



**FOR SALE OR LEASE**

407 Yelm Ave E  
Yelm, WA 98597

## 1.32 ACRE READY-TO-BUILD DRIVE-THRU DEVELOPMENT | HWY 507 FRONTAGE

Prime development opportunity in Yelm along highly visible Hwy 507. This ready-to-build project features a fully engineered and approved drive-through building, allowing construction to begin immediately.

The site also offers additional upside with development potential for a second commercial building and multifamily apartments at the rear of the property.

- Fully engineered & approved drive-through building
- Additional pad for second commercial building
- Rear acreage supports multifamily / apartment development
- Thurston County Parcel: 22719342700
- Lot size: 57,499 square feet
- All utilities available at the site
- Expanding demand for retail services

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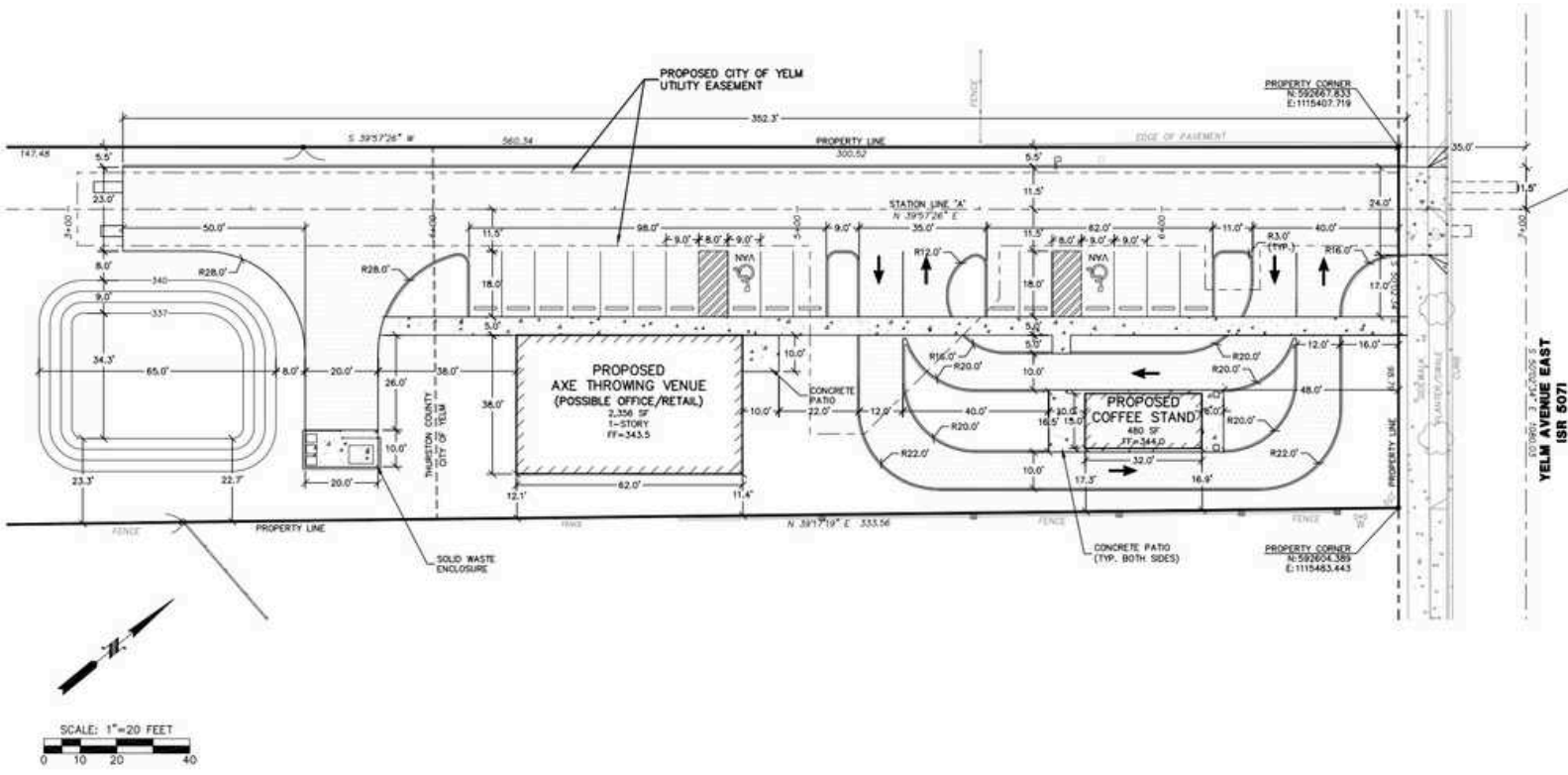
# Maté Hollos



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## HIGH VISIBILITY WITH STRONG TRAFFIC COUNTS AND EASY ACCESS

Strategically positioned across from the movie theater on the right side of Yelm Ave when traveling south, the property benefits from strong traffic counts, excellent visibility, and convenient access.

Yelm serves as a bedroom community for Olympia and Tacoma commuters. Strong military influence from JBLM personnel and contractors. Major employment sectors include retail, healthcare, and construction.

Yelm represents a high-growth secondary market within the South Puget Sound region. Continued residential expansion, military-driven population stability, and limited commercial inventory create strong opportunities for:

- Retail & neighborhood services
- Drive-through & quick-service restaurants
- Medical & professional office
- Multifamily & mixed-use development

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## CITY OF YELM

Yelm is one of the fastest-growing communities in Thurston County, strategically positioned between Olympia, Tacoma, and Joint Base Lewis-McChord. The city has evolved from a rural town into a high-growth residential and commercial hub driven by regional housing demand and military employment.

### Strategic Location Advantages

- Direct access via SR-507 connecting to I-5 corridors.
- Proximity to JBLM provides consistent population inflow.
- Serves expanding South Sound suburban growth.

### Growth & Demographics

- Population increased more than 40% over the past decade.
- Median age: ~30 years — significantly younger than regional averages.
- Median household income: approximately \$88K–\$90K

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