

OFFERING MEMORANDUM

SPANAWAY DEVELOPMENT

19010 B ST E, SPANAWAY, WA 98387



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km Kidder
Mathews

EXCLUSIVE REPRESENTATION

Kidder Mathews is the exclusive Listing Brokerage for this Offering. Austin Kelley and Ted Sipila are exclusively representing the Seller in the sale of this transit-oriented development opportunity.

PROPERTY OFFERING

Kidder Mathews is pleased to present 19010 B Street East, Spanaway, Washington, a 2.19-acre infill development site zoned Urban Corridor (UCOR) within Pierce County jurisdiction. The UCOR designation provides flexible development opportunities, including attached single-family homes, townhomes, and multifamily residential development.

The property is supported by a massing study demonstrating the potential for approximately 72 to 84 multifamily units. In addition, significant due diligence work has already been completed, including land survey, tree, biological, environmental, geotechnical (soils), and traffic studies. The site also benefits from a Pierce County 8-inch PVC sewer main stubbed to the property, providing critical utility infrastructure to support future development.

Further enhancing the site, Pierce County's CRP 5111 roadway improvement project (B Street East - 176th to 192nd Street East) is scheduled for construction in 2027 and will deliver new curb, gutter, sidewalk, and ADA-compliant ramps along the frontage and surrounding street network, significantly improving access, connectivity, and long-term development readiness.

With much of the preliminary planning and entitlement groundwork already in place, this opportunity significantly reduces the time and risk associated with the entitlement process while accelerating the path toward project approval and construction in one of Pierce County's fastest-growing submarkets..

OFFER REQUIREMENTS

All offers must be submitted to Austin Kelley and Ted Sipila and must include the following terms and information:

Purchase Price

Earnest money deposit, including non-refundable portion and timing of deposits

Timing for due diligence and post-diligence closing period

Source of funds for acquisition

PROPERTY TOURS

All property tours will be conducted exclusively by Austin Kelley and Ted Sipila by appointment only. To learn more about this opportunity, please contact the Listing Brokers directly.

Exclusively listed by

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure 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. Kidder Mathews has not made any investigation, and makes 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, PCB's 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, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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PROPERTY OVERVIEW

LISTING DETAILS

| | |
|----------------------|-------------------------------|
| PRICING | \$1,600,000 |
| PRICE PER UNIT / PSF | (\$21,333/unit / \$16.77 PSF) |
| BID DATE | Reviewing offers upon receipt |
| TERMS | Conventional Purchase |

PROPERTY DETAILS

| | |
|-----------------|----------------------------------|
| ADDRESS | 19001 B St E, Spanaway, WA 98387 |
| PARCEL | 0319338005 |
| TOTAL SITE AREA | 95,396 SF / 2.19 AC |
| TOPOGRAPHY | Flat |

DEVELOPMENT DETAILS

| | |
|----------------------------|----------------------------|
| STATUS | Unentitled |
| PROPOSED RESIDENTIAL UNITS | 72 - 84 units |
| PROPOSED RESIDENTIAL SF | 1.5 ratio |
| HEIGHT | 75' |
| DENSITY | Min 12 / Mac 60-units/acre |
| ZONING | UCOR |
| MASS STUDY | Graves and Associates |



MASSING STUDY

| | |
|------------------------------------|-----------|
| NUMBER OF BUILDINGS: | 3 |
| BLDGS. OVERALL SF: | |
| A1 - 3 Story WalkUp (8,420 SF/FLR) | 25,260 SF |
| A2 - 3 Story WalkUp (8,420 SF/FLR) | 25,260 SF |
| B - 3 Story WalkUp (6,150 SF/FLR) | 18,450 SF |
| Total: | 68,970 SF |
| Total Parking Stalls Required: | 108 |
| Total Parking Stalls Provided: | 108 - OK |

