

FOR SALE

RARE OPPORTUNITY

6.21 ACRES R8 ZONING

502 E PLUM STREET, CENTRALIA, WA 98531



SALE PRICE: \$1,500,000

MLS 2363387

Incredible potential to build 56-79
Single/Duplex/Triplex/Fourplex
homes at the base of Seminary Hill!



Sybil Kuhn, *Managing Broker*
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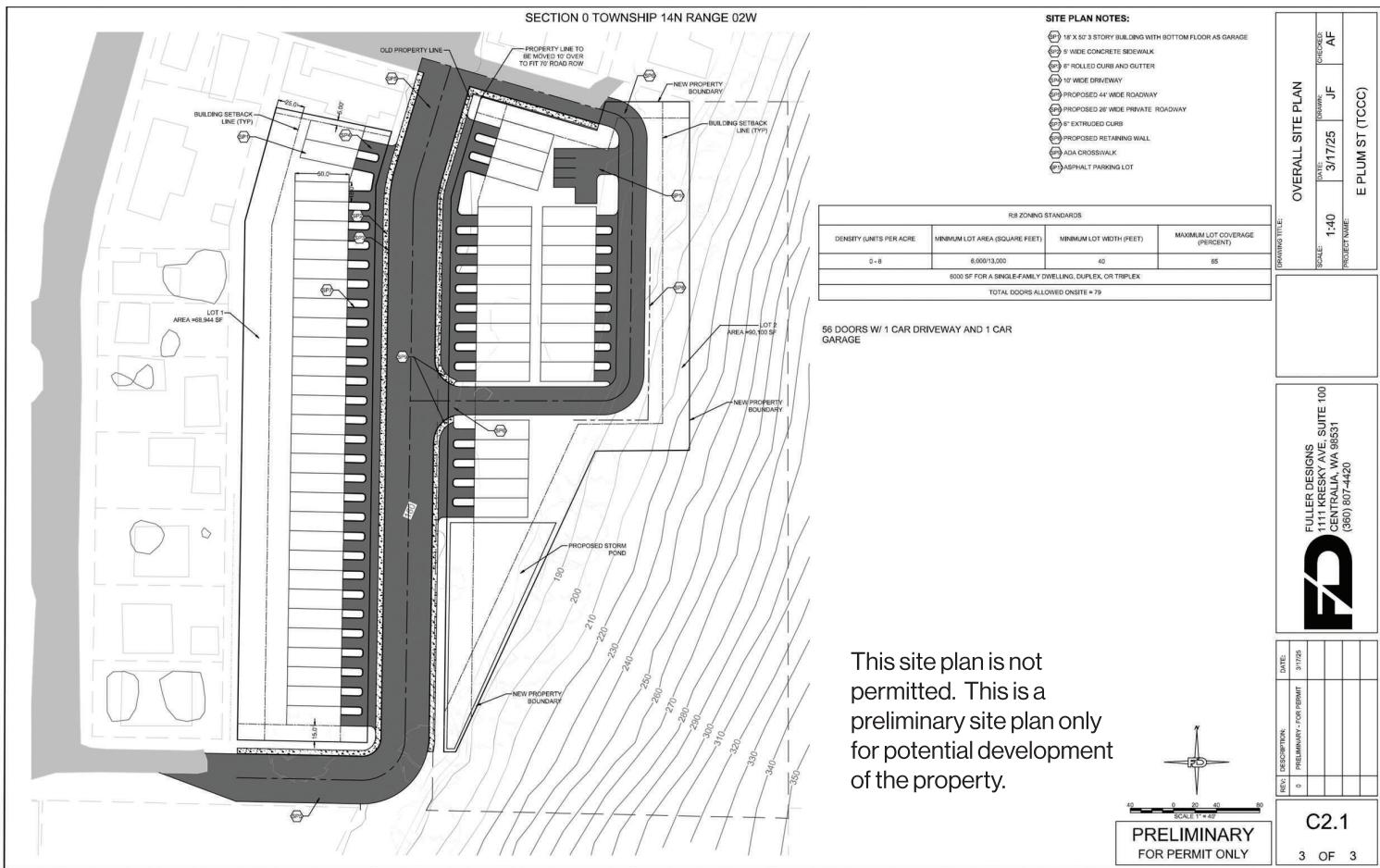


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6.21 ACRES OF INCREDIBLE POTENTIAL

502 E Plum St, Centralia, WA 98531



This site plan is not permitted. This is a preliminary site plan only for potential development of the property.

