

#### Scott Cameron | scameron@landadvisors.com Wes Falkenborg | wfalkenborg@landadvisors.com

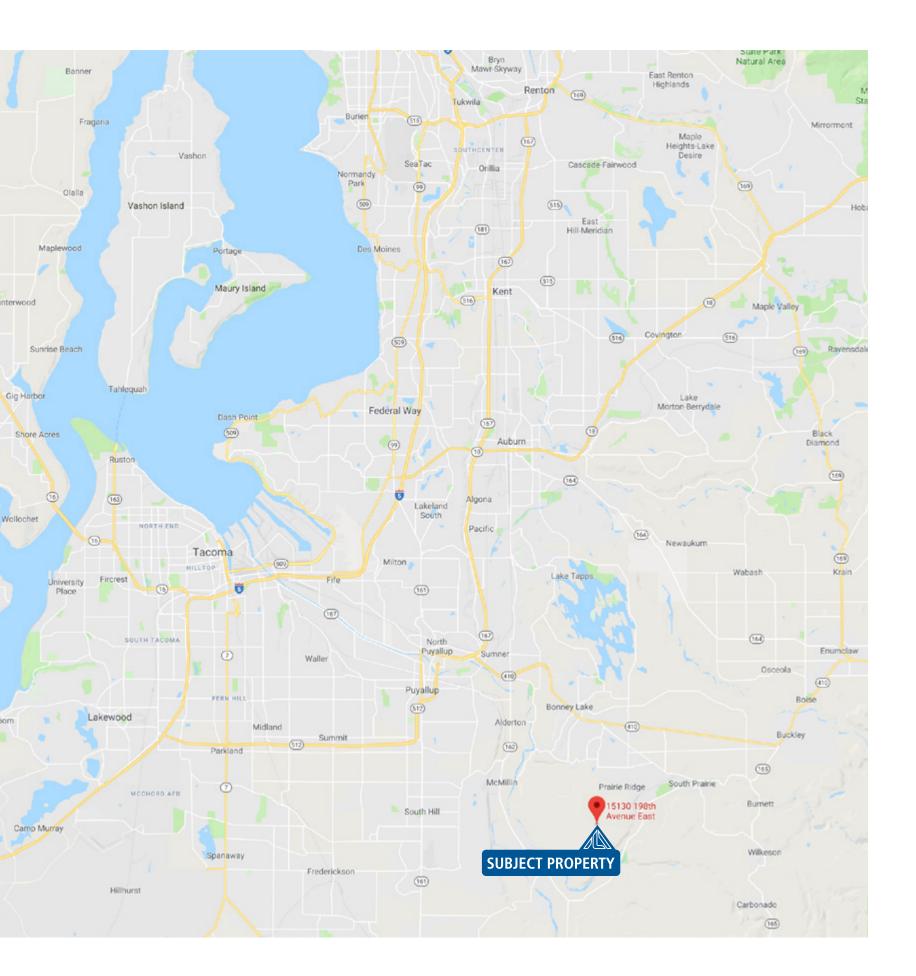
11400 SE 8th Street, Bellevue, WA 98004, ph. 425.526.7555 | landadvisorsnw.com

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## Residential Development Opportunity







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## **MITCHELL PROPERTY** | PROPERTY DETAILS

15130 198th Ave. E. | Bonney Lake, WA 98391

### Vision

Land Advisors Organization proudly introduces the Mitchell Property in Bonney Lake, WA. The subject property is one of the very few exceptions parcels located within or adjacent to the thriving Tehaleh Master Planned Community. Please note that the Mitchell property is not part of the Tehaleh Master Planned Community.

The Mitchell Property represents one of, if not the largest, single family development opportunities in Pierce county outside of the Tehaleh MPC.

- 105 acres located contiguous with and surrounded by the Tehaleh MPC
- Current density of up to 357 single family lots comprised of 50' profiles (see conceptual site plan on page 5)
- Projected density of up to 424 single family lots comprised of 40' and 50' profiles following anticipated changes to the MSF zoning (see conceptual site plan on page 6)
- The subject property is not part of the Tehaleh MPC

| Te | erms                         |  |                     |                 |
|----|------------------------------|--|---------------------|-----------------|
| Pi | rice:                        | Unpriced Offering. Buyer broker commission is not included in this offering.                     | Property Address:   | 15130           |
| Г  | a cibilitu                   | Buyer broker commission, if applicable, to be paid by Buyer.                                     | Parcel Numbers:     | 05192           |
|    | easibility:<br>arnest Money: | 45 days<br>Escrow funds to be converted to cash and released to Seller at waiver of feasibility. | Purchase Type:      | Purch           |
|    | losing:                      | Option A: Within 30 days of feasibility waiver   | Seller Information: | Bruce           |
|    | 5                            | Option B: Within 30 days of preliminary plat approval  |                     |                 |
|    | lose of offers:              | 4:00 PM Pacific on Thursday, January 24, 2019  | Jurisdictions & Uti | lities          |
|    | tle & Escrow:                | Chicago Title  | City:               | Bonne           |
| ES | scrow Officer:               | Paula Adams   425.646.9882   paula.adams@ctt.com   | County:             | Pierce          |
| Р  | roperty Profile              |  | Power:              | Puget           |
|    | oning:                       | MSF  | Gas:                | Puget           |
|    | etbacks:                     | Front: 12' porch, 15' house, 25' garage   Rear: 10'   Side: 5'                                   | Sewer:              | Pierce          |
| In | npact fees:                  | Traffic: currently @ \$1,602/home but expected to increase to \$9,679.80/home in Zone C          |                     | to sel          |
| F  | stimated Per Lot             | School: \$3,330/home   Parks: \$2,552/home   |                     | with I          |
|    | ccess Arterials Costs*:      | Eastern Access Arterial: \$2,321 per lot (based on forecasted number of lots in subject          |                     | new V<br>collec |
|    |                              | paying for arterial without receiving latecomers rebates from lots outside of subject)           |                     | pendi           |
|    |                              | Western Access Arterial: \$1,805 per lot (based on forecasted number of lots in subject          |                     | Comn            |
|    |                              | paying for arterial without receiving latecomers rebates from lots outside of subject)           |                     | WWT             |
|    |                              | 198th Ave: \$666 per lot (based on forecasted number of lots in subject)                         |                     | accep           |
|    |                              |  | Water:              | City o          |
|    |                              | * Costs are estimates only and latecomer agreements will need to be negotiated with              | Fire:               | East F          |
|    |                              | Newland Communities for access arterials and 198th Ave. Road construction timeline TBD.          | Schools:            | Sumn            |
|    |                              |  |                     |                 |



