

FOR SALE

3.64 AC LAND AVAILABLE

906 RHOTON RD SE, YELM, WA

Property Overview

3.64 acres with land use approvals in place

Substantial entitlement package available

Zoned Light Industrial within the City of Yelm

City infrastructure improvements for Rhoton Road
are scheduled for Summer 2026

WSDOT Bypass Road construction expected to
allow for easier access through Yelm

\$1,175,000

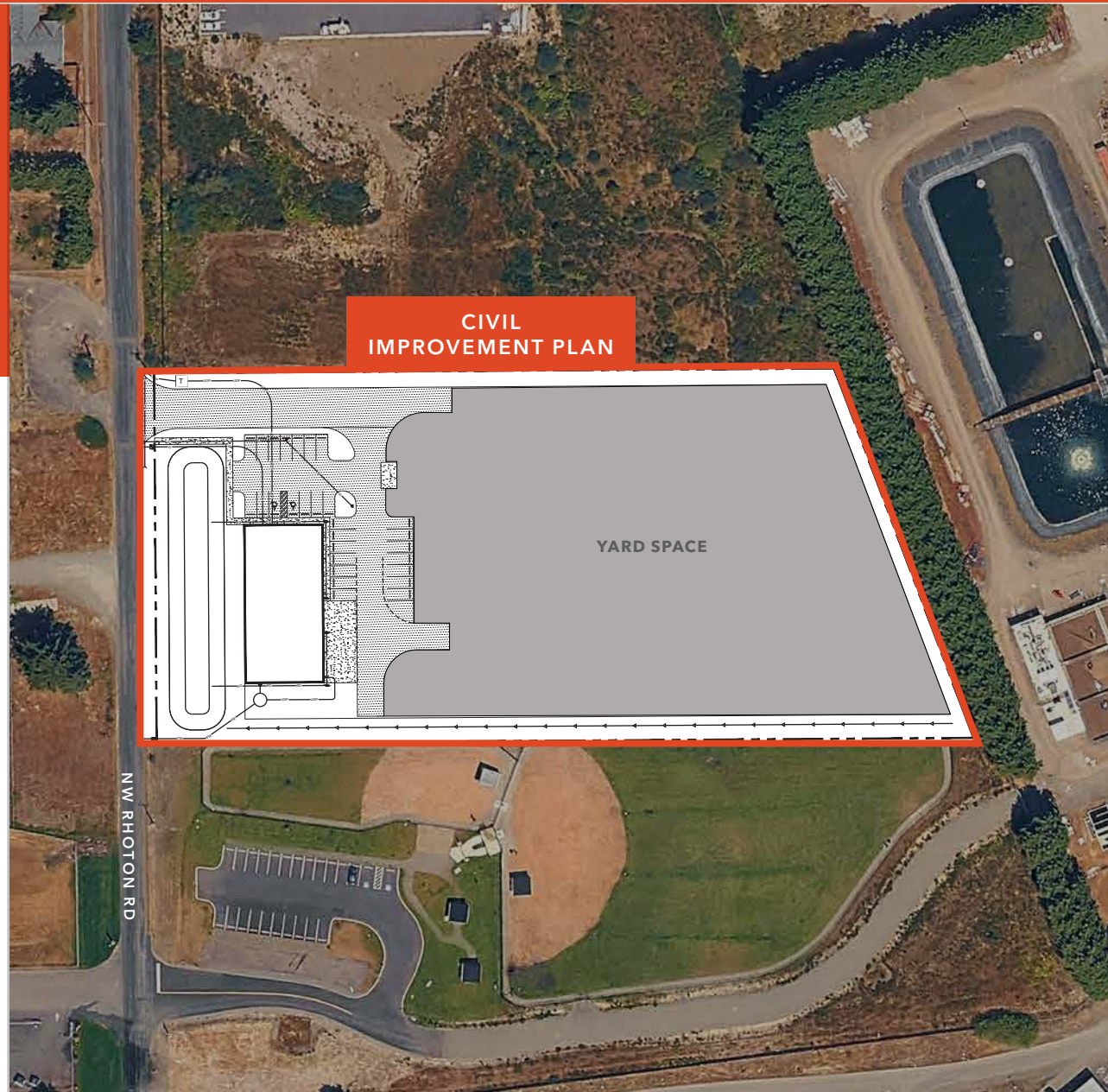
SALE PRICE

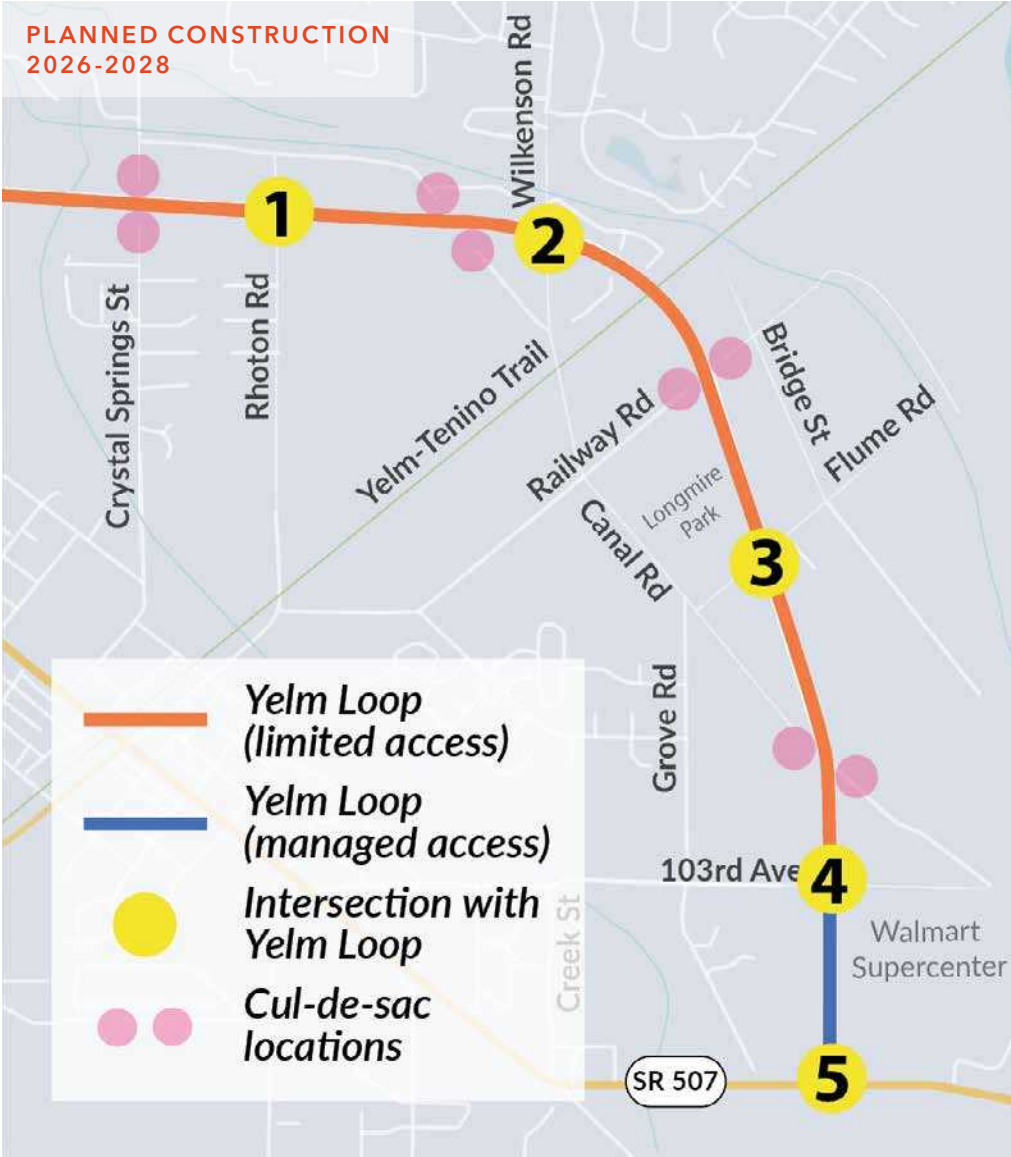
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1) Rhoton Rd



