

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

KW COMMERCIAL

Each Office Independently Owned and Operated

PRESENTED BY:

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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

PRICE: \$1,875,000

LOT SIZE: 6.03 Acres

PRICE / ACRE: \$310,945.27

ZONING: R4-8

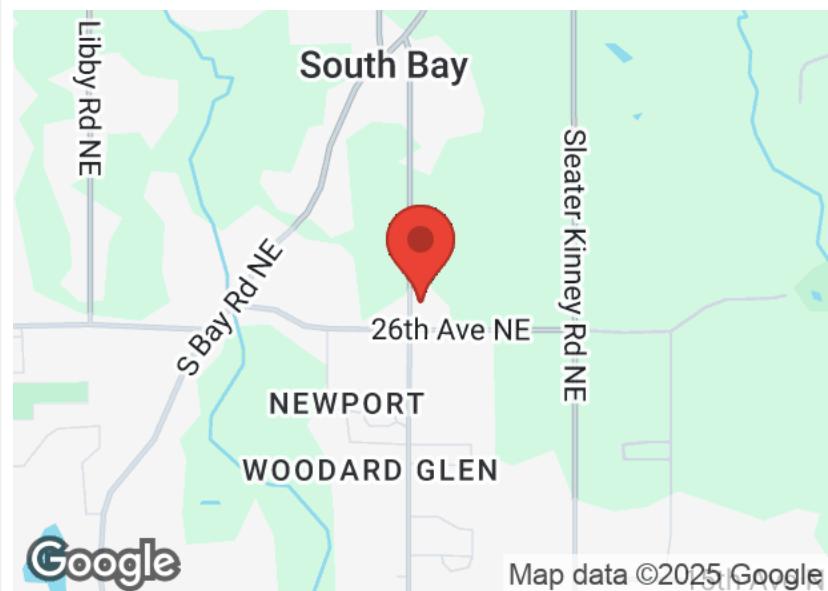
PERMITTED USES: Single family and Townhomes