30 198th Ave E | Bonney Lake, WA 98391 9211002 chase & Sale Agreement ce and Elizabeth Mitchell

ney Lake

ce

et Sound Energy

et Sound Energy

rce County (The County does not have any connections sell in the Cascadia sewer basin. Buyer will need to work h Newland Communities to purchase capacity at the v Waste Water Treatment Plant (WWTP) and in the ection system. Pierce County Sewer Division has a iding Latecomer's Agreement with Newland nmunities for the new interceptors and parts of the VTP, however this agreement has not need finalized or epted yet.)

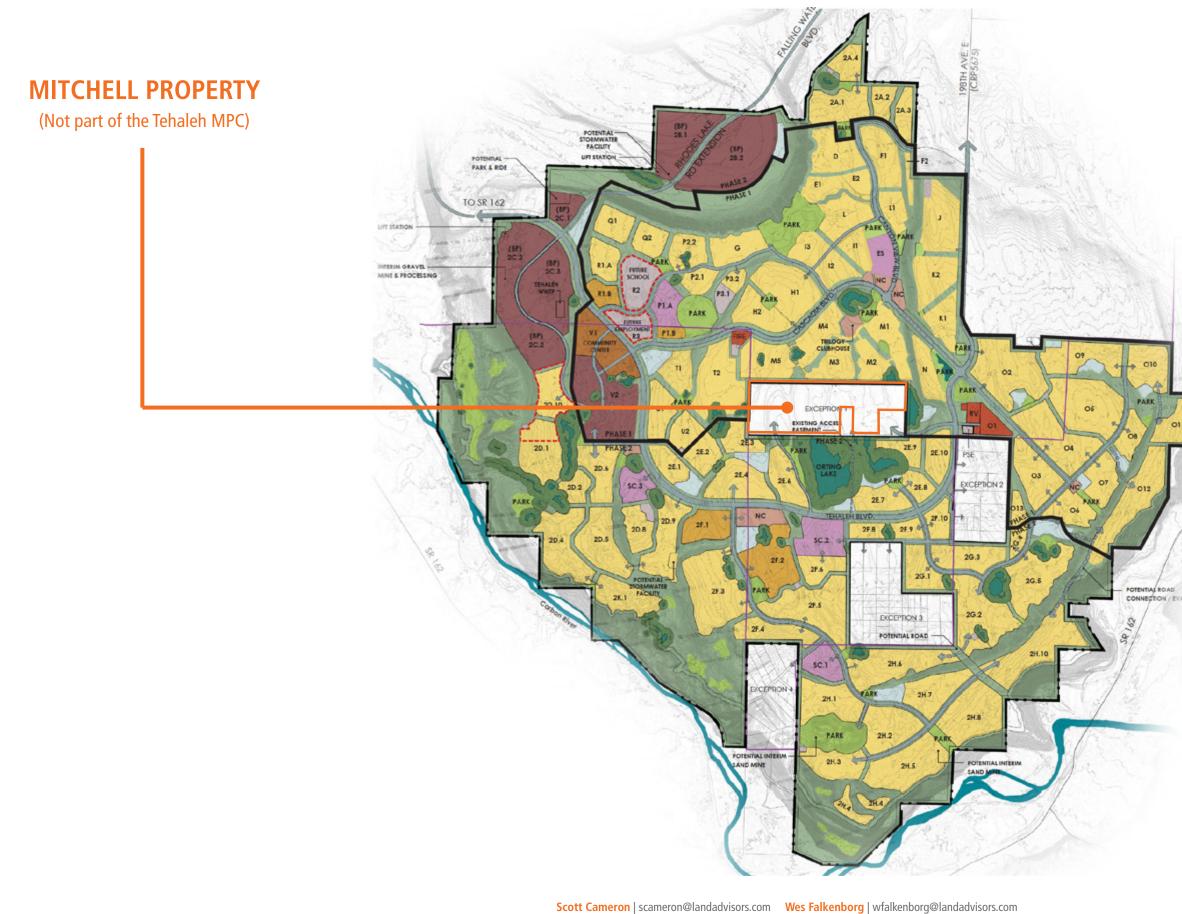
of Tacoma

t Pierce Fire & Rescue

nner-Bonney Lake

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MITCHELL PROPERTY | PROPERTY DETAILS | TEHALEH MASTER PLANNED COMMUNITY 15130 198th Ave. E. | Bonney Lake, WA 98391



