

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



## THE STATION @ SHELTON SPRINGS

11750 N HWY 101, SHELTON, WA 98584

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## 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:

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



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



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