

## WITHDRAWN



PUBLISHED RESERVE: No Minimum Bid  
 LAST ASKING: First Time Offered  
 SIZE: .4± Acre  
 ZONING: RCX -- Residential Commercial Mixed-Use  
 PROPERTY INSPECTION: At Any Time  
 FINANCING: None – All Cash

DESCRIPTION: This infill development site is located in Tacoma's Fern Hill neighborhood, near a library, and the new Baker Middle School campus, two blocks west of the property.

The .4± acre site is a former substation site owned by Puget Sound Energy, and has frontage on both S. Thompson and S. Yakima Avenues, providing several options for development.

The zoning will allow multi-family development with a maximum height of 60 feet, plus opportunity for townhomes and apartments. Please see Supplemental Information Package for zoning details.

Both Phase I and Phase II Environmental Reports are available from the Seller, and are part of the Supplemental Information Package.

There is 150 feet of frontage along S. Thompson Avenue, which is elevated above the street, and 100 feet of frontage on S. Yakima Avenue. The site is level, and has a gravel surface.

All utilities are available to the property.

The Seller will retain a 10-foot-wide easement on the east side of the site, for future electric and gas lines.

The adjoining brick building, which is privately owned, has a 10 inch encroachment into the loading dock. Please see Supplemental Information Package for property survey.

LOCATION: 8051 S. Thompson Avenue. APN# 9425000190



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.