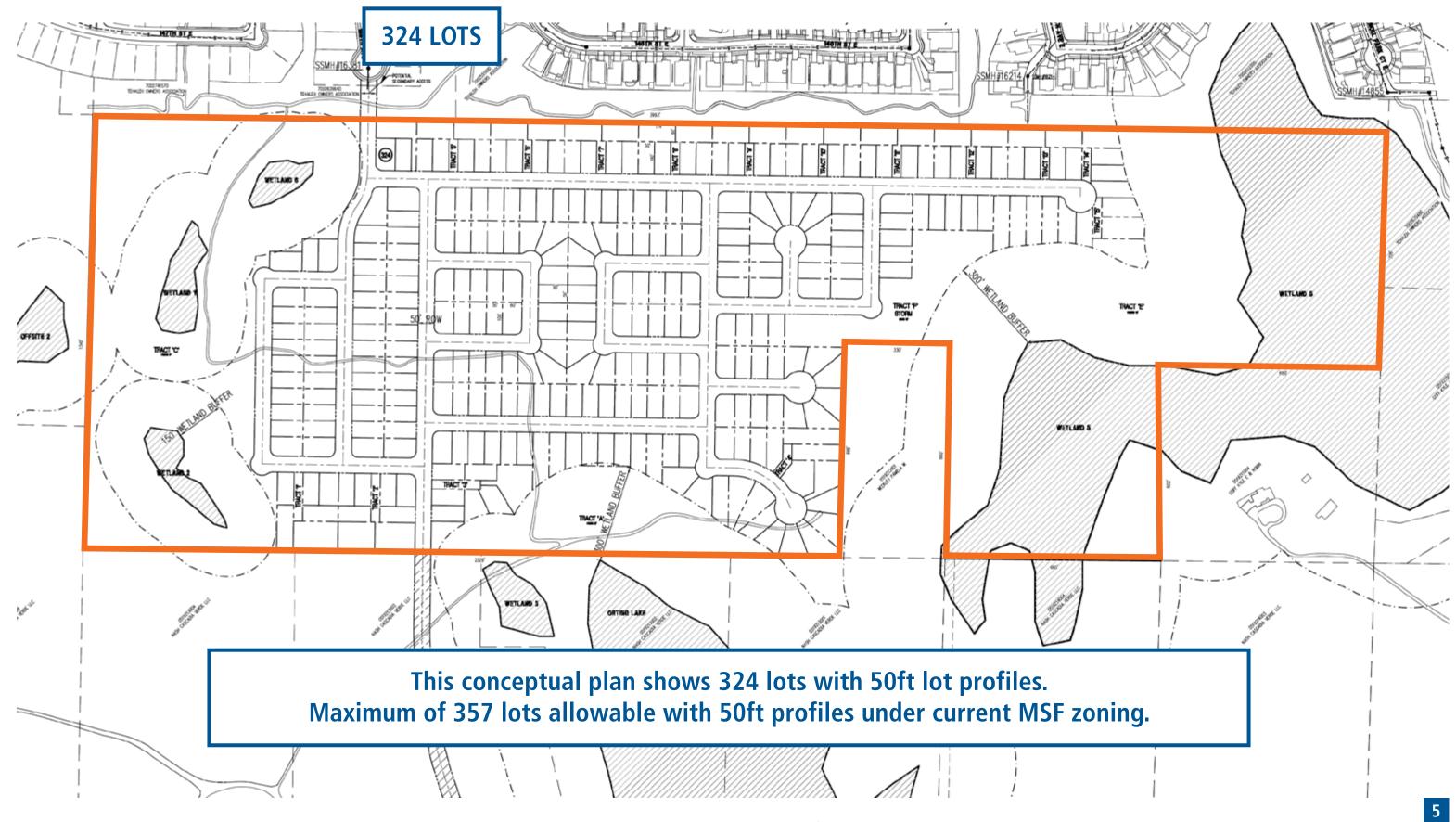
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**MITCHELL PROPERTY** | PROPERTY DETAILS | CONCEPTUAL SITE PLAN w/50' LOT PROFILES

