



village center retail at
tehaleh
3-7^{+/-} acres of opportunity



tehaleh[®]
BY
NEWLAND[™]

1 FIRST
WESTERN
PROPERTIES

destination



vision of tehaleh

Newland is pursuing a 20-year vision for Tehaleh that sustains values important to our residents as distinguished by four pillars:

Conservancy

Tehaleh commits to preserving 40 percent of its land as dedicated open space, parks, and trails.

Wellness

Tehaleh strives to support wellness through convenient access to health care and through parks and trails that promote an active lifestyle.

Education

Tehaleh supports lifetime learning opportunities that challenge both the mind and body of the young and young at heart.

Farm-to-Table

Tehaleh encourages the availability of locally produced products for the community's restaurants, homes, and gatherings.



specifics



rustic meets refined in tehaleh



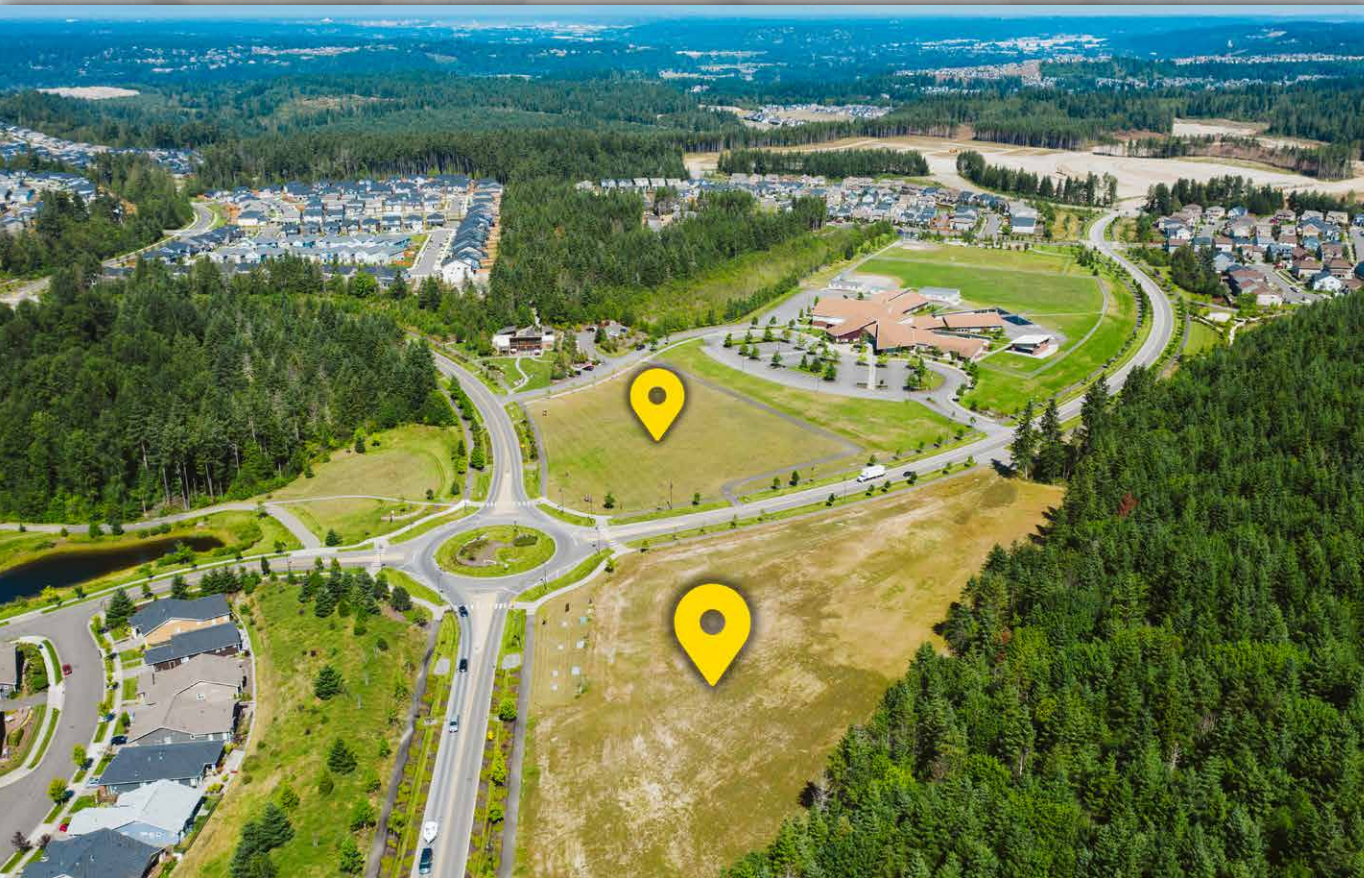
Tehaleh has established itself as a place to live, work and play with nearly 2,000 homes sold since 2012. Over 5,000 people currently call Tehaleh home.

The retail site is located centrally to the growing Master Planned Community of Pierce County including single, multifamily, and senior living

Next to The Post, the community Visitor Headquarters and Caffe D'arte

Just East of Tacoma, Southeast of Puyallup and 45 minutes to Seattle

Community planned to feature up to **9,700** homes and **475** acres zoned for commercial use



demographics



a city in the forest

We've got a lot here in Tehaleh and so much more on the horizon. Our "live in the forest" ethos has created a community where neighbors hike together, dine together, and meet for coffee dates. As we grow, our community will become even more like a city in the forest, where residents can find everything they want and need—from doctor appointments to makeovers to groceries—without leaving the neighborhood.



