



OFFERING MEMORANDUM

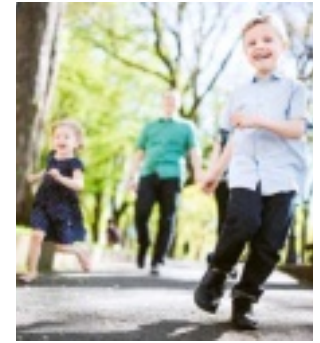
# CHAMBERS BAY

- +/- 75 ACRE RESIDENTIAL / MIXED USE DEVELOPMENT SITE
- UNLIMITED POTENTIAL FOR LODGING, RETAIL, RESIDENTIAL AND COMMERCIAL USES
- LESS THAN 3 MILES FROM CHAMBERS BAY GOLF COURSE - HOME TO THE 2015 US OPEN

FOR SALE

4302 CHAMBERS CREEK ROAD WEST | STEILACOOM, WA 98388

**CBRE**



## THE OFFERING

### +/- 75 ACRE DEVELOPMENT SITE

CBRE, as exclusive advisor, is pleased to offer the Chambers Bay development site, approximately 75 gross acres of land located on the waterfront within close proximity to the Chambers Bay Golf Course, home to the 2015 US Open. Currently zoned industrial, the town of Steilacoom has expressed a great deal of interest in having the site re-zoned to mixed use with various residential, commercial, lodging and retail components. Located on approximately 1,500 lineal feet of Chambers Bay prime waterfront, the site is ideally situated with panoramic views of the mountains and Puget Sound scenery. Features such as creeks, artesian wells and waterfalls on the site provide for

opportunities to incorporate natural elements into the project, giving the property a truly Northwest feel. The owner is offering the property to qualified purchasers on a fee-simple, cash at close basis. Developers with an interest in the site are encouraged to discuss and pursue suitable purchase terms within these parameters. While it is anticipated the offers will be reviewed as received, ownership reserves the right to establish a call for offers date which will be communicated during the marketing period. Ownership further reserves the right to accept or refuse all offers at its sole discretion.



## PROPERTY SUMMARY

- + +/- 75 acres
- + +/- 1,500 linear feet of waterfront land
- + +/- 20,000 and 30,000 sq. ft. existing buildings
- + Less than 3 miles from Chambers Bay Golf Course
- + Approximately 5 miles to/from I-5
- + Adjacent to Steilacoom Golf Course & Chambers Creek Park
- + Town of Steilacoom jurisdiction
- + All major utilities to the site
- + Rezone from Industrial to residential / mixed use

<b>Address</b>	4302 Chambers Creek Road West Steilacoom, WA 98388
<b>Gross</b>	+/- 75 gross acres
<b>Waterfront Area</b>	+/- 1,500 lineal feet of Chambers Bay waterfront
<b>Parcel #s</b>	0220293004, 0220294007, 0220294009, 0220294025, 0220322024
<b>Zoning</b>	Industrial to be rezoned to residential / mixed use
<b>Existing Buildings</b>	20,000 & 30,000 sq. ft.
<b>Water Supply</b>	4 artesian spring wells on site producing 10,000 + gallons of water / day



