

FOR SALE

BRITTON PARKWAY DEVELOPMENT SITE

7250 Britton Pkwy NE, Lacey, WA 98516



Sale Price **\$11,160,000**

PROPERTY OVERVIEW

OFFERING SUMMARY

Lot Size: 17.08 Acres

APN: 11803440100

Zoning: HPBDBC zoning allowed uses:
Commercial
Mixed use residential
Offices and Manufacturing

This 17.08-acre site boasts a level grade and prominent frontage along Britton Parkway, a 4 lane roadway with frontage improvements completed. Its HPBDBC zoning permits various uses, as indicated in the use chart linked below. The property enjoys excellent proximity with no stoplights to Interstate 5 at exit 111 Marvin Rd., Providence Medical Center, major multi-family developments, several thousand single family residences, big box retailers such as Home Depot and Costco.

Some Permitted Uses include Offices and Manufacturing, High Tech Industry, Medical Offices and clinics, Research and development, Eating and drinking establishments, Warehousing and distribution when developed in conjunction with a primary function such as business headquarters, Mixed use Residential, Retail, Grocery, Hotels and Motels, Athletic Facilities. For a complete list of permitted uses see Lacey Municipal Code 16.37.030 or [Click Here](#).

*Disclaimer: All property lines are approximate for general representation of location and are not intended to be of survey accuracy

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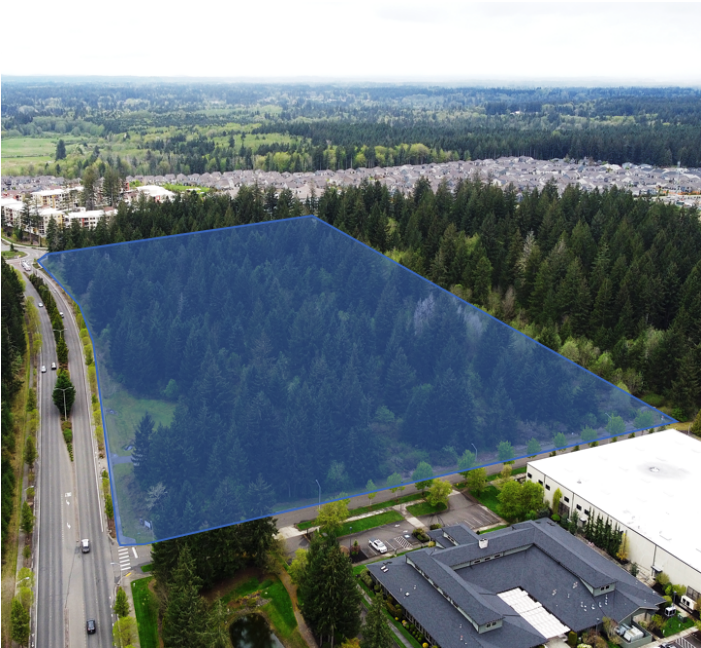


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PROPERTY HIGHLIGHTS

- Lacey is the second largest city in Thurston County in terms of population
- Property is generally level with frontage on 3 roads
- Public sewer and water in the street
- The property enjoys excellent proximity to Interstate 5 at exit
- Hawks Prairie is a developing area of north Lacey consisting of several Multi-family projects, Distribution Centers, Retail shopping and Industrial uses, as well as Single Family Residential. It is the fastest growing community area in Thurston County.
- 20 Minutes from Tacoma – 10 minutes from Olympia
- New Medical facilities as well as a new Hotel planned on neighboring properties
- Site is not in a mapped area of Mazama Pocket Gophers – a protected species

SAMPLING OF AVAILABLE REPORTS:

- 2008 Geotech report
- 2015 report indicated that site is clear of wetlands
- 2019 Phase 1 Environmental Assessment report – no recognized environmental conditions with the property



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NEXT DOOR TO

- 393 unit Toscana Apartments
- Affinity a 55+ community of 168 units
- Projected total of 784 residential lots currently being built out

UNDER CONSTRUCTION PROJECTS

- Hogum Bay mixed use. 350 residential units & 60,000 SF of retail/ food service
- Britton Plaza Retail and food service

PROPOSED NEW DEVELOPMENT NEARBY

- 86,000 Sq. Ft Olympia Orthopedics medical facility
- Marriot Hotel 136 rooms
- 552 unit Britton Place North apartment project

