



PUBLISHED RESERVE: \$325,000

LAST ASKING: \$528,164

SIZE: 1.87 ± Acres

ZONING: MFM -- Multi-family Medium Density

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

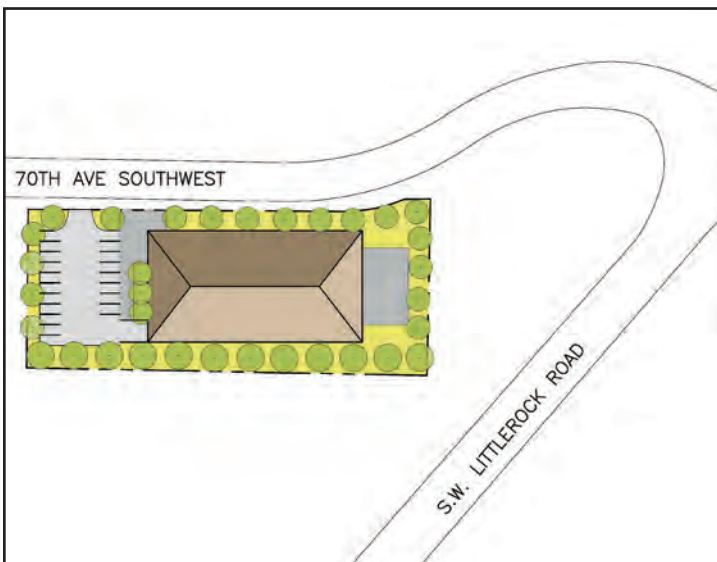
DESCRIPTION: This 1.87± acre multi-family development site is located in the southwest section of Tumwater, by the intersection of Little Rock Road SW, and 70th Avenue SW, with excellent access to I-5 at Tumwater Blvd. The MFM zoning has a maximum density of fourteen units per acre, providing opportunity for development of up to twenty-five units. Costco, Walmart and Fred Meyer are all located within a five minute drive north along Little Rock Road SW.

A Puget Sound Energy Substation is located next to the property, and the Veelkommen Mobile Home Park is to the west. The Gold Creek Subdivision is on the north side of 70th Avenue SW. A professional office park is located at Little Rock Road SW and West Israel Road.

The level parcel has some residual timber and 450± feet of frontage along 70th Avenue SW, with depth of 180± feet. All utilities are available to the property.

LOCATION: 2421 70th Avenue SW, Tumwater, Washington. APN # 12704430101

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015



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