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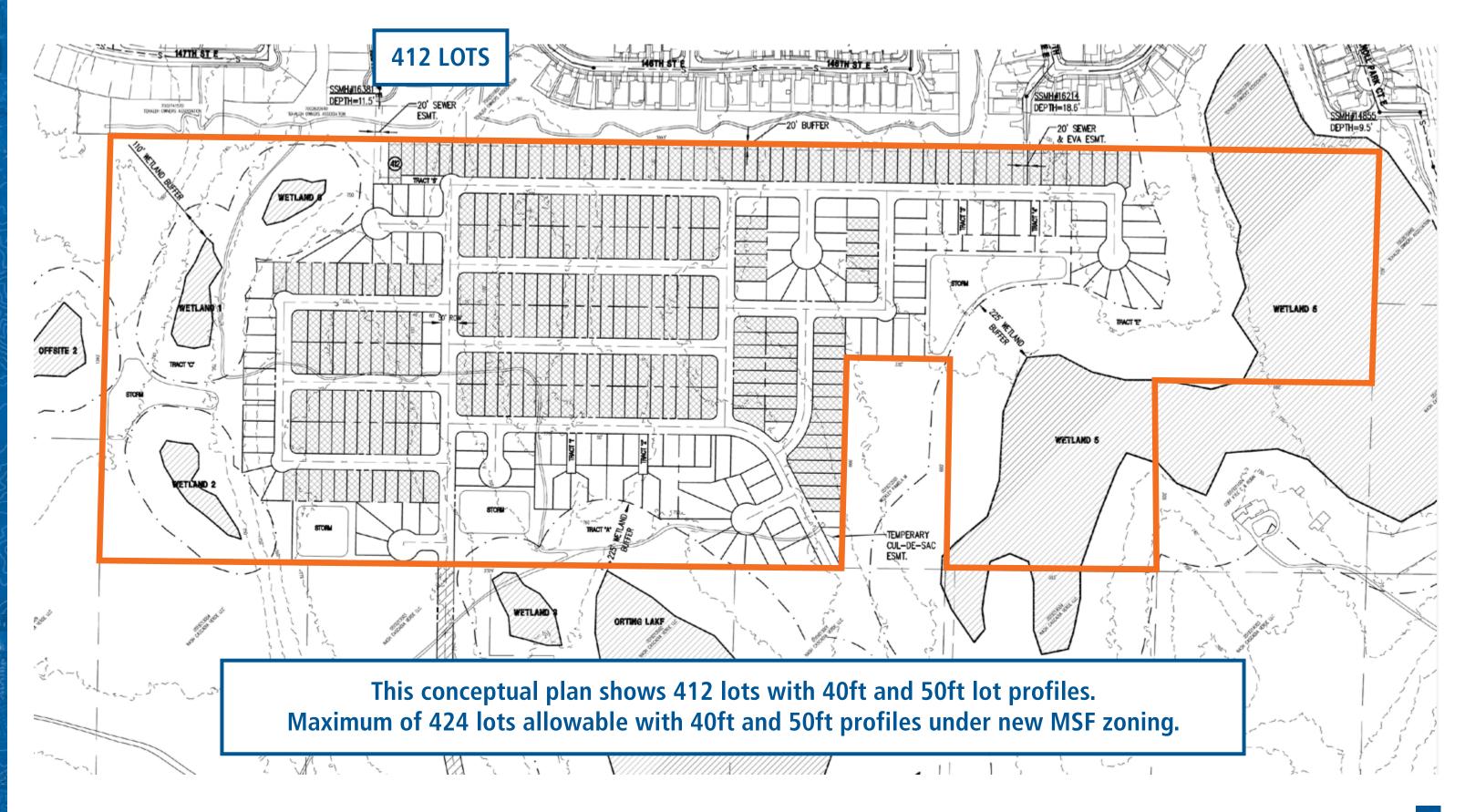
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**MITCHELL PROPERTY** | PROPERTY DETAILS | CONCEPTUAL SITE PLAN w/40' and 50' LOT PROFILES

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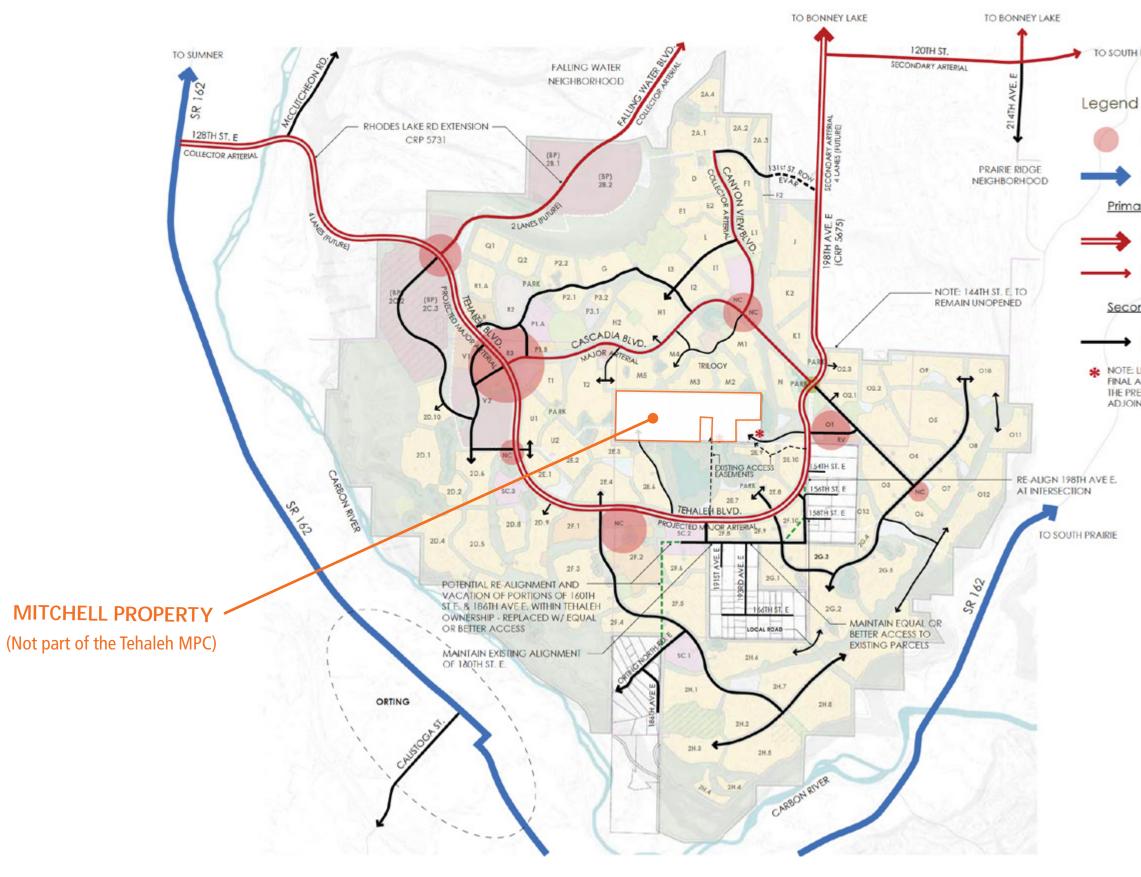
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MITCHELL PROPERTY | PROPERTY DETAILS | TEHALEH PREFERRED VEHICLE CIRCULATION

