

Olympia Green Development Site

3901 Martin Way E, Olympia, WA



FOR SALE

1.77 Acre site located at the intersection of
Martin Way E and Sleater Kinney Rd SE

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Mathews

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Features

| | |
|--------------------------|--|
| PRICE | \$968,000 |
| PARCEL NUMBER | 65100700100 |
| LOT SF | 77,101 SF |
| ACRES | 1.77 acres |
| ZONING | GC - General Commercial |
| USES | Multifamily, office, medical, hotel and senior housing |
| PROPOSED | Current owner has engaged an architect who is proposing a 121-unit mid-rise apartment development comprised of 4 stories of residential units above ground floor parking |
| PROPOSED UNIT MIX | 40 1-bed/1bath units 1 2-bed/1 bath units 79 2-bed/2 bath units 1 3-bed/2 bath penthouse units |



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Olympia Green Development Site is located in Thurston County. Thurston County has consistently been one of the fastest growing counties within the State of WA.

HIGHLIGHTS FROM THURSTON COUNTY

There are many great neighborhoods in Thurston

Thurston County boasts many acclaimed restaurants,

Thurston County is home to many museums, galleries and a great performing arts scene

There are 80 public schools serving over 40,000 students in Thurston County, many of which are consistently highly rated school districts

Several parks, trails, lakes and rivers are located in and around Thurston County. Excellent access to Mt. Rainier and Pacific Ocean

Polar Bear Plunge, Spring Arts Walk, Capital City Marathon, Farmers Market, Mushroom Festival, Jazz Festival

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THE CITY OF OLYMPIA

Olympia

Olympia was incorporated in 1859 and is the State Capital of Washington, and is bordered by the City of Lacey to the North and Tumwater to the South. Olympia is located approximately 60 miles south of Seattle and 30 miles south of Tacoma.

Olympia is a thriving and vibrant city with an economic engine fueled to a great extent by the State Government activity. Olympia enjoys a stable government workforce, engaged and educated community and a well supported school system. begins for all 5 pads January 2018

In 2011, the City completed a new City Hall building, located Downtown. Nearby Percival Landing is a very popular park and tourist destination and is a hub for social gatherings and public celebrations. on or around January 2019

Things to do in Olympia

Take a tour of the State Capital Building and the Governor's mansion

Shop and sample at the weekend Farmer's Market

Visit the Olympic Flight Museum

Hike, walk or bike on one of the many paved trails connecting Olympia with surrounding cities

Shop or dine at Westfield's Capital Mall featuring many national anchor retailers and restaurants

Bring the kids to the Hands On Children's museum for a day of learning

Enjoy a performance at the Washington Center for the Performing Arts



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MARKET OVERVIEW

Population

Thurston County's estimated population in April 2017 was 276,900. The growth rate from 2010 to 2017 in Thurston County was 9.8 percent. The largest city in the county is Olympia with 52,160 inhabitants, followed by Lacey (48,700) and Tumwater (23,210).

(Source: U.S. Bureau of Economic Analysis; Washington State Office of Financial Management)

Education

There are 3 major colleges within Thurston County - Evergreen State College, South Puget Sound Community College and Saint Martin's University.

Evergreen State College has been praised from its inception for its dedication to a high quality Liberal Arts education and is ranked as one of the best liberal arts colleges in the West by US News and World Report's "Americas Best Colleges" publication. Bachelor of Arts and Sciences degrees are offered in a number of disciplines and Masters degrees are offered in Teaching, Public Administration and Environmental Studies.











South Puget Sound Community College began as a vocational technical institute in 1962 and has developed into a comprehensive community college. The college works in conjunction with the Washington State Employment Security Department to provide job training.

Saint Martin's University is a private school offering a full range of undergraduate and graduate programs. It is one of only 18 Benedictine Institutions of higher learning in the United States and Canada.

Employment

With the State Capital being located here, the North Thurston Public Schools is the largest employer in Thurston County. Other top employment industries include health care, retail and services.

THURSTON COUNTY TOP EMPLOYERS

| | |
|---|-------------------------------------|
|  | North Thurston Public Schools |
|  | Providence St Peter Hospital |
|  | Walmart Supercenter |
|  | Safeway |
|  | South Puget Sound Community College |
|  | Xerox |
|  | Capital Medical Center |
|  | Weyerhaeuser Company |
|  | YMCA |
|  | Evergreen State College |

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