2) Wilkensen Rd



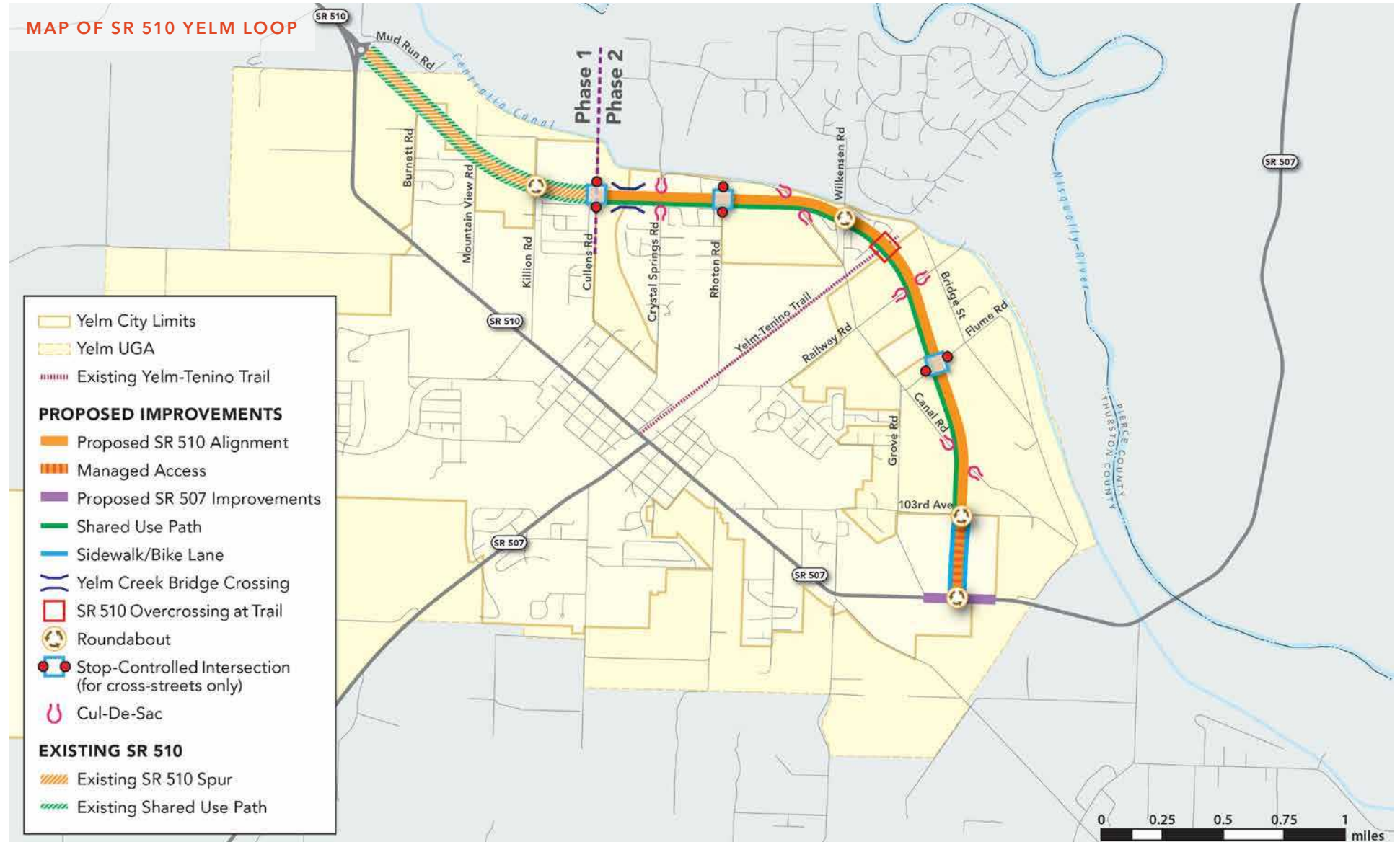
3) Flume Rd



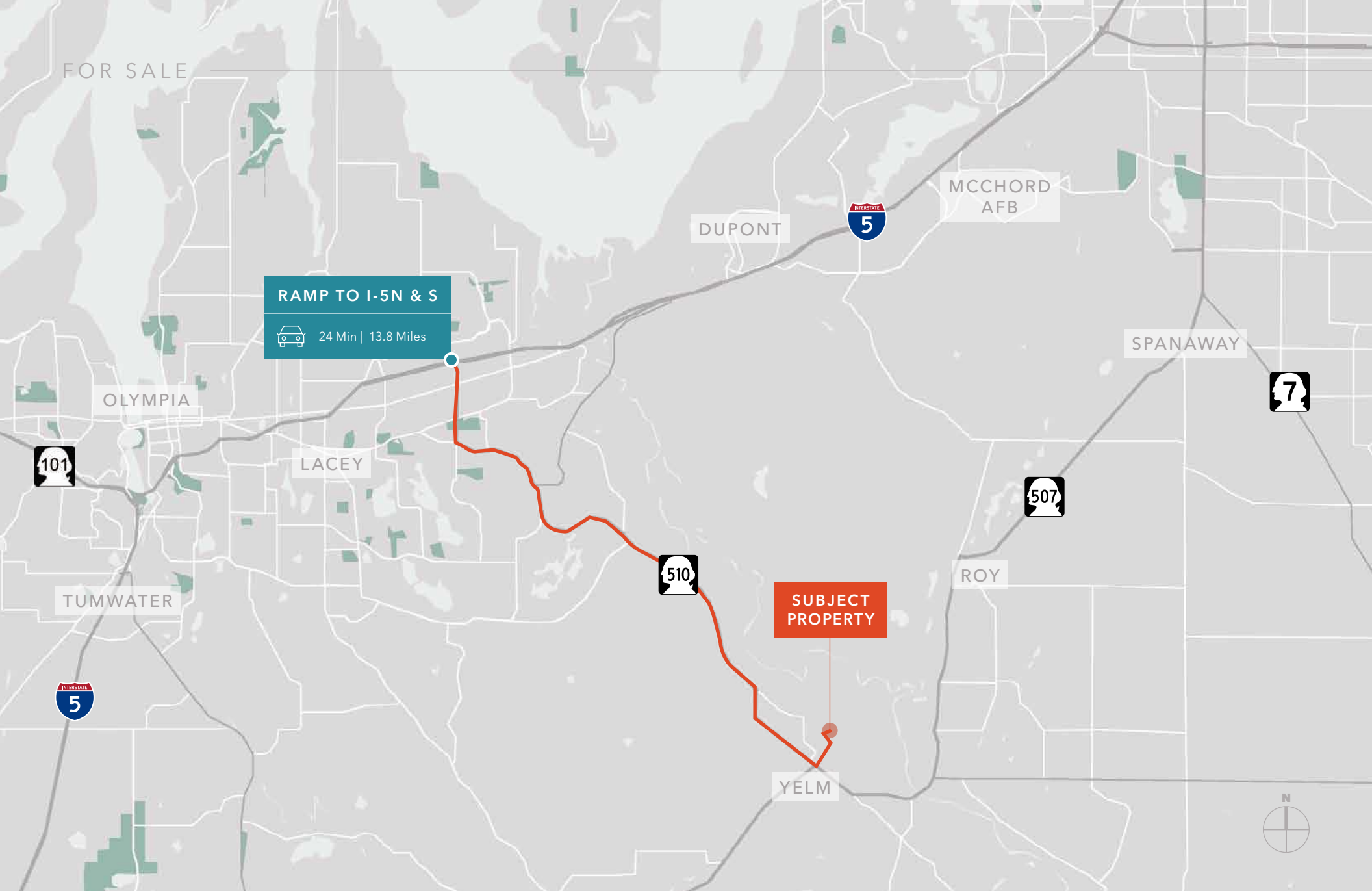
4) 103rd Ave



5) SR 507



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DEMOGRAPHICS

POPULATION

	5 Mins	10 Mins	15 Mins
2020 CENSUS	13,284	17,092	25,432
2010 CENSUS	9,685	12,958	20,323
2025 ESTIMATED	14,012	17,794	26,387
2030 PROJECTED	14,727	18,600	27,456

