

OFFERING MEMORANDUM

COLLEGE STREET DEVELOPMENT

1.98 AC development opportunity located in Lacey, WA

SUBJECT
PROPERTY

COLLEGE ST SE

3201 COLLEGE ST SE, LACEY, WA 98503

km Kidder
Mathews



Exclusively Listed by

AUSTIN KELLEY

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EXCLUSIVE REPRESENTATION

Kidder Mathews is the exclusive Listing Brokerage for this Offering. Austin Kelley and Tep Sipila, CCIM, are exclusively representing the Seller in the sale of the College Street Development.

OFFERING SUMMARY

Kidder Mathews is pleased to offer the College Street opportunity for sale. Zoned for medium density multifamily, this two parcel development site is comprised of 1.98 acres of flat land sitting alongside Lacey's prominent College street. Current zoning allows for a multiple of uses including single family, townhomes, and three story garden style multifamily development. Max unit density is 16 units / acre.

OFFER REQUIREMENTS

All offers must be submitted to Austin Kelley and Ted Sipila must include the following terms and information:

Purchase Price

Earnest money deposit, including non-refundable portion and timing of deposits

Timing for due diligence and post-diligence closing period

Source of funds for acquisition

PROPERTY TOURS

All property tours will be conducted exclusively by Austin Kelley or Ted Sipila by appointment only. To learn more about this opportunity, please contact the Listing Brokers directly.

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the sale of the College Street Development.

LISTING DETAILS

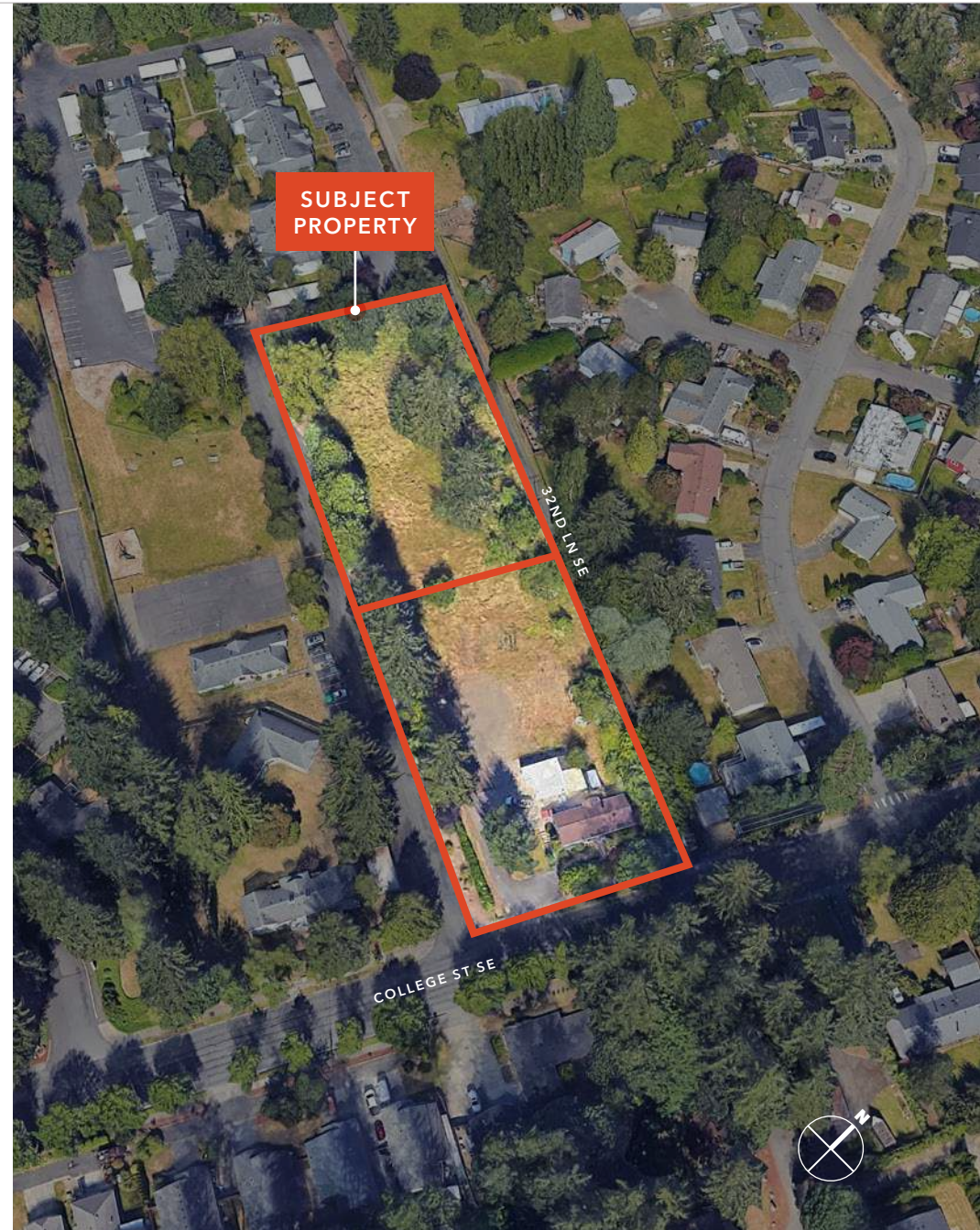
PRICE	\$825,000
TERMS	Conventional Purchase