PROJECT DATA

1. Site Overall: 95,396 sf or 2.19 ac
(Urban Corridor: UCOR Zone)
2. Max Hgt: 75' - Min Density 12, Base 60, Max Density 60/DU
3. Total residential units proposed for 3 Bldgs: 72 units or 33 du/ac

| | | | | |
|--------------------------|------|--------|---------------|-------|
| Studio Units | = 24 | or 33% | 1:1.5 Parking | @ 36 |
| 1 BD Units | = 36 | or 50% | 1:1.5 Parking | @ 54 |
| 2 BD Units | = 12 | or 17% | 1:1.5 Parking | @ 18 |
| Total Residential Stalls | | | | @ 108 |

BLDG A1 (24 Units) - Unit Breakdown
3 Story WalkUp - 24 Units Proposed:

- 12 Studio
- 12 1bd

650 sf avg gross / unit

BLDG A2 (24 Units) - Unit Breakdown
3 Story WalkUp - 24 Units Proposed:

- 12 Studio
- 12 1bd

650 sf avg gross / unit

BLDG B (24 Units) - Unit Breakdown
3 Story WalkUp - 24 Units Proposed:

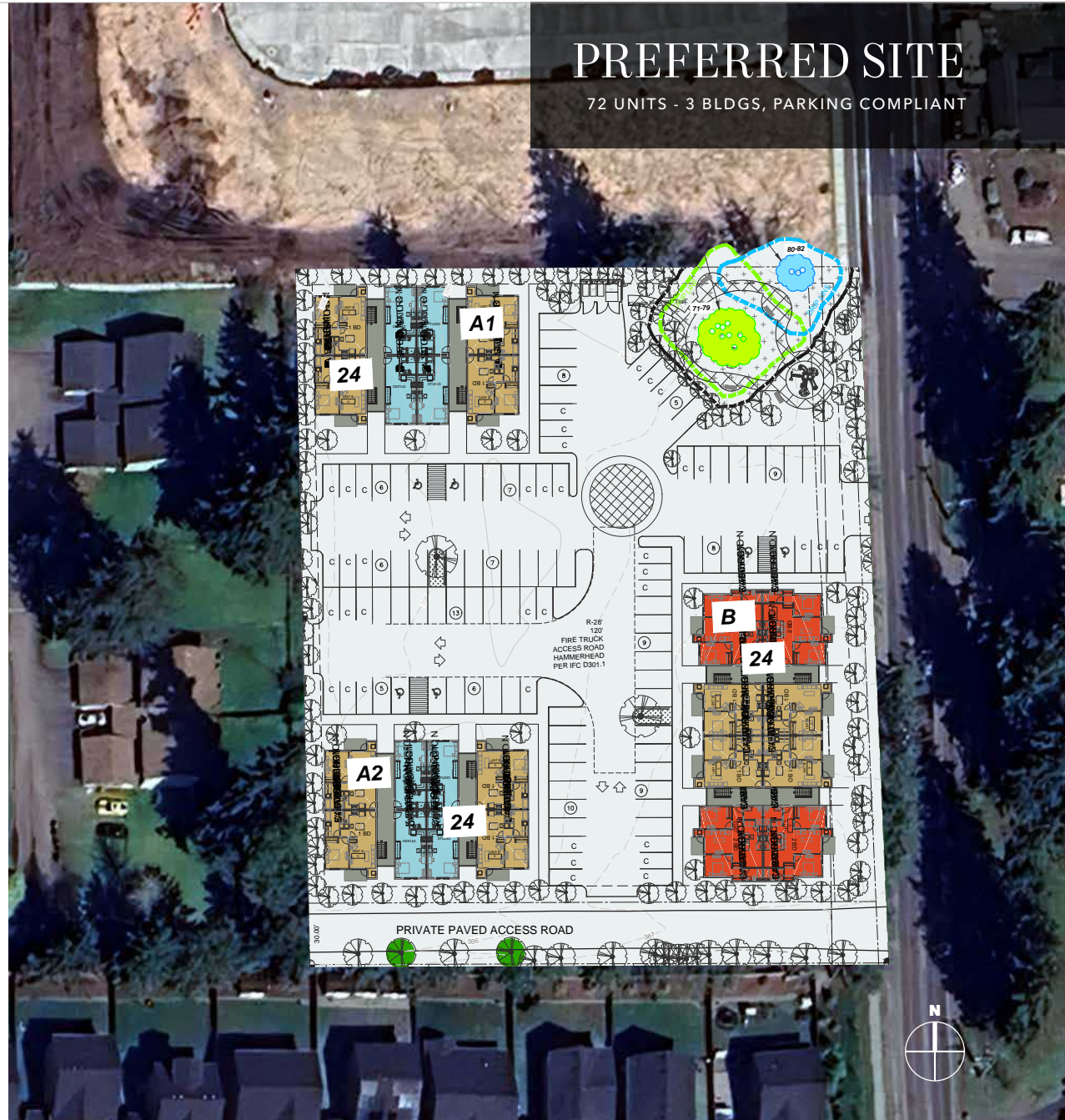
- 12 1bd
- 12 2bd

935 sf avg gross / unit

4. Total Parking Required = (108 stalls)
Total Parking Provided = (108 stalls)
Max. Compact Stalls Allowed = 40% of Total @ 43 Stalls
Compact Stalls Shown = 38 Stalls - OK

PREFERRED SITE

72 UNITS - 3 BLDGS, PARKING COMPLIANT



MASSING STUDY

OPTIONAL SITE 1

84 UNITS - 3 BLDGS, PARKING NON-COMPLIANT

| | |
|------------------------------------|--------------|
| NUMBER OF BUILDINGS: | 3 |
| BLDGS. OVERALL SF: | |
| A1 - 3 Story WalkUp (6,150 SF/FLR) | 18,450 SF |
| A2 - 3 Story WalkUp (6,150 SF/FLR) | 18,450 SF |
| B - 3 Story WalkUp (10,650 SF/FLR) | 31,950 SF |
| Total: | 68,850 SF |
| Total Parking Stalls Required: | 126 |
| Total Parking Stalls Provided: | 107 - NOT OK |

