

# BUILD TO SUIT | GROUND LEASE

11 Eagle Drive  
Elma, WA 98541



**EAGLES LANDING** offers strong visibility and convenient access just off Highway 12, connecting easily to Olympia, Aberdeen, and the greater Grays Harbor region. The property benefits from steady local traffic while serving as a gateway to nearby residential neighborhoods and rural communities. Ample on-site parking ensures easy accessibility for customers and employees.

**AVAILABLE**

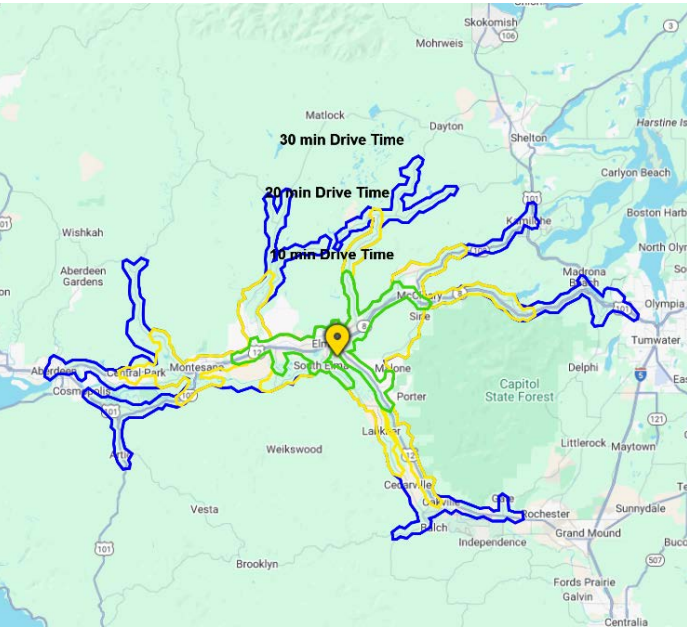
**PAD OPPORTUNITIES (UP TO 7,200 SF)**

- ▶▶ 36,452 SF
- ▶▶ 27,971 SF (PENDING)
- ▶▶ 39,561 SF

- Options for Lease, Build to Suit, and Ground Lease
- New Medical Facility Across the Street
- Near Major Developments
- High Traffic Counts with 6,000+ cars per day on Highway 12 and over 20,000 cars per day on Highway 8

Drive Times Regis - 2025	Population	Average HH Income	Daytime Population
10 Min	8,606	\$99,943	5,257
20 Min	19,902	\$109,410	11,862
30 Min	36,462	\$103,189	25,618

**NEARBY TENANTS**



LOCATION AERIAL



CHURCH OF JESUS CHRIST

D&D DYNO ENGINEERING



(PENDING)  
27,971 SF  
PAD



39,561 SF  
PAD

36,452 SF  
PAD

SUMMIT PACIFIC  
MEDICAL CENTER



E MAIN ST - 5,575 CPD  
ELMA MCCLEARY RD - 6,337 CPD

GROCERY  
OUTLET



ELMA FARM STAND  
& PUBLIC MARKET



HWY 8 - 23,240 CPD



LOCATION DETAILS



Conveniently located at the intersection of Hwy 12 & Hwy 8



6,337 CPD  
Elma McCleary Rd



23,240 CPD  
Highway 8

PHOTOS




PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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