PROPERTY DETAILS

ADDRESS	3201 College St SE, Lacey, WA 98503
PARCEL	1182-94-10400 / 1182-94-10500
ZONING	MD (Moderate Density) 16 Units / AC
TOTAL OFFERING SIZE	86,249 SF / 1.98 AC
TOPOGRAPHY	Flat
PROPOSED DEVELOPMENT	Single Family, Townhomes, Multifamily, Duplexes

DEVELOPMENT DETAILS





















ENTITLEMENT STATUS	Unentitled
DEVELOPMENT TERMS OFFERED	Negotiable

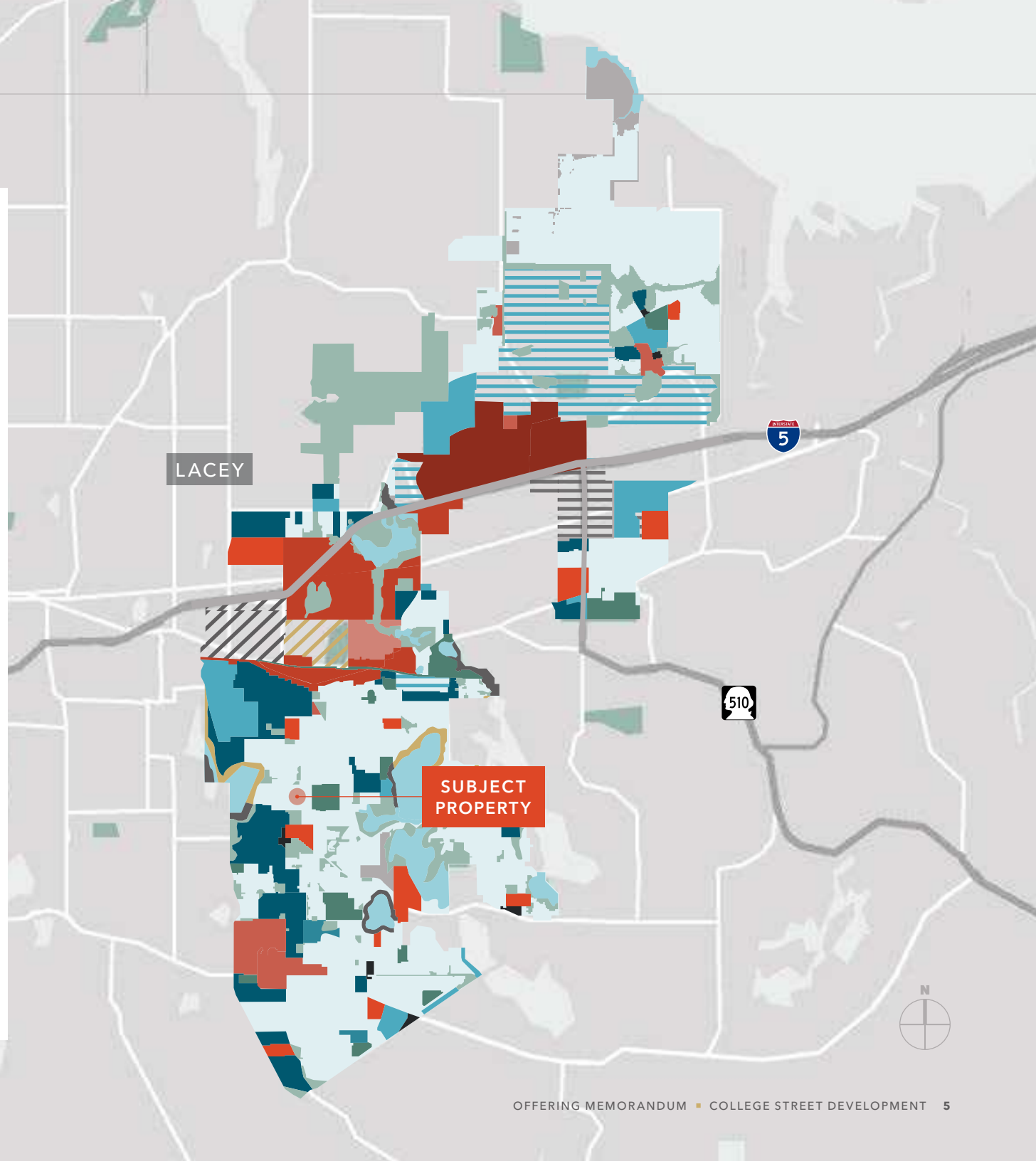




ZONING MAP

LEGEND

-  Low Density Residential
-  Med Density Residential
-  High Density Residential
-  Natural & Aquatic
-  Open Space Institutional
-  Open Space Park
-  Central Business District
-  Light Industrial
-  General Commercial
-  Hawk's Prairie Business District
-  Shore Residential
-  Open Space School
-  Neighborhood Commercial
-  Urban Conservancy
-  Woodland District
-  Village (Urban) Center
-  St. Martin's University
-  Community Office/Commercial
-  Lacey Historic Neighborhood
-  Cemetary



