

Tumwater Hill

TOWNHOMES SITE

Entitled
Townhome-Heavy
Site of Scale
in Tumwater, WA

6.15 ACRES • ZONED MFM

SE Corner of Barnes Blvd SW & Crosby Blvd SW

CBRE



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

Entitled Townhome-Heavy Site of Scale in Tumwater, WA

CBRE is pleased to offer the opportunity to acquire the **Tumwater Hill Development Site (the “Property”)**, a **60-unit townhome-heavy development site in Tumwater, WA**. With entitlements already approved and grading permits previously issued, the Property offers a rare opportunity for a developer to start construction immediately. **Featuring an average finished unit size over 1,350 square feet, select units with direct access tandem garages and a clubhouse, future tenants will benefit from a low density community with ample living space.**

Located on Tumwater Hill, the property offers excellent access to many State of Washington jobs, South Puget Sound Community College and Capitol Mall. **The Property also offers convenient access to Highway 101 and Interstate 5 with the nearest onramp just ½ mile away. With excellent access to the I-5 corridor, the Property has convenient proximity to major employers such as Amazon, Joint Base Lewis-McChord, Downtown Tacoma’s cargo operations, Kaiser Permanente, nationally ranked Evergreen State College, Kent Valley’s employment base including Blue Origin, as well as Seattle and Bellevue employment centers.**



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TOWNHOMES SITE

SITE DETAIL

Address	SE Corner of Barnes Blvd SW and Crosby Blvd SW
Submarket	Tumwater
Pierce County Parcels	55200100000
Site Size	267,702 SF 6.15 AC
Zoning	Multifamily Medium Density Residential (MFM)
Entitled Unit Count	60
Entitled Avg. Unit Size	1,354 Finished SF / 1,724 Total SF
Entitled Unit Types	3 Bed Townhome + 2 Car Garage, 2 Bed Townhome + 2 Car Garage, One Bedroom Flat, Two Bedroom Flat, Three Bedroom Flat
Entitled Parking	36 Tandem Garage Stalls, 36 Driveway Stalls, 33 Surface Stalls
Entitled Building Count	14 + Clubhouse



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Investment Highlights



Rare townhome-heavy site of scale, providing “missing middle” housing



Proximity to major education and employment centers:

Evergreen State College, Joint Base Lewis-McChord, Frederickson, Mottman, Hawks Prairie and Lakewood Industrial Parks, Kent Valley, Tacoma, Seattle and Bellevue



Excellent access to Highway 101 and Interstate 5



Bullseye location relative to State of Washington Employers including the State Capitol and Departments of Transportation, Revenue, Labor and Industry and Parks and Recreation



Hilltop location proximate to South Puget Sound Community College and Capitol Mall



Entitlements approved; grading permit previously issued offering an expedited delivery timeline)



Strong projected rent growth averaging more than 5% over the next two years



Downtown Tacoma



Olympia State Capitol



Capital Mall



Amazon Fulfillment Center



Joint Base Lewis-McChord





Anthony's Hearthfire Grill

Hands On Children's Museum

Downtown Olympia

10,000+ Jobs • 8-Minute Drive

The Olympia Farmers Market

Heritage Park

 **Capital Triangle**
1,100+ Jobs • 288-Acres

WORLD MARKET

TJ-maxx

Famous Footwear



FIVE GUYS
BURGERS and FRIES

Fujiyama Steakhouse

Capital Mall
100+ Stores • 6-Minute Drive



Aya Sushi

Samaryra Coffee Co.

Phoebe's Pastry Cafe

Marathon Park

 **Washington State Capitol**
15,000+ Jobs • 7-Minute Drive



Capitol Lake

Haggen

Be HomeGoods
Happy



PETCO
Where the pets go

Crumbl Olympia

BARNES & NOBLE
BOOKSELLERS

TRADER JOE'S

Taqueria y Tameria

Interpretive Park

Tumwater Historical Park

Tumwater Hill
TOWNHOMES SITE

Hops on the Hill

Tumwater Hill Elementary

Tumwater Hill Park

South Puget Sound
COMMUNITY COLLEGE



South Puget Sound Community College
5,000+ Students • 102-Acres • Walkable

Tumwater Location Checks All the Boxes

PROXIMATE TO A MULTITUDE OF SHOPPING,
DINING & ENTERTAINMENT OPTIONS

Dynamic South Sound Location

SEAMLESS COMMUTE TO MAJOR EMPLOYMENT CENTERS
& MAJOR EMPLOYERS

Seattle
620,000 Jobs • 60-Minutes

Bellevue
150,000 Jobs • 60-Minutes

24,000+ Jobs • 55-Min
SEA Seattle-Tacoma International Airport

OBERTO **OMAX** **Sysco**
HEXCEL **MIKRON** **EXOTIC METALS FORMING**

BOEING
BLUE ORIGIN
amazon
Fulfillment Center

Kent Valley / Sumner
252,000 Jobs • 45-Min

Tacoma
40,000+ Jobs • 35-Min
Port of Tacoma **UNIVERSITY of WASHINGTON TACOMA**

MultiCare

amazon
Fulfillment Center
Costco WHOLESALE
Distribution Center

Host of the 2015 US Open

CHAMBERS BAY GOLF COURSE
Championship 18-Hole Course • 35-Min

2 Amazon Fulfillment Centers
2,000,000 SF • 18-Min Drive
amazon

Olympia
40,000+ Jobs

THE HOME DEPOT **TARGET** **TRADER JOE'S** **ULINE** **MEDLINE**
Distribution Centers

amazon
Fulfillment Center

WASHINGTON STATE CAPITOL
15,000+ Jobs • 7-Minute Drive

Costco WHOLESALE
Distribution Center

Meridian Campus Industrial / Business Park
271-Acres • 14-Min Drive

IKEA
Fulfillment Center

Fredrickson Fab Plant
1,750 Jobs • 40-Min
BOEING

Whirlpool
Fulfillment Center

Frederickson
10,000+ Jobs • 37-Min



JOINT BASE LEWIS-MCCHORD
45,000+ Active-Duty • 18-Minute Drive



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PNW MULTIFAMILY INVESTMENT SALES

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For more information, visit the website below:

www.CBRE-TumwaterHill.com

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