

LAND FOR SALE

## 26TH & LILLY RD DEVELOPMENT SITE

2640 LILLY ROAD NE, OLYMPIA, WA



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 & Aquisitions

O: (253) 840-5574

C: (253) 906-2960

[sdorenbush@kwcommercial.com](mailto:sdorenbush@kwcommercial.com)

Lic: 117508, WA

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2640 LILLY ROAD NORTHEAST



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## EXECUTIVE SUMMARY

2640 LILLY ROAD NE, OLYMPIA, WA



### OFFERING SUMMARY

<b>PRICE:</b>	\$1,875,000
<b>LOT SIZE:</b>	6.03 Acres
<b>PRICE / ACRE:</b>	\$310,945.27
<b>ZONING:</b>	R4-8
<b>PERMITTED USES:</b>	Single family and Townhomes
<b>FRONTAGE:</b>	±415' on Lilly and ±460' on 26th
<b>APN:</b>	11805330502, 11805330300 & 11805330501

### PROPERTY OVERVIEW

Excellent development opportunity for single family and/or townhomes. Zoning allows up to 8 units per acre, plus a 15% bonus density for townhomes. With the townhome bonus, the maximum density is estimated at 55 lots. Property is level with no known environmental issues. Sewer and water available in the street.



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## LOCATION & HIGHLIGHTS

2640 LILLY ROAD NE, OLYMPIA, WA



## LOCATION INFORMATION

Building Name:	26th & Lilly Rd Development Site
Street Address:	3710 26th Avenue Northeast
City, State, Zip	Olympia, WA 98506
County:	WA - Thurston
Market:	Thurston County
Sub-market:	Olympia

## LOCATION OVERVIEW

Well located in a quiet neighborhood, but still close to schools, shopping and restaurants. This new community will have excellent exposure located on the corner of Lilly Rd NE and 26th Ave NE. Also directly across the street from The Village at Mill Pond.

## PROPERTY HIGHLIGHTS

- 6.03 Acres total
- 3 parcels
- Zoning allows a maximum of 55 lots
- Level site
- Sewer and water in the street
- Corner lot with ample street frontage
- Close to I-5
- Quiet neighborhood
- Close to schools, shopping and restaurants
- Corner parcel with great exposure