THURSTON COUNTY

Thurston County is a severely under served market with a tremendously consistent year over year population growth and local employers.

Both Washington State government jobs and US military anchor down Thurston County as an extremely dependable growing market.

59,405

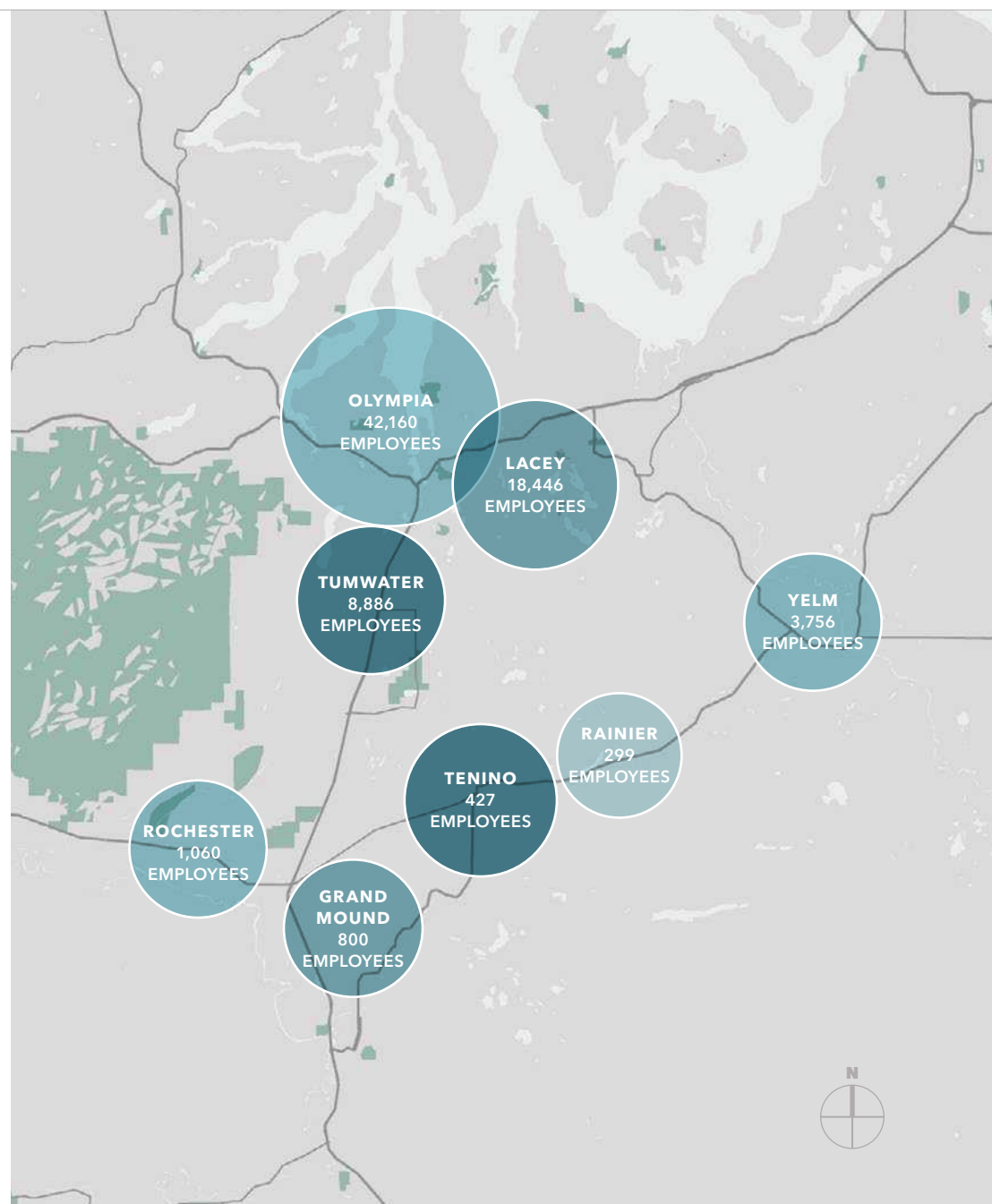
ESTIMATED
POPULATION (2025)

60,972

PROJECT
POPULATION (2023)

0.5%

PROJECT
GROWTH (2030)





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