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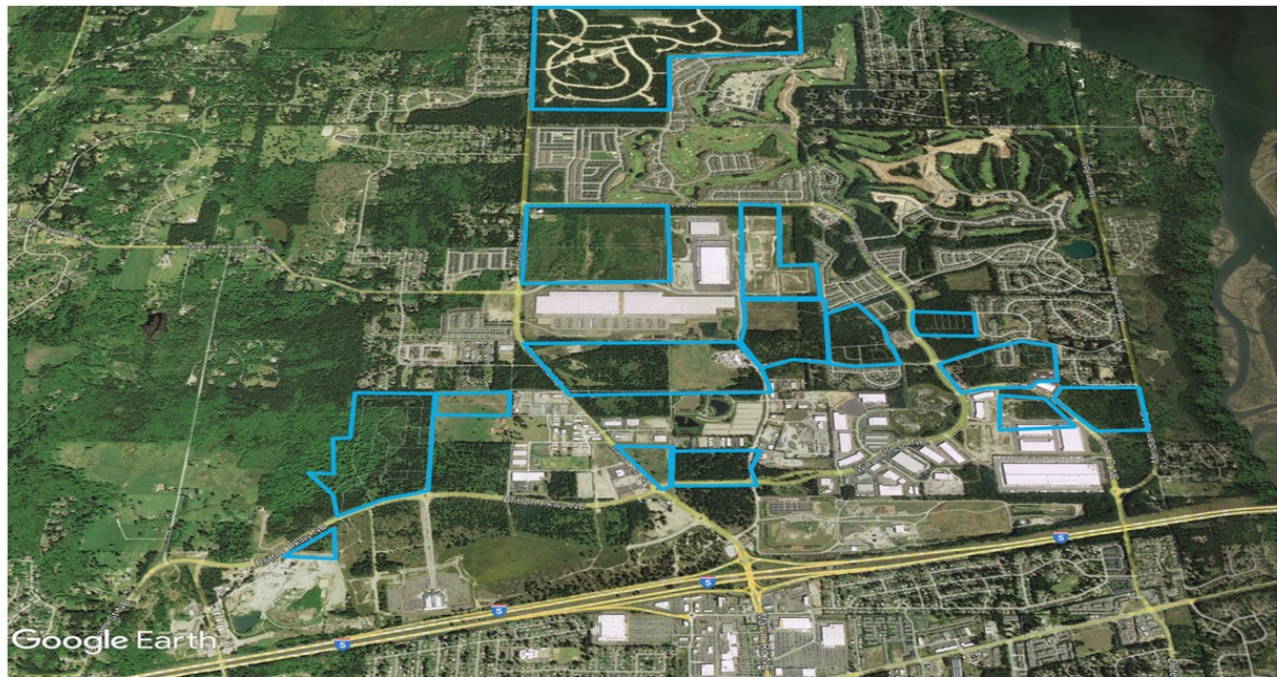
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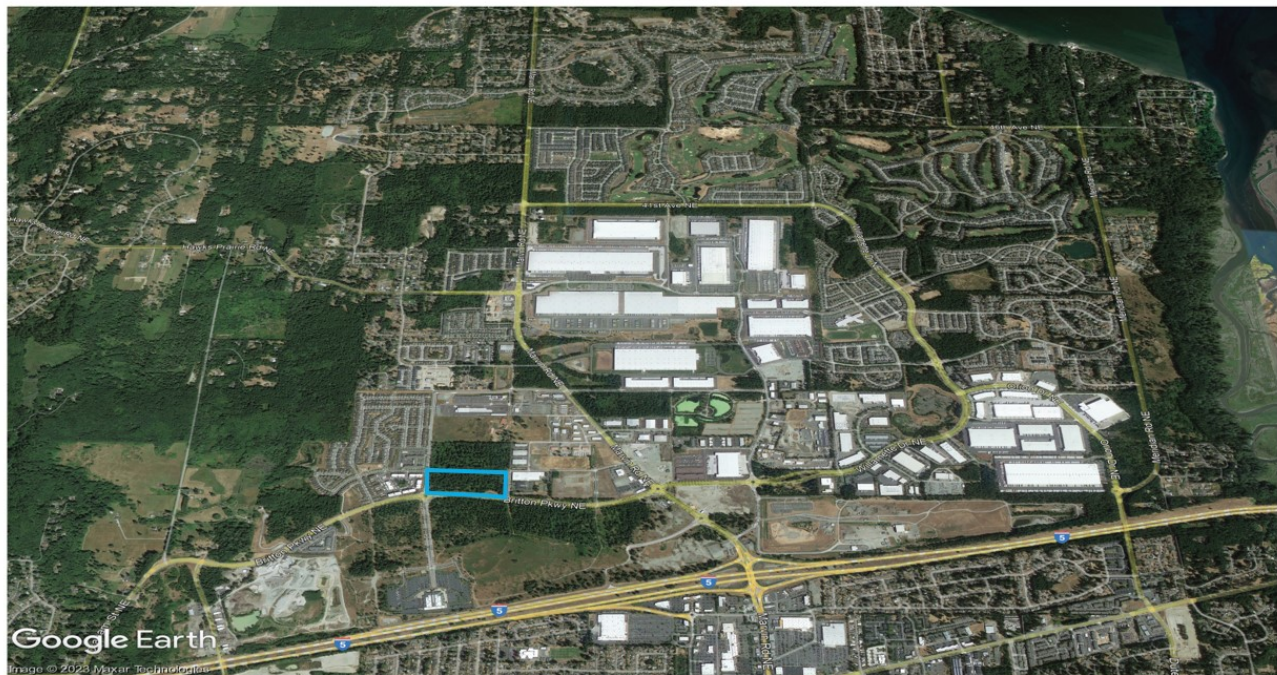
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10 Year Development Trend in Hawks Prairie



