

FOR SALE | FULLY ENTITLED 88-UNIT MIXED-USE DEVELOPMENT



THE STATION @ SHELTON SPRINGS

11750 N HWY 101, SHELTON, WA 98584

EXCLUSIVELY LISTED BY

Quint Newell

GREENE COMMERCIAL

360.688.8333

quintn@greenecommercial.com

Rick Wilson

VIRGIL ADAMS REAL ESTATE

360.790.9611

rickwilson@virgiladamsre.com



GREENE
COMMERCIAL

360.528.4167

www.greenecommercial.com

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

- The Offering

2. INVESTMENT HIGHLIGHTS

3. DEVELOPMENT OVERVIEW

- Unit Mix Summary
- Commercial & Amenities
- Market Context



EXCLUSIVELY LISTED BY

Quint Newell
GREENE COMMERCIAL
360.688.8333
quintn@greenecommercial.com

Rick Wilson
VIRGIL ADAMS REAL ESTATE
360.790.9611
rickwilson@virgiladamsre.com

DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Greene Commercial and Virgil Adams Real Estate and should not be made available to any other person or entity without the written consent of Greene Commercial and Virgil Adams Real Estate.

This information has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Greene Commercial and Virgil Adams Real Estate have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Greene Commercial and Virgil Adams Real Estate have not verified, and will not verify, any of the information contained herein, nor have Greene Commercial and Virgil Adams Real Estate conducted any investigation regarding these matters, and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

References to square footage or age are approximate. The recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

The Station at Shelton Springs presents a premier acquisition opportunity for a fully entitled, shovel-ready Planned Unit Development (PUD) in the rapidly expanding Shelton Urban Growth Area. This 3.63-acre assembly consists of three parcels approved for the construction of 88 residential dwelling units and a 3,000 SF commercial pad, strategically located within a designated Opportunity Zone.

The site is positioned directly along Highway 101 with primary access via Shelton Springs Road, offering high visibility and excellent connectivity to Olympia and the I-5 corridor, located just 25 miles away. Years of entitlement work have been completed to de-risk the project, including secured water and sewer utility extension agreements, approved parking reductions, and a finalized SEPA Determination of Nonsignificance (DNS).



THE OFFERING

ADDRESS	11750 N Hwy 101, Shelton, WA 98584
PRICE	\$1,600,000
PARCELS	42012-22-90081, 42012-22-90082 42012-22-90083
ZONING	MU (Mixed-Use)
LAND	156,816 SF (3.60 AC)

INVESTMENT HIGHLIGHTS

Entitled & De-Risked | Fully approved PUD for 6 total structures. The arduous approval process is complete, including secured Public Water and Sanitary Sewer Utility Extension Agreements with the City of Shelton.

Opportunity Zone Tax Incentives | Located within a qualified Opportunity Zone, offering potential investors significant tax deferral benefits for up to 10 years.

Reduced Construction Costs | A secured Administrative Determination allows for modified parking calculations, optimizing site usage and reducing paving costs.

Strategic Location | Situated directly across from Sanderson Airfield with emergency vehicle access from US Highway 101, ensuring high visibility and logistical ease.

Flexible Phasing | The project is approved for construction in three phases, allowing for scalable capital deployment.



DEVELOPMENT OVERVIEW

The Station at Shelton Springs is designed as a mixed-use community comprising four 3-story apartment buildings and one 3-story townhouse structure. The site plan emphasizes community living with associated open spaces, landscaping, and a commercial component to serve residents.

COMMERCIAL & AMENITIES

Retail/Office | A standalone 3,000 SF commercial building is approved for the site, providing on-site services or leasing income.

Parking | 147 stalls provided (including 16 EV stations), meeting the approved administrative standards for the site.

MARKET CONTEXT

Shelton is experiencing a housing shortage with limited utility connections, making “The Station” a rare, turn-key market entry. The property sits in a high-growth corridor described as one of Shelton’s most promising areas, ideal for delivering legacy workforce housing. With owners willing to stay involved through permitting or retain investment ownership, this offering provides flexibility for developers capitalizing on strong regional demand.

UNIT MIX

The approved plan features a diverse mix of unit types to cater to various demographic needs:

0 Bed / 1 Bath	4 Units
1 Bed / 1 Bath	45 Units
2 Bed / 2 Bath	32 Units
3 Bed / 2 Bath	7 Units
Total Residential	88 Units



 THESE PLANS ARE NOT TO SCALE. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EXCLUSIVELY LISTED BY

Quint Newell

GREENE COMMERCIAL

360.688.8333

quintn@greenecommercial.com

Rick Wilson

VIRGIL ADAMS REAL ESTATE

360.790.9611

rickwilson@virgiladamsre.com



GREENE
COMMERCIAL

360.528.4167

www.greenecommercial.com