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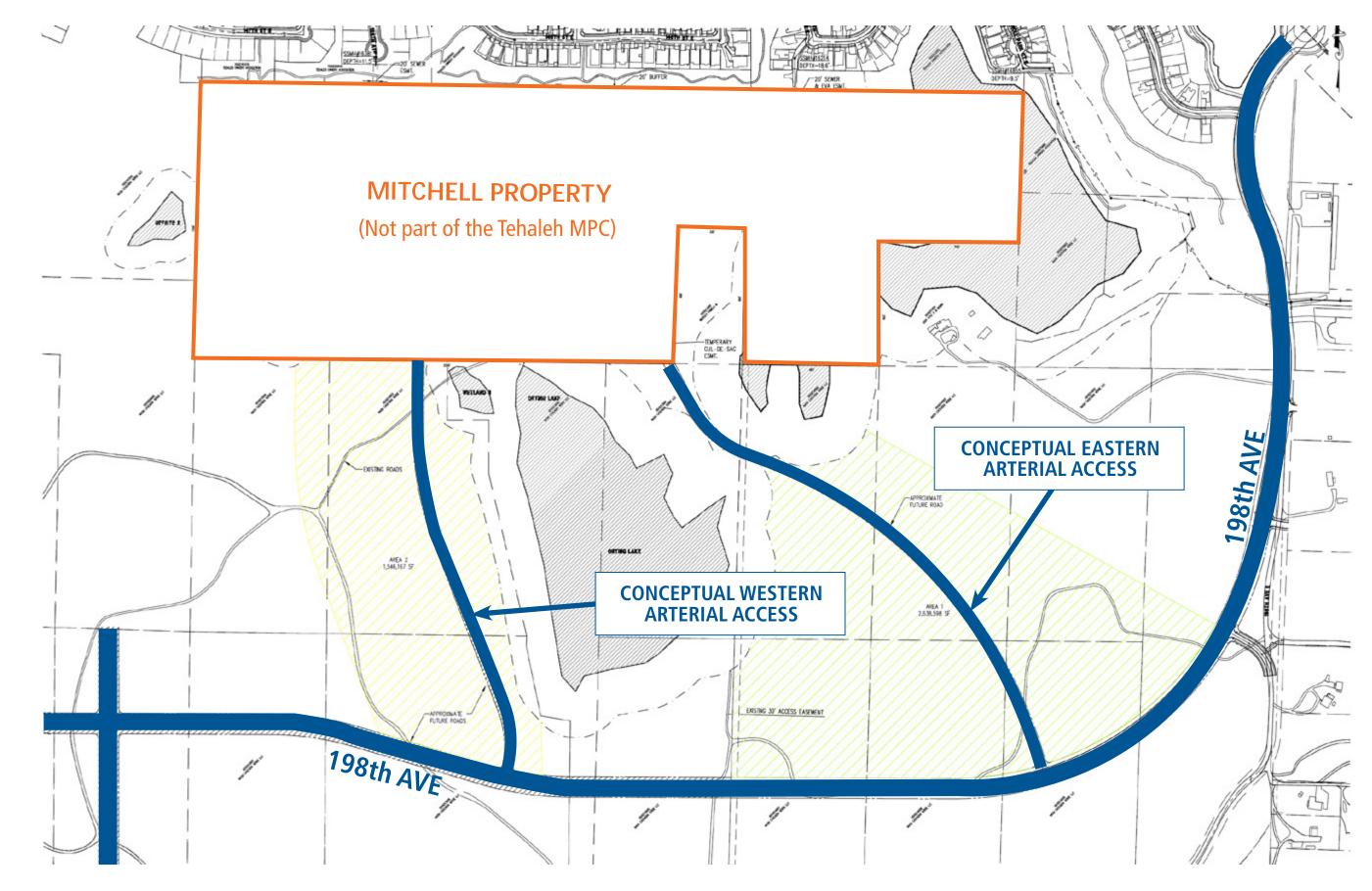




NOTE: LEGAL & CONCEPTUAL ACCESS SHOWN; FINAL ACCESS TO BE DETERMINED DURING THE PRELIMINARY PLAT PROCESS FOR THE ADJOINING PARCELS

