

# RHOTON ROAD LOT

9144 SE RHOTON ROAD, YELM, WA 98597



Pacific Rim and Lee & Associates are pleased to present the opportunity to acquire the Rhoton Road Lot. This offering provides strong potential for development of an industrial or commercial facility, ideally positioned with convenient access to both Highway 510 and Highway 507.

- NET LAND AREA:** 12 +/- Acres
- PARCEL NUMBER:** 22718430200
- ZONING:** LI (Light Industrial)
- PURCHASE PRICE:** \$2,750,000
- TOPOGRAPHY:** Flat / Level
- LOCATION:** The property benefits from being located within proximity to downtown Yelm retail and amenities, Hwy 510, and HWY 507
- USE:** Industrial, Retail & Service



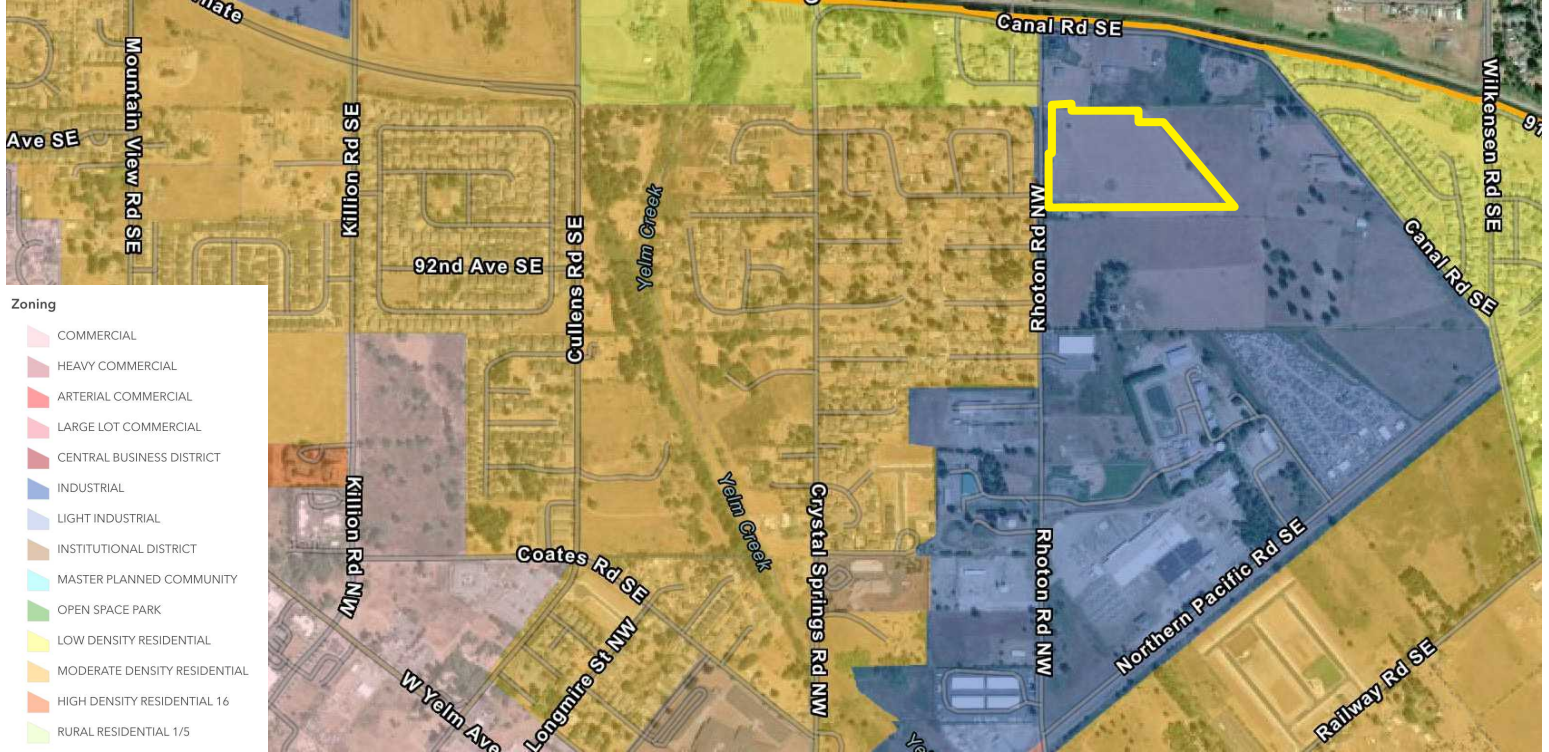
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## ZONING & REGULATORY CONSIDERATIONS

The subject property is zoned light industrial (LI), allowing for a wide range of uses including industrial, retail, and service-oriented businesses.



## URBAN GROWTH AREA:

The subject property is located within the urban growth area (UGA) and will be annexed by the city of Yelm.

## UTILITIES

### Electricity

Electricity: Puget Sound Energy (PSE) is the electrical service provider in the Yelm area.

### Water

Available on site



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## SURROUNDING AREA

Surrounding Area: The property is about 1.0 miles from downtown Yelm, like Yelm City splash park, Yelm cinemas, and plentiful downtown amenities and retail.

Transportation: The property benefits from being located about 1.0 mile away from HWY 510 and HWY 507 allowing for beneficial connectivity around Pierce and Thurston County. As well as the future addition of the new Yelm "Loop Road" (HWY 511), which provides access to I-5 via Nisqually Road and Lacy's Marvin Road.

**LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, LLC**

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