

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.**



Tumwater Hill

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)

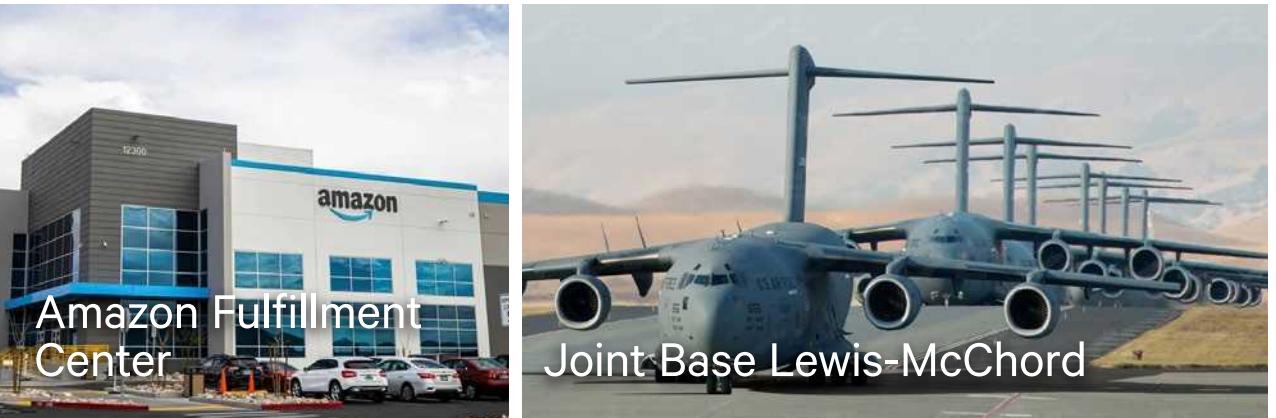
Entitled Unit Count 60

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



Investment Highlights



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



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



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



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



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





Anthony's Hearthfire Grill

Hands On Children's Museum

Downtown Olympia

10,000+ Jobs • 8-Minute Drive



T.J. maxx

Famous Footwear



TARGET



Capital Triangle
1,100+ Jobs • 288-Acres



FIVE GUYS
BURGERS and FRIES

Be HomeGoods Happy



Haggen



Crumbl Olympia

TRADER JOE'S

BARNES & NOBLE
BOOKSELLERS



PETCO
Where the pets go.



REI CO-OP

Fujiyama Steakhouse

Aya Sushi

Samaryra Coffee Co.

Phoebe's Pastry Cafe

Capital Mall
100+ Stores • 6-Minute Drive



Heritage Park

Marathon Park



Washington State Capitol

15,000+ Jobs • 7-Minute Drive

101

Interpretive Park

Tumwater Historical Park

101

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**

PROXIMETE TO A MULTITUDE OF SHOPPING,
DINING & ENTERTAINMENT OPTIONS

Dynamic South Sound Location

SEAMLESS COMMUTE TO MAJOR EMPLOYMENT CENTERS & MAJOR EMPLOYERS

Olympia
40,000+ Jobs



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



Distribution Centers

Host of the 2015 US Open
CHAMBERS BAY GOLF COURSE
Championship 18-Hole Course • 35-Min

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



Tumwater Hill
TOWNHOMES SITE

Seattle

620,000 Jobs • 60-Minutes

Bellevue

150,000 Jobs • 60-Minutes



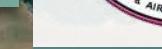
Kent Valley / Sumner
252,000 Jobs • 45-Min

Tacoma
40,000+ Jobs • 35-Min



MultiCare

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



Tumwater Hill TOWNHOMES SITE



PNW MULTIFAMILY INVESTMENT SALES

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For more information, visit the website below:

www.CBRE-TumwaterHill.com

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