FRONTAGE: ±415' on Lilly and ±460' on 26th

APN: 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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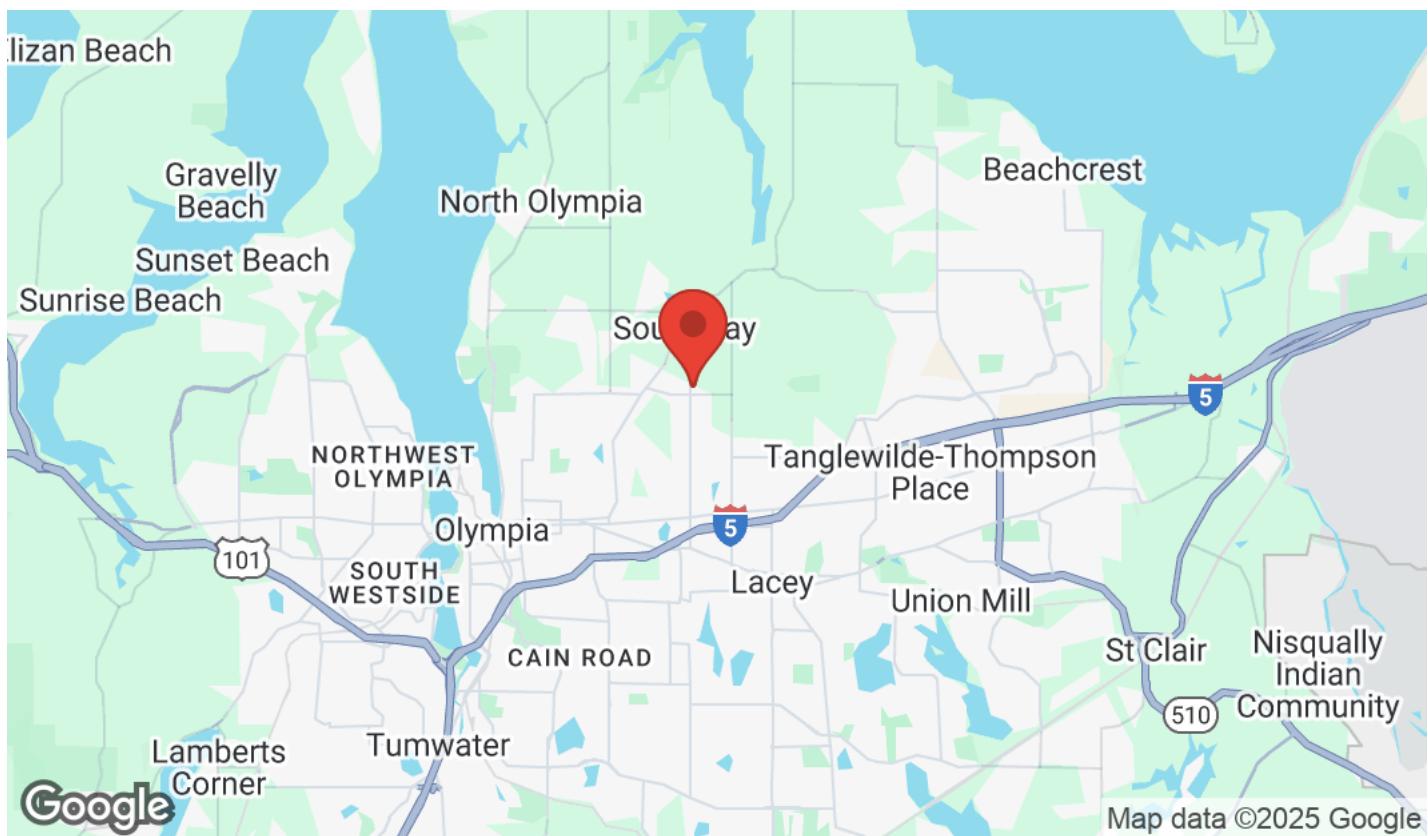
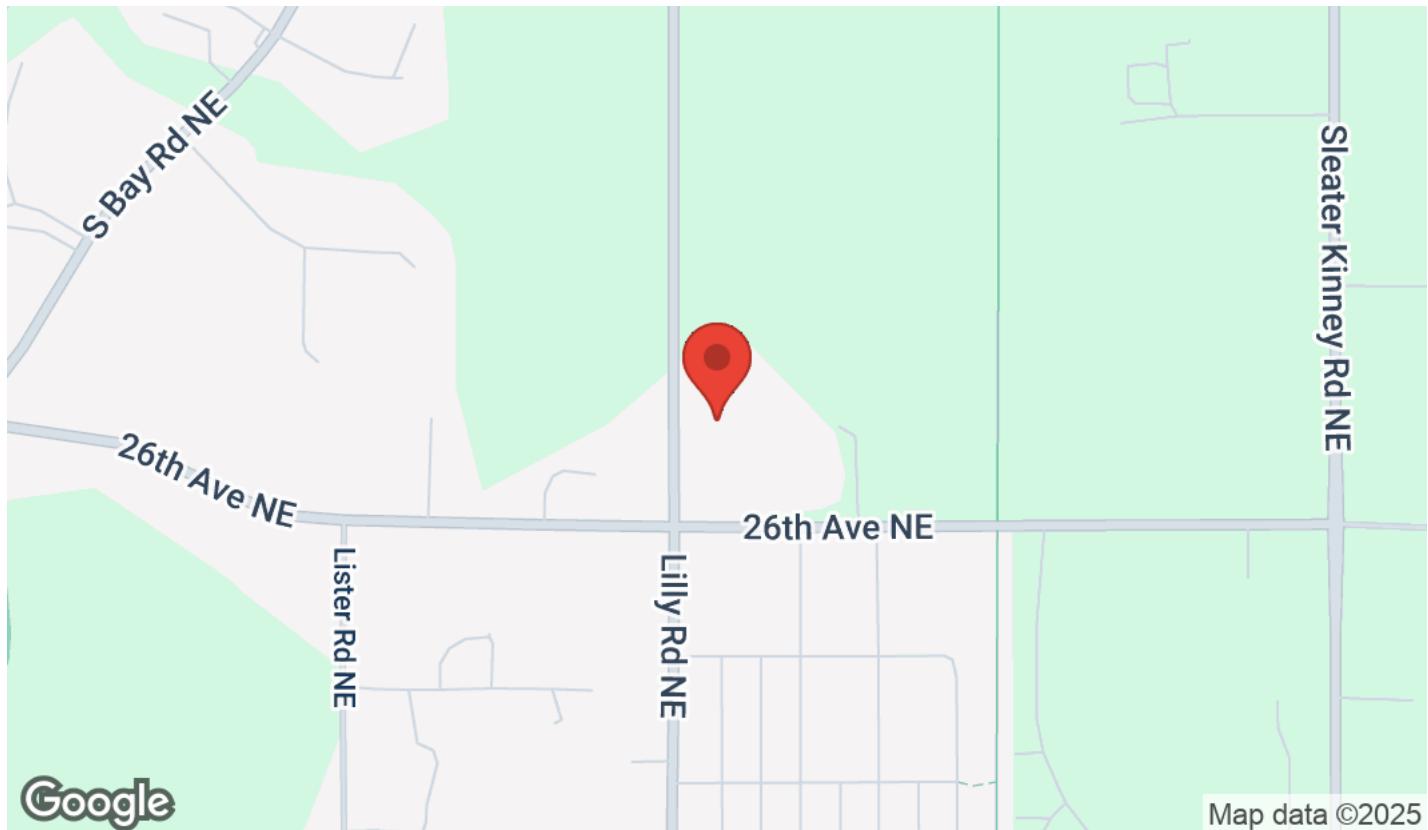
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LOCATION MAPS