May 2013 Imagery



May 2023 Imagery

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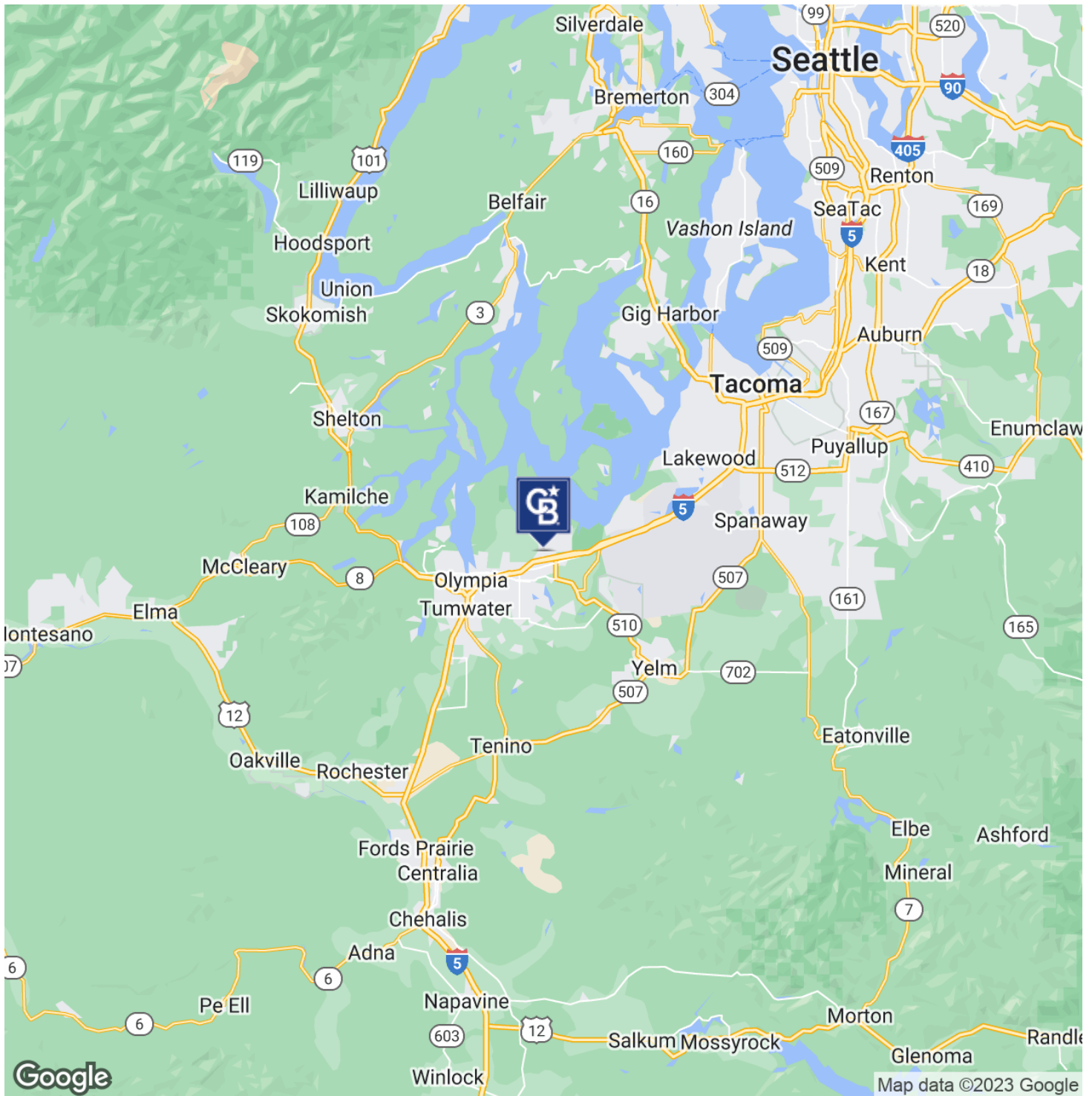


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