## MITCHELL PROPERTY | PROPERTY DETAILS | CONCEPTUAL SITE PLAN & ACCESS ARTERIALS

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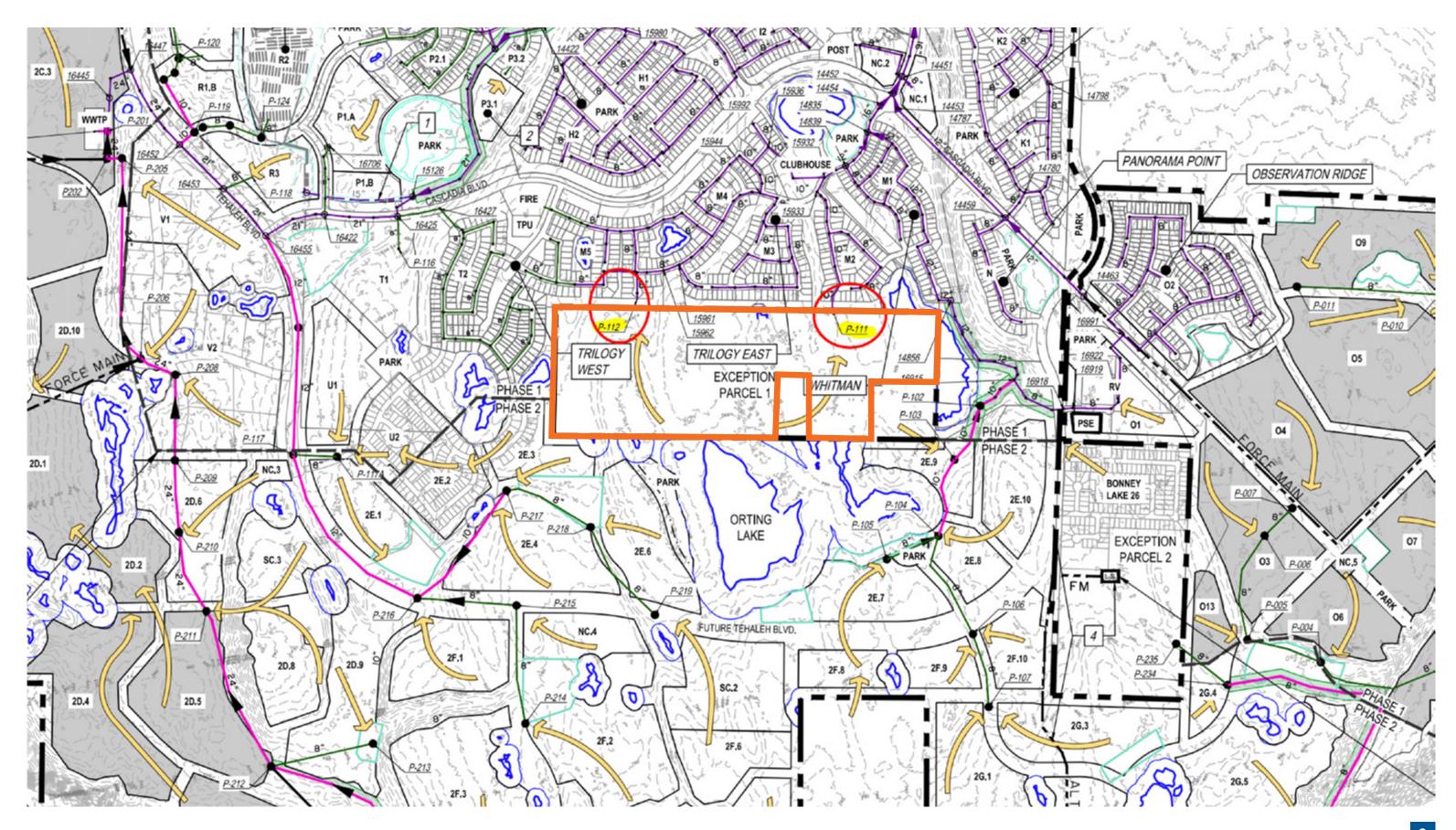
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## **MITCHELL PROPERTY** | PROPERTY DETAILS | SANITARY SEWER LOCATIONS

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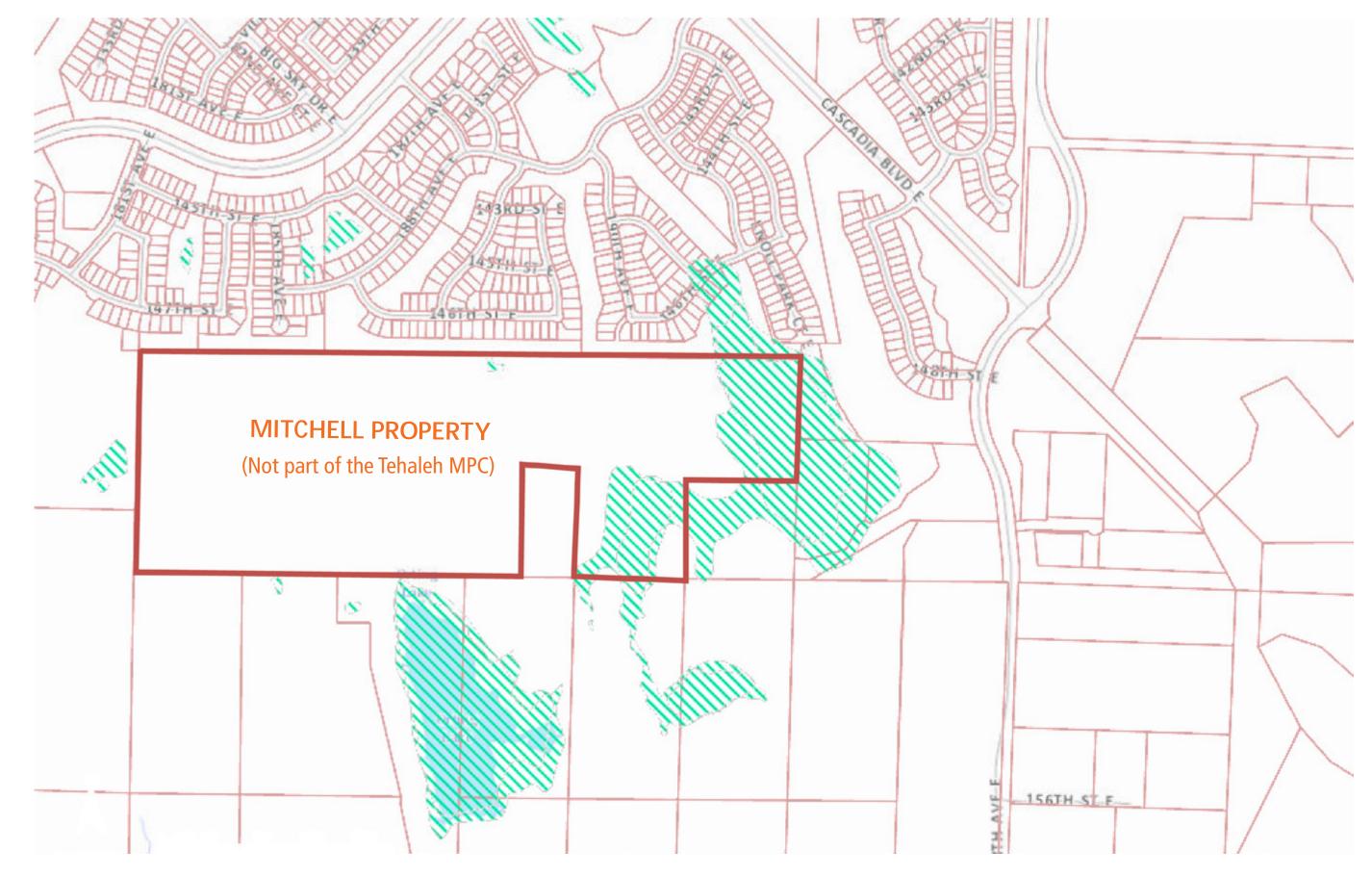
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MITCHELL PROPERTY | PROPERTY DETAILS | WETLANDS MAP