PROJECT DATA

1. Site Overall: 95,396 sf or 2.19 ac
(Urban Corridor: UCOR Zone)
2. Max Hgt: 75' - Min Density 12, Base 60, Max Density 60/DU
3. Total residential units proposed for 3 Bldgs: 84 units or 38 du/ac

| | | | | |
|---|------|--------|---------------|------|
| ■ Studio Units | = 36 | or 43% | 1:1.5 Parking | @ 54 |
| ■ 1 BD Units | = 42 | or 50% | 1:1.5 Parking | @ 63 |
| ■ 2 BD Large Units | = 6 | or 7% | 1:1.5 Parking | @ 9 |

Total Residential Stalls @ 126

BLDG A1 (24 Units) - Unit Breakdown
3 Story WalkUp - 24 Units Proposed:

- - 12 Studio
 - - 12 1bd
- 650 sf avg gross / unit

BLDG A2 (24 Units) - Unit Breakdown
3 Story WalkUp - 24 Units Proposed:

- - 12 Studio
 - - 12 1bd
- 650 sf avg gross / unit

BLDG B (36 Unit) - Unit Breakdown
3 Story WalkUp - 36 Units Proposed:

- - 12 Studio
 - - 18 1bd
 - - 6 2bd
- 877 sf avg gross / unit

4. Total Parking Required = (126 stalls)
Total Parking Provided = (107 stalls)
Max. Compact Stalls Allowed = 40% of Total @ 43 Stalls
Compact Stalls Shown = 39 Stalls - OK



MASSING STUDY

OPTIONAL SITE 2

72 UNITS - 2 BLDGS, PARKING NON-COMPLIANT

| | |
|----------------------|---|
| NUMBER OF BUILDINGS: | 2 |
|----------------------|---|

BLDGS. OVERALL SF:

| | |
|-------------------------------------|------------------|
| A1 - 3 Story WalkUp (11,015 SF/FLR) | 33,045 SF |
| A2 - 3 Story WalkUp (11,015 SF/FLR) | 33,045 SF |
| Total: | 66,090 SF |

| | |
|--------------------------------|-------------|
| Total Parking Stalls Required: | 108 |
| Total Parking Stalls Provided: | 97 - NOT OK |