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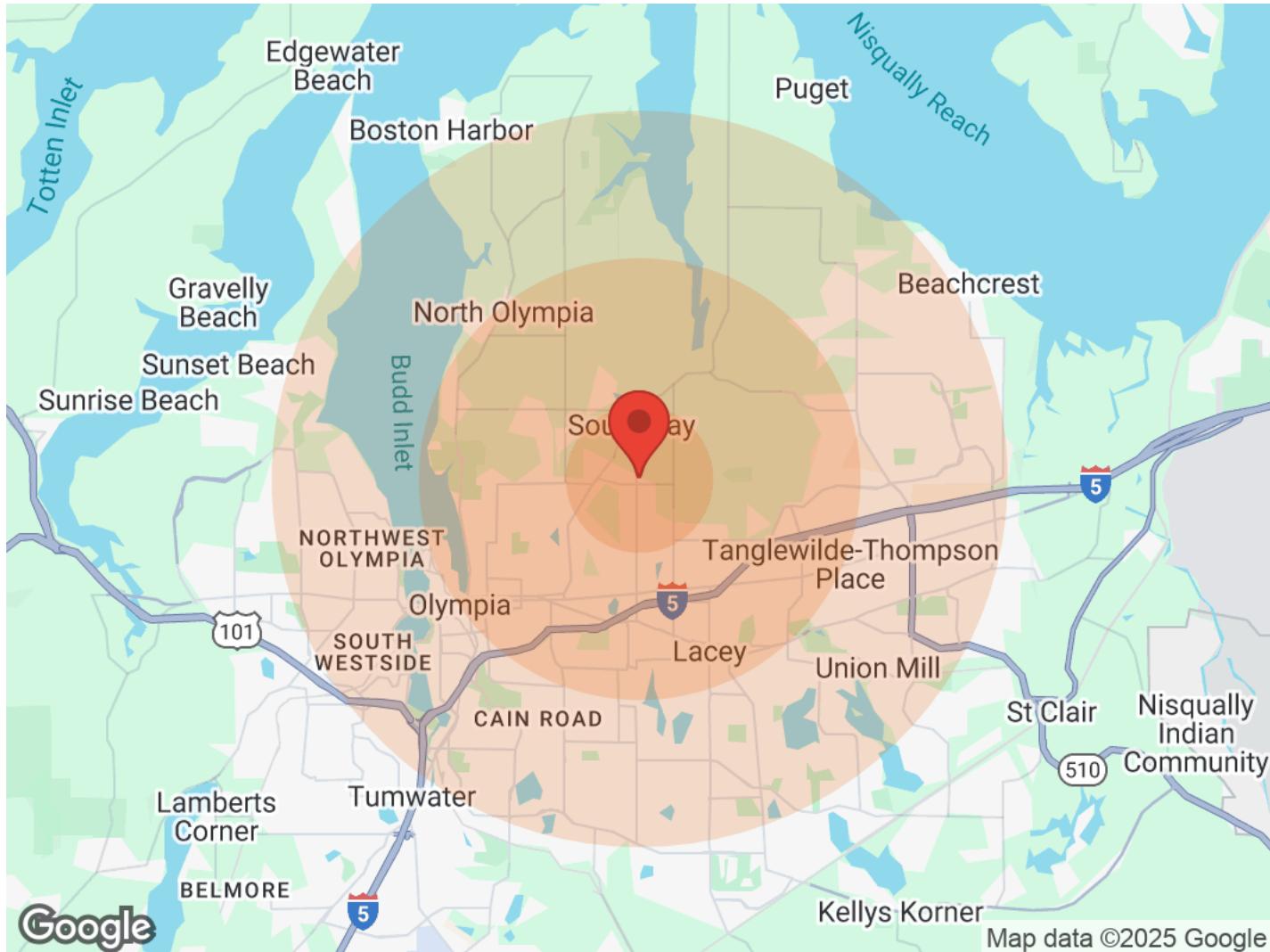
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DEMOGRAPHICS

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

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