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## MITCHELL PROPERTY | PROPERTY DETAILS | SOILS MAP

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MITCHELL PROPERTY | PROPERTY DETAILS | SOUND TRANSIT SYSTEM MAP 15130 198th Ave. E. | Bonney Lake, WA 98391

**NORTH END** 510 512 Downtown Everett Sound Transit System Map 0 International District/Chinatown **Everett** & King Street MAP KEY 510 512 532 513 Sounder Commuter Rail Evergreen Way O (a) (P) Mukilteo Eastmont 510 Everett-Seattle Sounder 512 532 513 Tacoma-Seattle Sounder South Everett 511 ( Link Light Rail 512 Link (SeaTac/Airport-Westlake/Seattle) Ash Way 🕑 Tacoma Link (Tacoma Dome-Theater District) 535 ST Express Regional Bus Alderwood Mall 511 512 535 Bold = Route terminus Burien (P) 510 Everett-Seattle Express Canyon Park 560 Lynnwood @ 511 Ash Way-Seattle Express 6 Edmonds 511 512 Everett/Lynnwood-Seattle Express 7 Mountlake 522 512 513 P Terrace 513 Everett-Seattle Express 522 522 Kenmore 535 Lake P P 522 Woodinville-Seattle Express Woodinville 532 Everett-Bellevue Express 522 Bothell 535 Lynnwood-Bellevue Express Shoreline NE 145th @ 532 535 P Brickyard 540 Kirkland–University District Express 555 556 C Lake City 541 Overlake - University District Express 522 532 535 P Totem Lake 542 Redmond-University District Express P Northgate 545 Redmond-Seattle Express \$40 550 Bellevue-Seattle Express 542 Redmond 545 Green Lake P Kirkland 🔿 554 Issaguah-Seattle Express 556 541 542 545 566 567 P Bear Creek 586 555 Issaguah-Northgate Express NE 45th C 542 545 South Kirkland 556 Issaquah–University District–Northgate Express University of 512 Washington 560 Bellevue-Sea-Tac Airport/West Seattle Express Tacoma Sammamish Service to Gig Harbo and Purdy is funded by Riece Transit 0 P ) (P) 566 Auburn-Renton-Overlake Express 540 541 542 556 586 0 554 Overlake/ NE 40th 540 Montlake 540 Evergreen 567 Kent-Overlake Express 594 541 541 Point 574 Lakewood-Sea-Tac Airport Express 542 545 555 556 542 545 Overlake P&R P Narrows @ 595 577 Federal Way-Seattle Express 555 556 532 535 P 595 578 Puyallup-Federal Way-Seattle Express Tacoma 550 555 Capitol Hill 580 Puyallup-Lakewood 556 560 Bellevue Community 5 25th 566 567 College 586 Tacoma–University District Express 510 511 512 590 Tacoma-Seattle Express 550 555 513 522 545 556 560 592 DuPont-Lakewood-Seattle Express 550 554 577 550 554 South Bellevue 578 590 592 South 594 Lakewood-Tacoma-Seattle Express 594 595 586 594 554 South Tacoma Sammamish International District/Chinatown P 595 Gig Harbor-Seattle Express 555 556 554) P & King Street Lakewood 596 Bonney Lake-Sumner Express 1-90/ Mercer Towne Center Stadiu Rainier 574-0 ---- Bus Fare Zone Boundary (P) Park & Ride Lakewood P 574 580 592 594 Beacon Hill SODO O Ferry Terminal 5607 P Newport Hills === Limited Service Highlands 👶 Sea-Tac Airport Service provided by other agencies P 554 592 0 Amtrak Mount Bake Issagual 0 555 556 592 P Ν 554 Downtown Columbia City DuPont 556 Issaguah Service to Lacey and Olympia is funded by Intercity Transit Othello

560 P Kennydale

Westwood Village

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## **SOUTH END**



**MITCHELL PROPERTY** | PROPERTY DETAILS | AREA AMENITIES

15130 198th Ave. E. | Bonney Lake, WA 98391

# LOCAL SHOPPING

Bonney Lake Food Mart Pioneer Grocery Safeway Super Store Fred Meyer South Hill Mall Bonney Lake Plaza Walmart Costco