4,000+

households by 2024



\$113k

median household income



88%

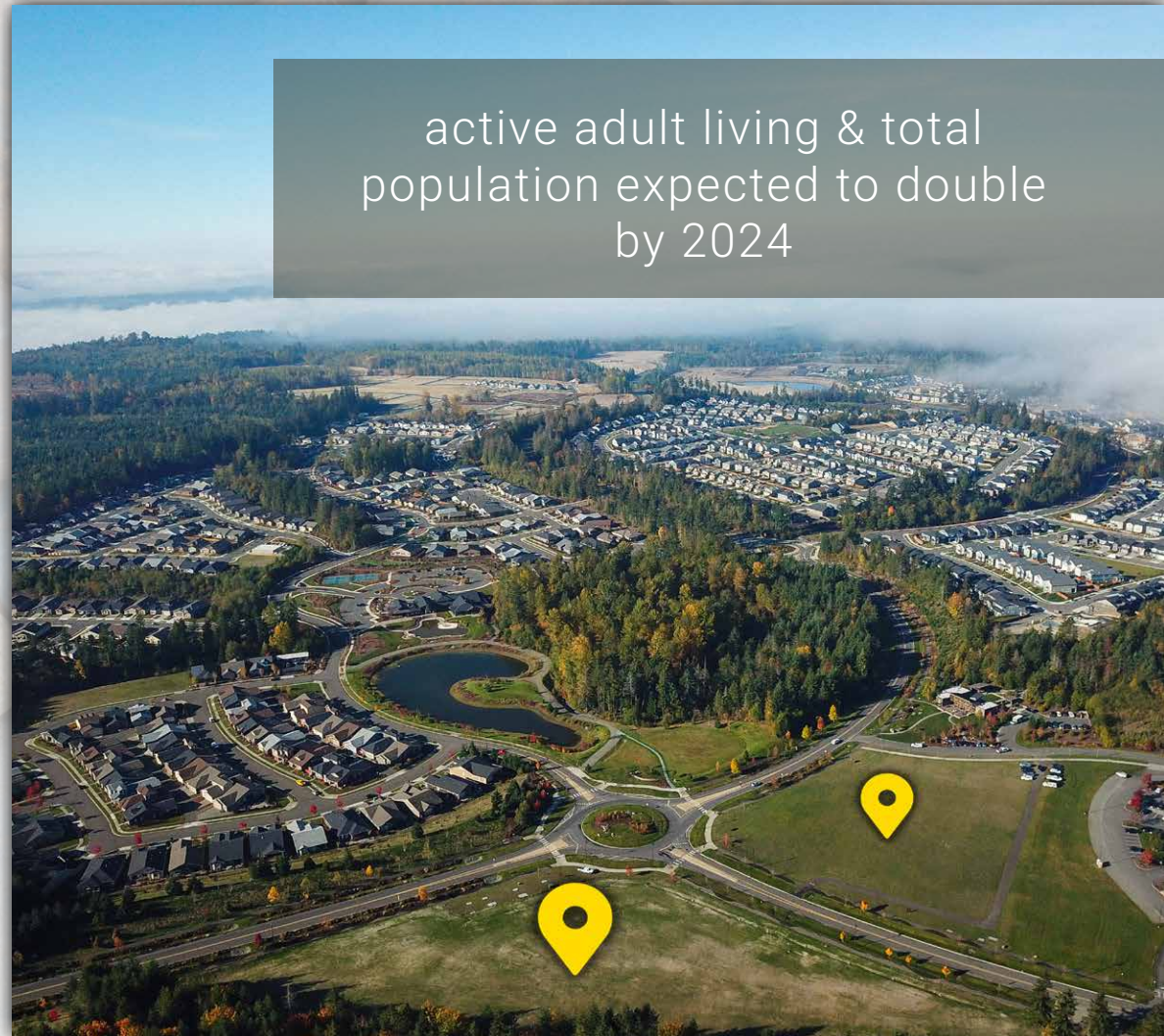
2+ people in household



37k +/-

population trade area
estimate by 2024

active adult living & total
population expected to double
by 2024



resident profile



meet your neighbor



39
average
age

62% have
children
6 years old
or younger
95% have a
significant other

89%
employed
full time

more than
1/3 occasionally
work from home
62% drive their
cars to work

3
avg size of
household

54% of
households
have 4+ family
members
over 1/2 are
young families

traffic report  tucked away yet connected




average daily
traffic count

8,204
cars per day

37%
increase since
fall '16




New Rhodes Lake Road East (RLR)

-  Hill Climb CRP5731
-  Bridge CRP 5843
-  Falling Water CRP 5841

198th Avenue East

-  Widening last section 2020

CRP 5731 (RLR Hill Climb)

-  In design/permitting
Construction 2020-2024

SR 162 Improvements

- \$31 million mitigation commitment
- Regional lobbying for projects
- County projects at intersection



business



in good company

**why you should bring your business to
the village center retail at tehaleh:**



Imagine having a huge customer base right next door. Tehaleh will be home to 9,700 households at build out!



We're open to a rich range of services, including dining, shopping, medical, and professional offices.



We're approved for 3 million sq ft of commercial space with 50,000 sq ft designated for just the first phase. Overall, Tehaleh has 475 acres designated for employment uses.



Tehaleh is the best-selling new-home community in Washington! Your employees will love our healthy, fresh-air lifestyle - with ample parks and trails!



contact



looking forward to working with you

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com

