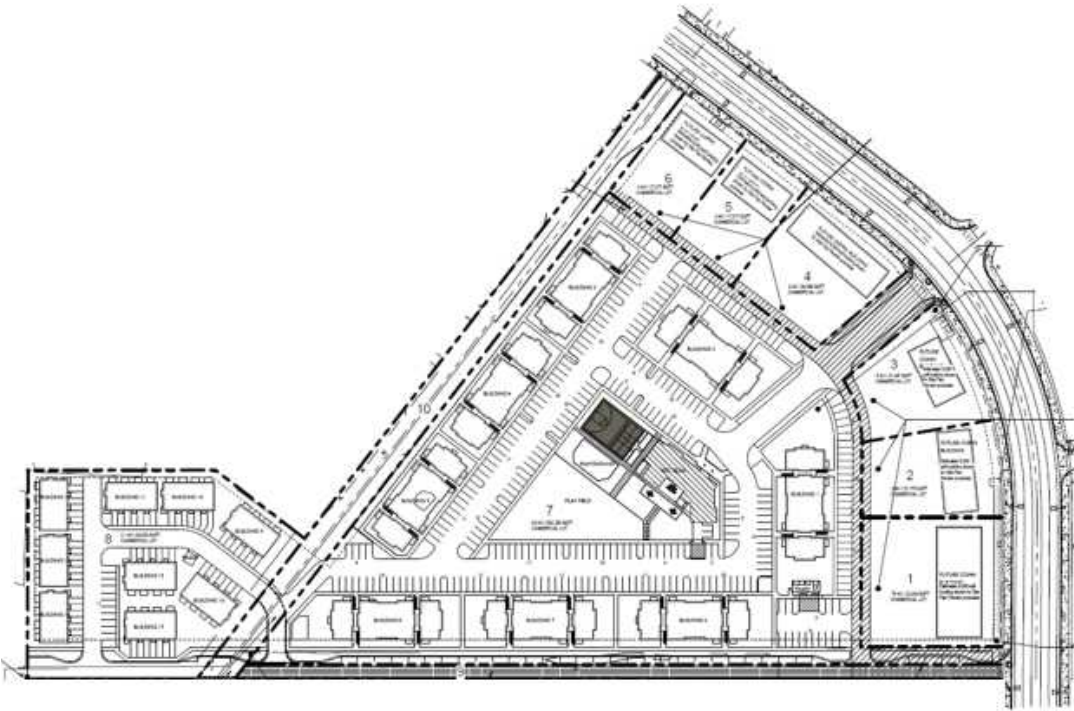
APARTMENT UNIT COUNT

Building	1 Bed	1 Bed Type 'A'	2 Bed 1 Bath	2 Bed 1Bath	2 Bed Type 'A'	3 Bed
1	10	2	6	4	2	0
2	10	2	6	4	2	0
3	12	0	6	6	0	0
4	0	0	6	6	0	12
5	12	0	6	4	2	0
6	12	0	6	6	0	0
7	12	0	6	6	0	0
8	12	0	6	6	0	0
Total	80	4	48	42	6	12
Total Units	192					



LOT AREA CALCULATION

Lot #	Use Type	Area AC/SF
1	Commercial Building	0.75 AC / 32,334 SF
2	Commercial Building	0.5 AC / 21,175 SF
3	Commercial Building	0.5 AC / 21,447 SF
4	Commercial Building	0.6 AC / 26,059 SF
5	Commercial Building	0.4 AC / 17,217 SF
6	Commercial Building	0.4 AC / 17,217 SF
7	Residential Apartment / Recreation Building	8.8 AC / 382,226 SF
8	Residential Townhomes	2.1 AC / 93,020 SF
9	Access & Utility Easement	0.5 AC / 20,342 SF
10	Access & Utility Easement	0.9 AC / 40,134 SF



BUILDING ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



15010 BERRY VALLEY RD SE



ANDERSON ISLAND

LAKEWOOD

PARKLAND



JBLM

34 Min | 23.1 Miles

MCCHORD AFB

DUPONT



FORT LEWIS

SPANAWAY



OLYMPIA

LACEY

26 Min | 13.7 Miles



TUMWATER



ROY

SUBJECT PROPERTY



YELM



AVAILABLE FOR SALE

KIDDER MATHEWS



15010 BERRY VALLEY RD

*For more information on
this property, please contact*

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