# **HEALTH CARE & SERVICES**

Therapeutic Massage Northwest Franciscan Pharmacy **Bonney Lake Medical Facility Studio Salon Rite Aid** 

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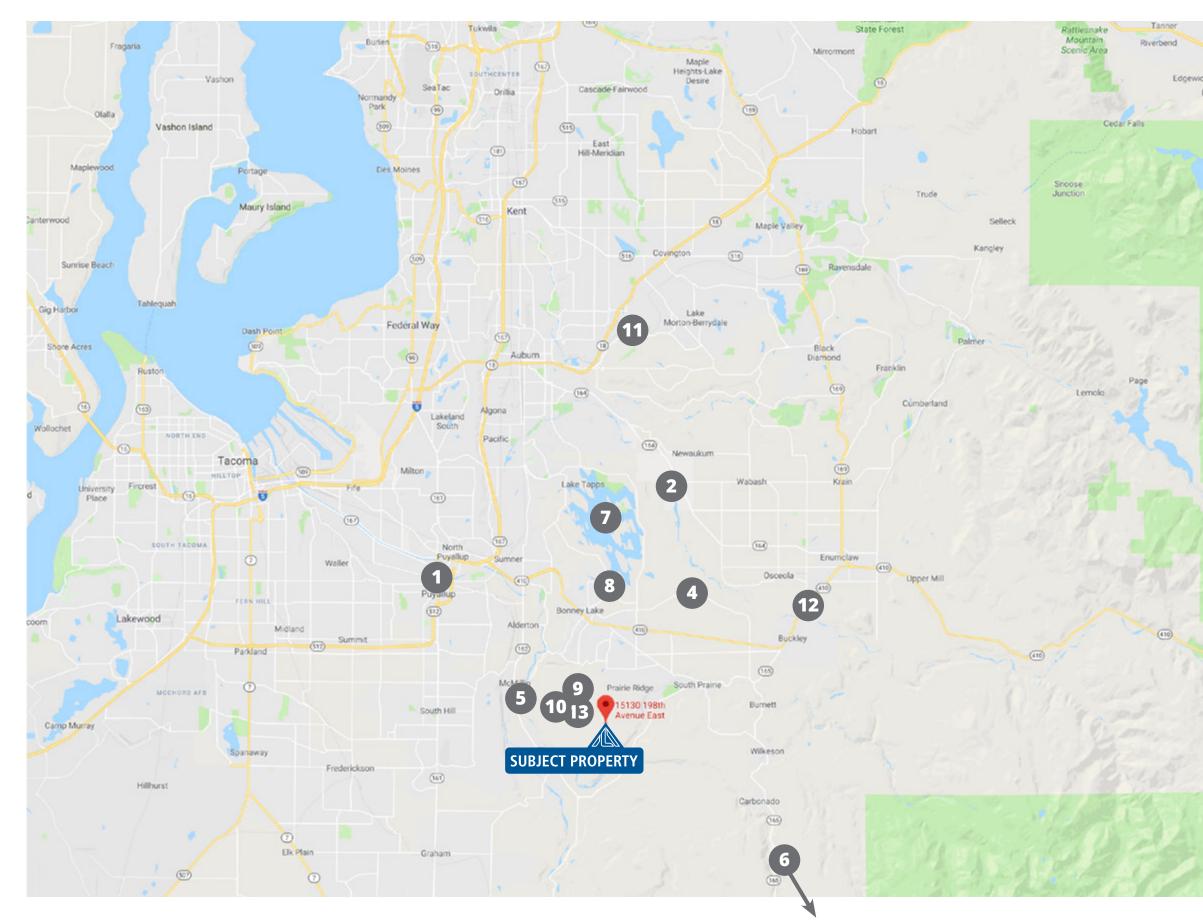


# LOCAL EATS

Berry Land Cafe Latte by the Lake Dixie's Home Cookin **Rio Blanco Family Restaurant** Caffe D'arte Farrelli's Pizza **British Bites** Frankie's Pizza

## **MITCHELL PROPERTY** | PROPERTY DETAILS | PARKS & RECREATION

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### **PARKS & RECREATION**

1. PUYALLUP FARMERS MARKET 2. WHITE RIVER AMPHITHEATRE **3. CRYSTAL RESORT** 4. MARIS FARMS 5. CARBON RIVER 6. MT. RAINIER 7. LAKE TAPPS 8. THE EDGE SKATEBOARD PARK 9. HOUNDS HOLLOW DOG PARK 10. KNOLL PARK 11. PACIFIC RACEWAYS 12. BOISE CREEK PARK 13. BIG SKY PARK

Greenwater

(410)

## MITCHELL PROPERTY | MAJOR AREA EMPLOYERS & DRIVE TIMES TO CENTERS OF EMPLOYMENT

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The property is being marketed by Land Advisors Organization - WA Division. Seller will respond to offers, at its sole discretion, as they are received. Please contact us to submit offers.

Email offers in PDF form to scameron@landadvisors.com or wfalkenborg@landadvisors.com.

Property tours are available through the listing brokers.

Contact Scott or Wes to schedule an appointment.

Please do not hesitate to contact us should you need additional information on this opportunity.

Sincerely,



**Scott Cameron** Co-Founder | Designated Broker Land Advisors Organization WA Division 425.445.0887 scameron@landadvisors.com



Wes Falkenborg Co-Founding Principal | Broker Land Advisors Organization WA Division 425.761.6489 wfalkenborg@landadvisors.com





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## **MITCHELL PROPERTY** | WHO IS LAND ADVISORS NW?

15130 198th Ave. E. | Bonney Lake, WA 98391



## LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & homebuilders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

#### Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

### A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

### Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.

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