PROJECT DATA

1. Site Overall: 95,396 sf or 2.19 ac
(Urban Corridor: UCOR Zone)
2. Max Hgt: 75' - Min Density 12, Base 60, Max Density 60/DU
3. Total residential units proposed for 3 Bldgs: 72 units or 33 du/ac

| | | | | |
|--------------|------|--------|---------------|------|
| Studio Units | = 24 | or 33% | 1:1.5 Parking | @ 36 |
| 1 BD Units | = 36 | or 50% | 1:1.5 Parking | @ 54 |
| 2 BD Units | = 12 | or 17% | 1:1.5 Parking | @ 18 |

Total Residential Stalls @ 108

BLDG A1 (36 Units)
3 Story WalkUp - 36 Units Proposed:

- 12 Studio
- 12 1bd
- 12 2bd

877 sf avg gross / unit

BLDG A2 (36 Units)
3 Story WalkUp - 36 Units Proposed:

- 12 Studio
- 12 1bd
- 12 2bd

877 sf avg gross / unit

4. Total Parking Required = (108 stalls)
Total Parking Provided = (97 stalls)
Max. Compact Stalls Allowed = 40% of Total @ 39 Stalls
Compact Stalls Shown = 29 Stalls - OK



ZONING MAP

PARKLAND-SPANAWAY-MIDLAND (PSM)

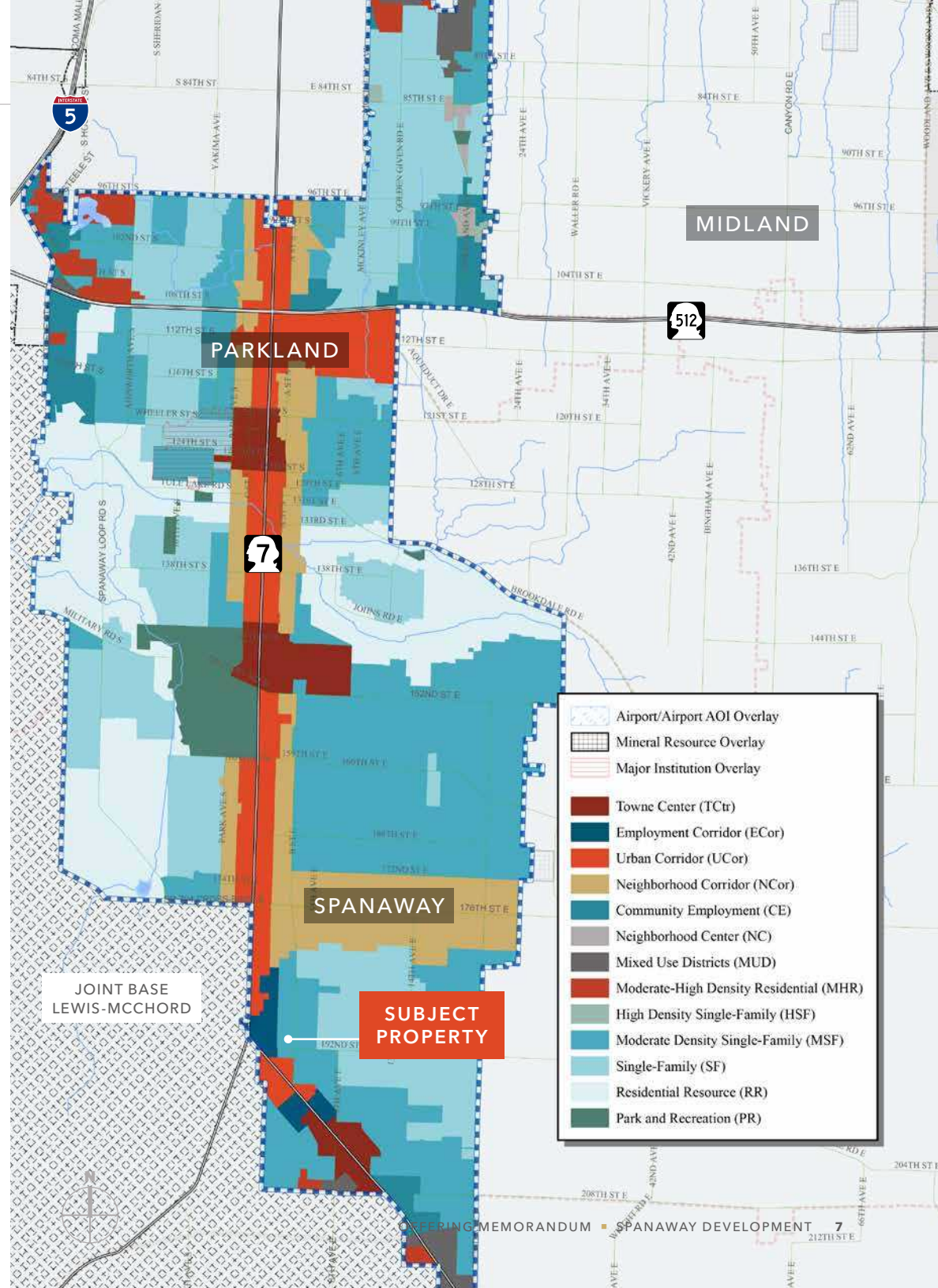
The PSM Communities Plan area, located in west-central Pierce County, covers approximately 20.3 square miles and includes three interconnected communities. These communities are linked by a shared history, environmental features, transportation challenges, and growth pressures. The area is bordered by the City of Tacoma to the north, the City of Lakewood and Joint Base Lewis-McChord to the west, Joint Base Lewis-McChord to the south, and the Mid-County and Frederickson Community Plan areas to the east. While they share common traits, each community exhibits distinct patterns of development.