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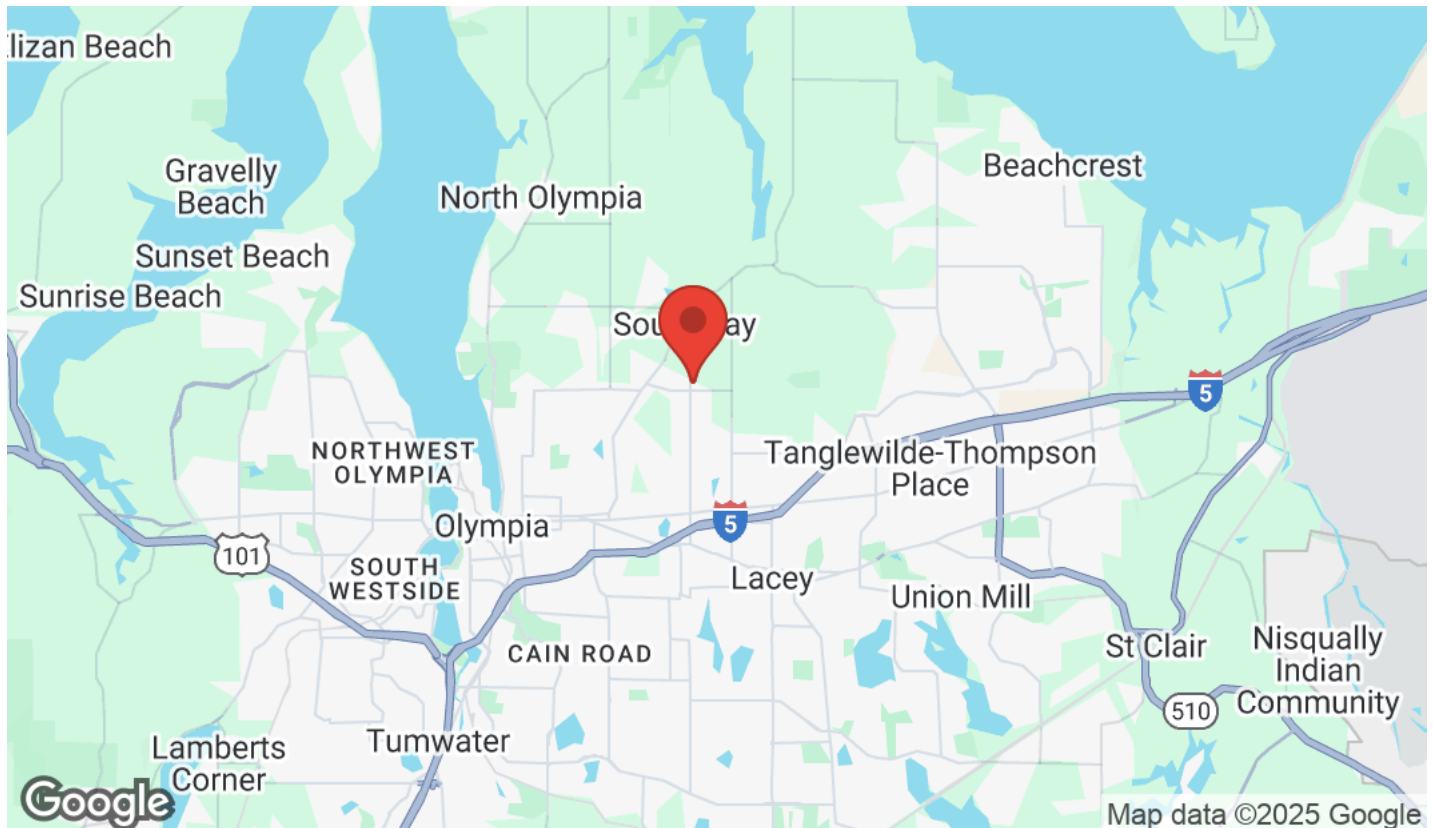