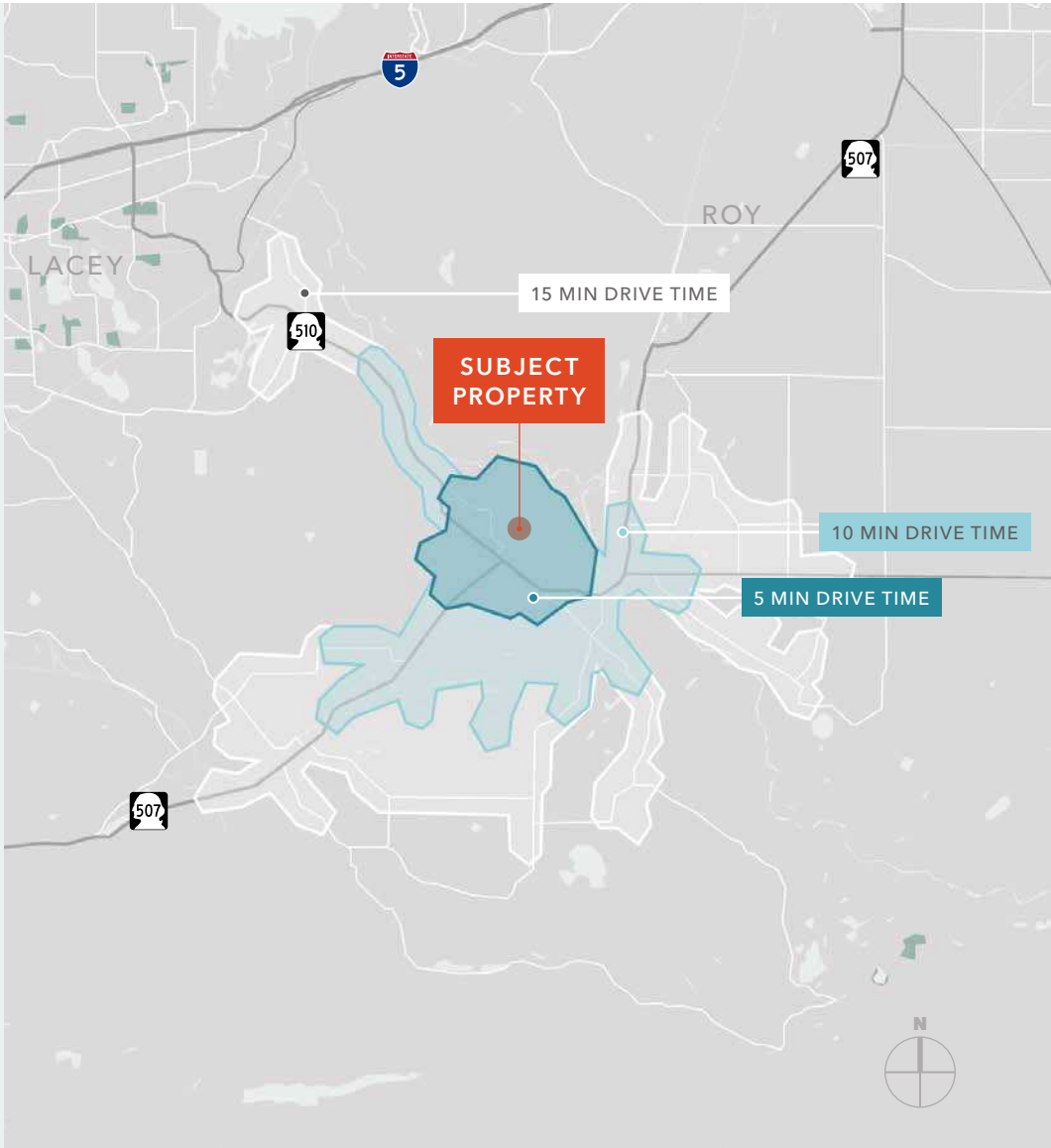
MEDIAN AGE & GENDER

	5 Mins	10 Mins	15 Mins
MEDIAN AGE	33.5	34.6	37.1
% FEMALE	50.8%	50.7%	50.4%
% MALE	49.2%	49.3%	49.6%

HOUSEHOLD INCOME

	5 Mins	10 Mins	15 Mins
2025 MEDIAN	\$89,266	\$92,487	\$98,360
2030 MEDIAN PROJECTED	\$89,254	\$92,343	\$98,114
2025 AVERAGE	\$108,744	\$113,192	\$120,629
2030 AVERAGE PROJECTED	\$108,153	\$112,373	\$119,586

Data Source: ©2025, Sites USA



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