PROPERTY DESCRIPTION

Rare opportunity with this 6.21 acres of incredible potential to build 56-79 Single/Duplex/ Triplex/Fourplex homes at the base of Seminary Hill! Current zoning is R8-Moderate Density Residential and allows mixed use, with flexibility to customize the neighborhood. Plan a full subdivision or a phased build out. These 3 parcels offer multiple building options for diverse market demand and maximum land usage. Utilities are in the street. The 3 parcels are tucked away next to a public school, at the end of the street, with all city amenities. Each lot can accommodate private garage, sidewalks, separate yards, green belt shared space for walking to the Seminary Nature Trails or the school. The town is a few blocks away and in the Heart of Centralia. It is within 4-6 minutes. Central to Seattle and Portland.

NEW ROOF ON BUILDING IN 2025.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	6.21 Acres

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	733	2,573
Total Population	640	1,964	6,821
Average HH Income	\$93,467	\$83,936	\$80,753



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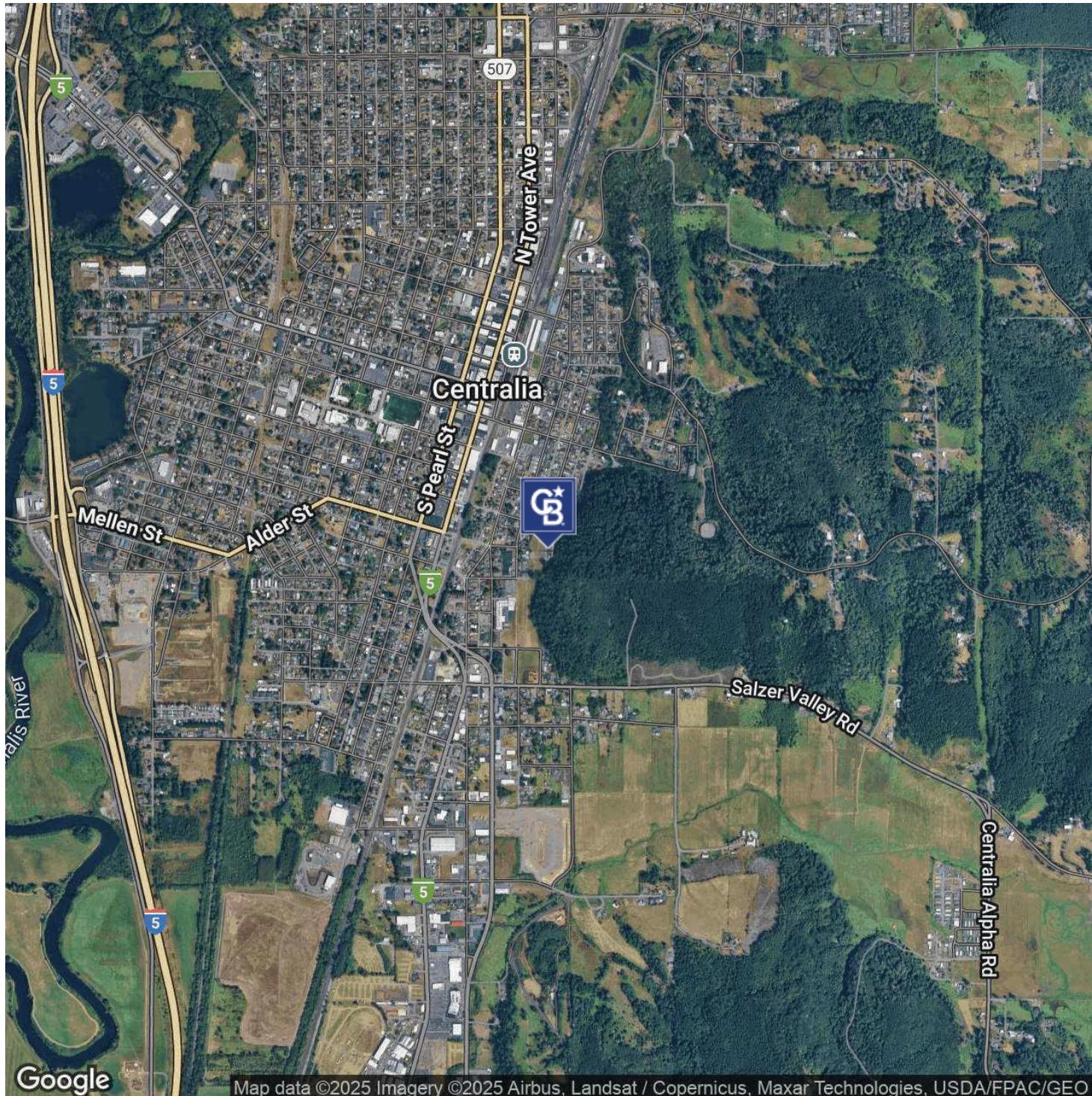
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Google