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## LOCATION MAPS

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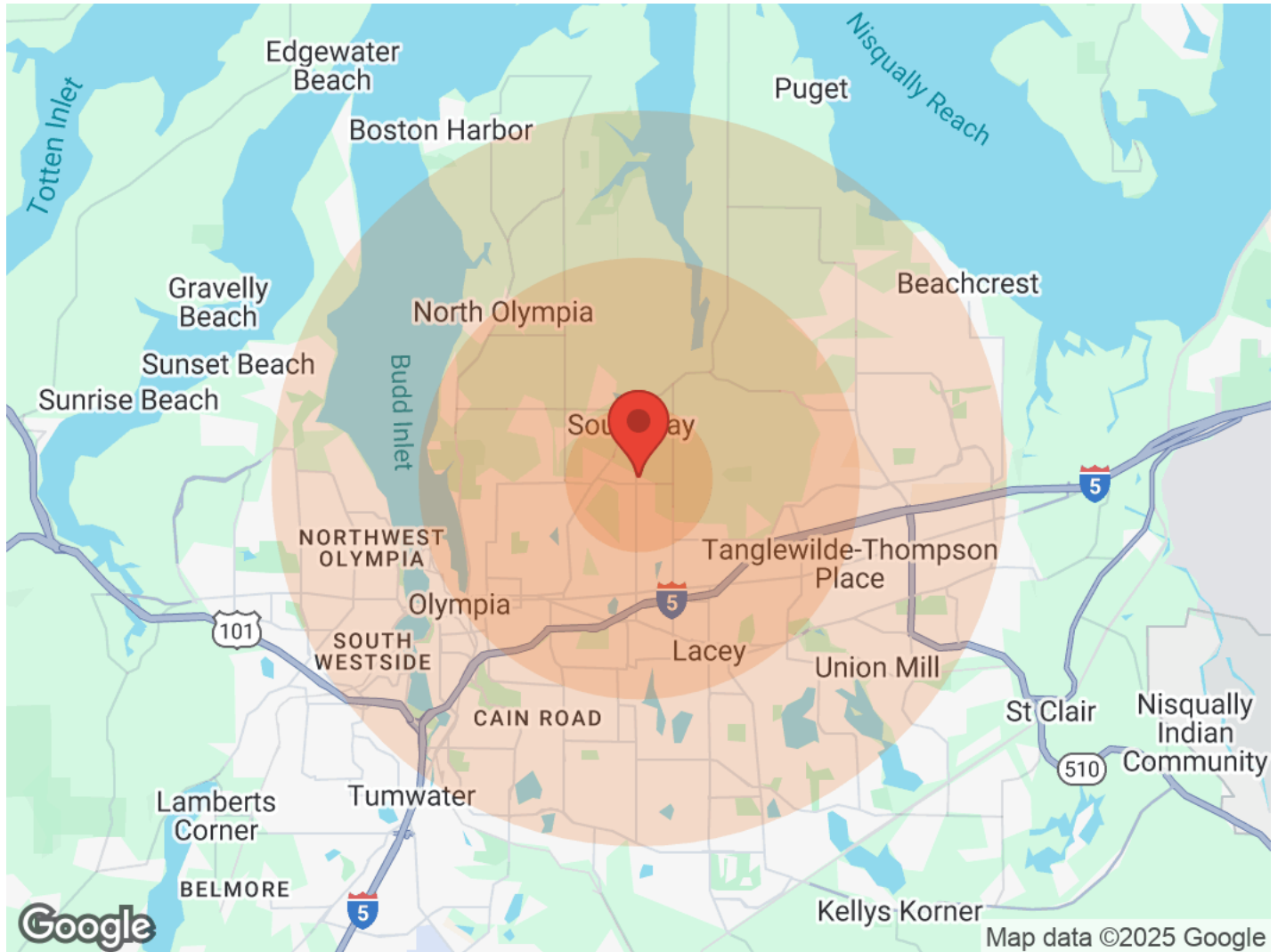
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# DEMOGRAPHICS

2640 LILLY ROAD NORTHEAST



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,626	18,284	62,370	Median	\$53,492	\$50,044	\$60,855
Female	2,874	20,155	67,165	< \$15,000	375	1,932	5,784
Total Population	5,500	38,439	129,535	\$15,000-\$24,999	376	2,126	5,147
				\$25,000-\$34,999	277	1,717	4,520
				\$35,000-\$49,999	345	2,638	7,650
				\$50,000-\$74,999	253	3,090	10,706
				\$75,000-\$99,999	342	2,043	8,097
				\$100,000-\$149,999	293	2,122	7,936
				\$150,000-\$199,999	195	601	2,340
				> \$200,000	31	295	1,370
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	826	6,323	23,072	Total Units	2,771	18,078	57,744
Ages 15-24	581	4,356	16,475	Occupied	2,618	16,977	54,116
Ages 25-54	2,290	15,506	51,733	Owner Occupied	1,004	9,029	30,980
Ages 55-64	712	4,760	16,323	Renter Occupied	1,614	7,948	23,136
Ages 65+	1,091	7,494	21,932	Vacant	153	1,101	3,628
Race	1 Mile	3 Miles	5 Miles				
White	4,597	32,976	107,080				
Black	118	586	3,408				
Am In/AK Nat	46	158	551				
Hawaiian	19	93	701				
Hispanic	373	2,642	9,548				
Multi-Racial	778	5,762	20,060				

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