URBAN CORRIDOR (UCOR) ZONING

The Urban Corridor (UCOR) zoning classification in Pierce County supports high-density, mixed-use development and plays a vital role in the county's comprehensive land use strategy. This zoning designation is specifically designed to foster economic diversity and expand housing opportunities by cultivating vibrant, urban environments. Within UCOR zones, a wide range of uses is permitted, including multifamily residential developments, retail shops, restaurants, offices, and civic facilities.

The UCOR classification emphasizes walkability and aims to reduce reliance on automobiles by encouraging residents to access goods, services, and amenities within close proximity. It also promotes sustainable transportation options and transit-oriented development. By supporting mixed-use neighborhoods and higher-density living, UCOR zones contribute to more efficient land use, economic vitality, and an enhanced quality of life for residents.

These areas function as key connectors between major urban centers, activity hubs, and adjacent neighborhoods—helping to foster a strong sense of place and community identity.



AMENITIES



LOCATION OVERVIEW

SPANAWAY, WA

Spanaway is a census-designated place (CDP) in Pierce County, Washington. The population was 27,246 at the time of the 2010 census and had grown to 35,497 as of the 2020 census, with an estimated population of 35,234 as of 2025. It is an unincorporated community located south of Tacoma and is often identified alongside the neighboring community of Parkland.

Spanaway borders Parkland to the north and sits adjacent to Joint Base Lewis-McChord to the west, placing it at the center of one of the most active military corridors in the Pacific Northwest. The community is one of the more diverse in Pierce County, with residents identifying across a wide range of racial and ethnic backgrounds.

The primary commercial corridor is State Route 7/Pacific Avenue South, which runs north-south through the heart of Spanaway, connecting the community to Tacoma and the greater South Sound region.

POPULATION

| | |
|----------------|--------|
| 2010 CENSUS | 27,246 |
| 2020 CENSUS | 35,497 |
| 2025 ESTIMATED | 35,234 |
| 2030 PROJECTED | 35,711 |

HOUSEHOLD INCOME

| | |
|-----------------------|-----------|
| 2025 MEDIAN | \$94,816 |
| 2030 MEDIAN PROJECTED | \$94,277 |
| 2025 AVERAGE | \$116,309 |
| 2030 AVG PROJECTED | \$115,728 |

JOINT BASE LEWIS-MCCHORD

22

MINUTES FROM
SPANAWAY DEVELOPMENT

55K+

TOTAL
EMPLOYEES

85%

OF EMPLOYEES
LIVE OFF BASE

\$608M

OFF-POST
HOUSING ALLOWANCE

\$12.1B

REGIONAL
ECONOMIC IMPACT

78K+

JOBS CREATED
IN WASHINGTON



Exclusively listed by

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