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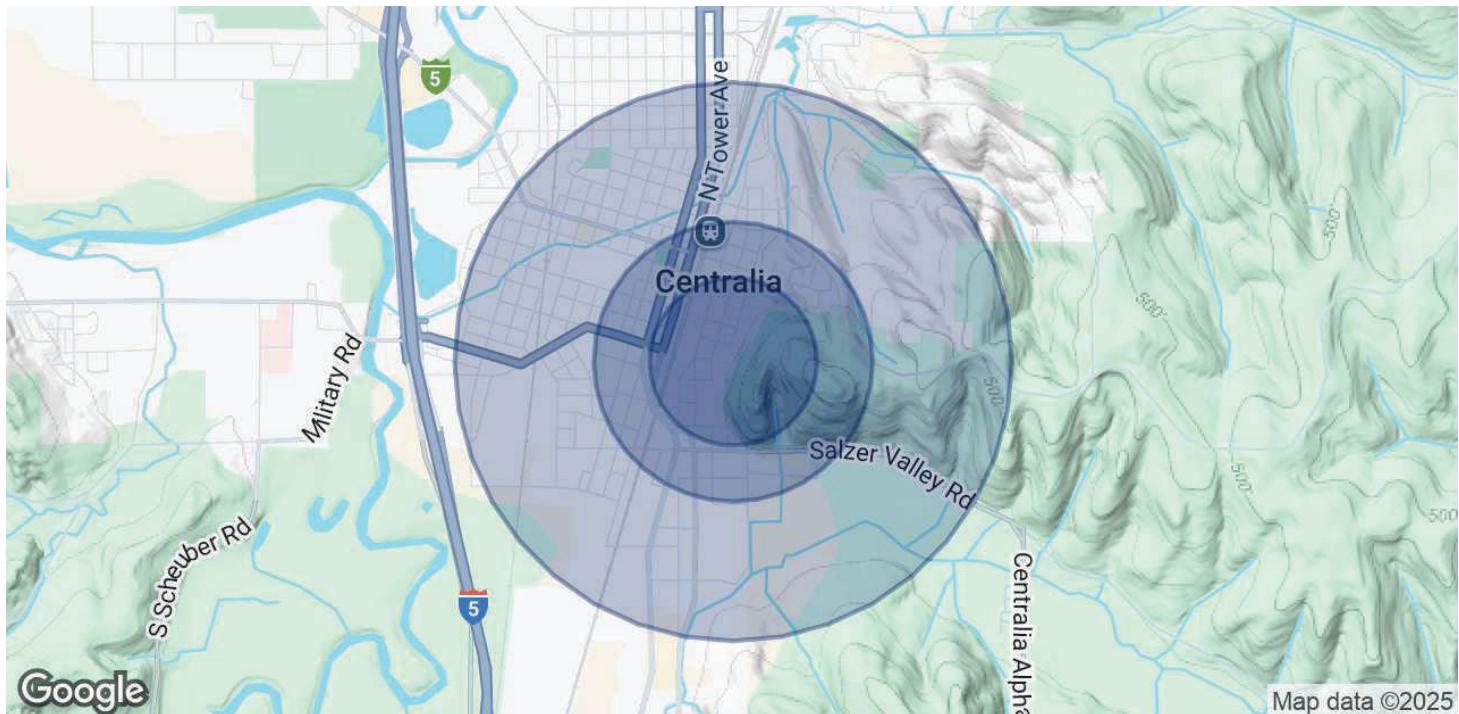
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	640	1,964	6,821
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	733	2,573
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$93,467	\$83,936	\$80,753
Average House Value	\$442,079	\$387,850	\$342,823

Demographics data derived from AlphaMap



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