# CONCEPTUAL RENDERINGS

## TYPICAL 4-STORY RESIDENTIAL

### CLADDING TYPE 1



NAME:  
NEXTSTONE - SLATESTONE PANEL  
FINISH:  
ROCKY MOUNTAIN GRAPHITE

### CLADDING TYPE 2



NAME:  
PREFINISHED HARDIE PANEL  
COLOR / FINISH:  
ARCTIC WHITE / SMOOTH

### CLADDING TYPE 3



NAME:  
PREFINISHED HARDIE PLANK  
COLOR / FINISH:  
IRON GREY / SMOOTH



FRONT PERSPECTIVE VIEW

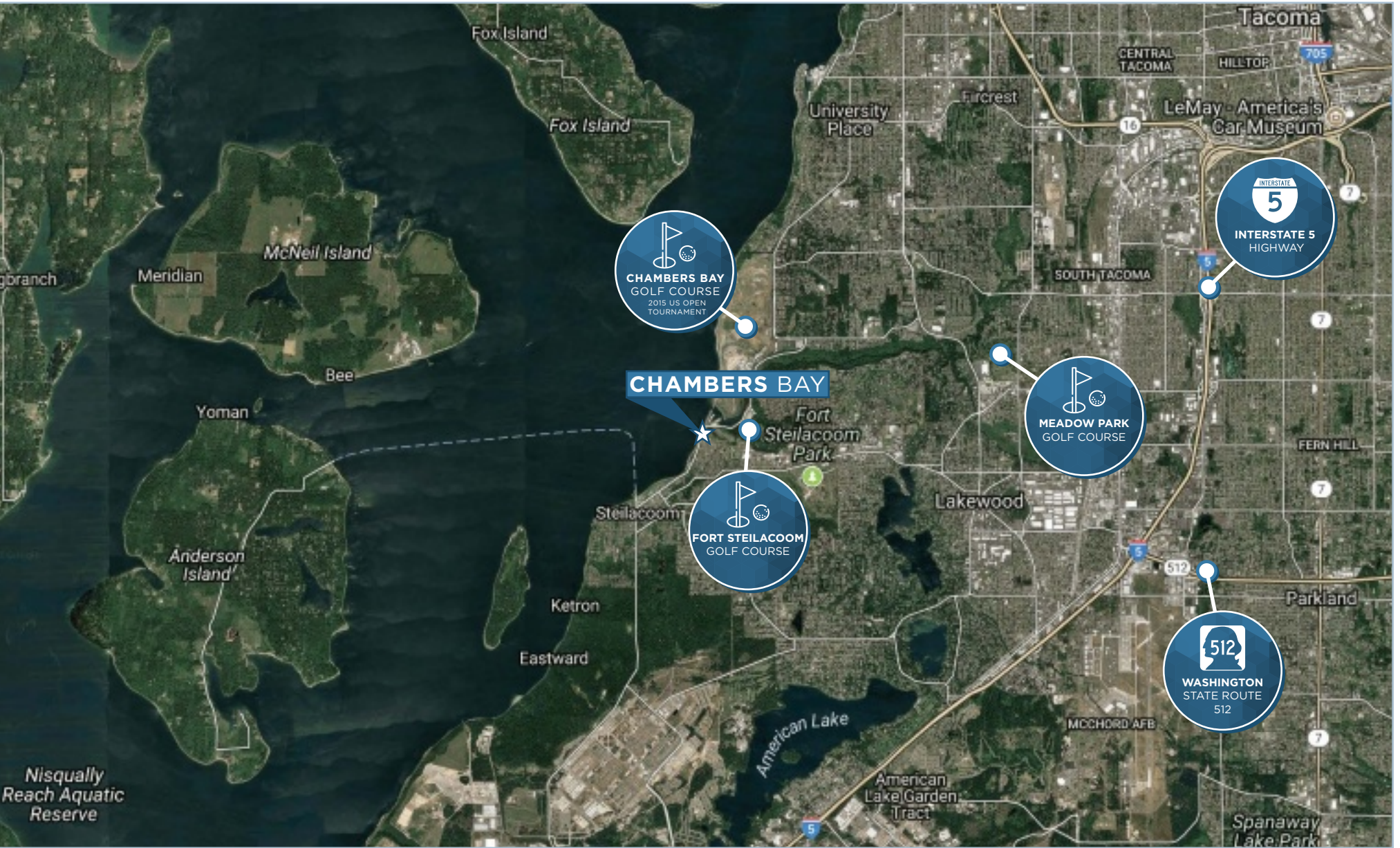


AERIAL VIEW

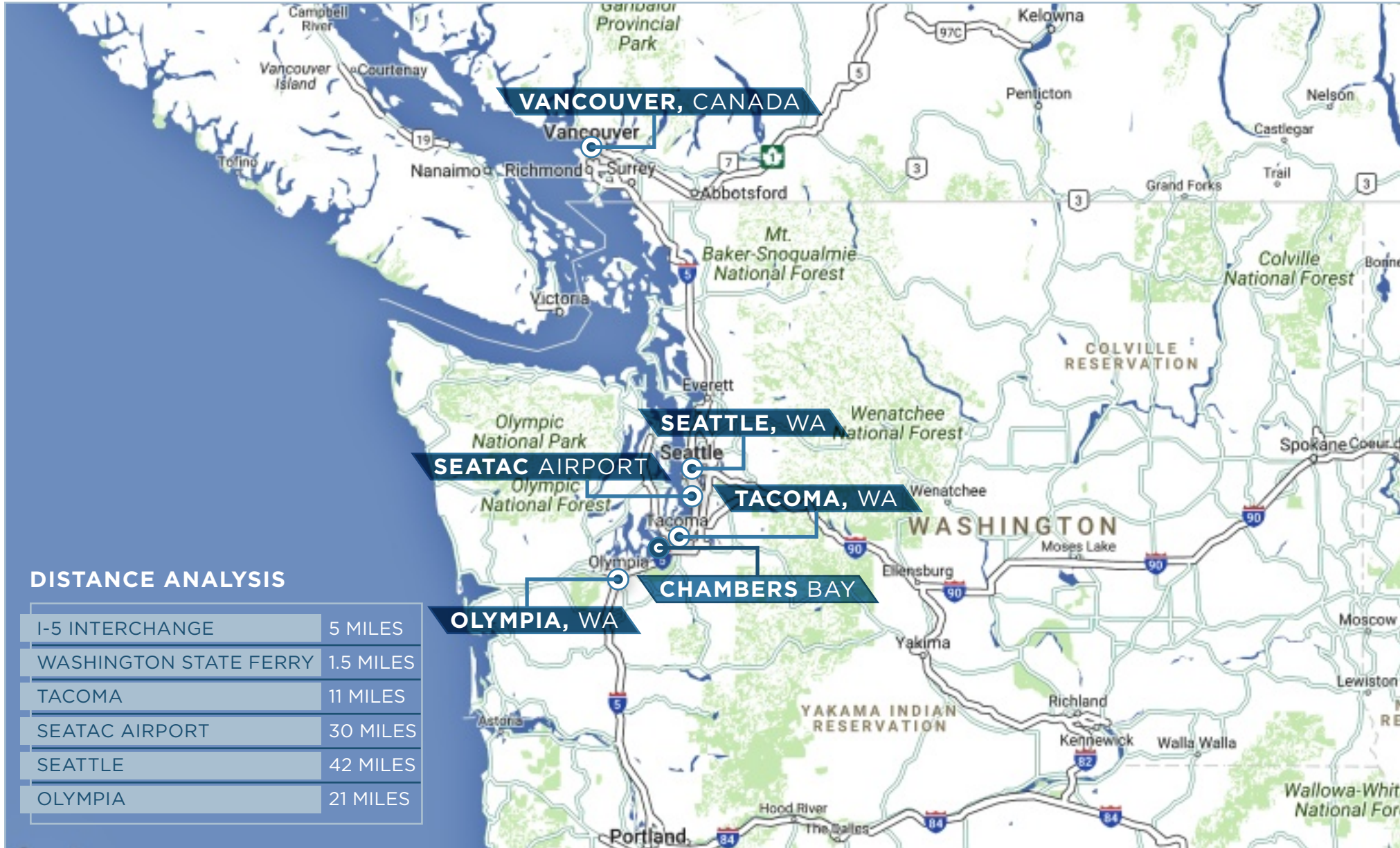


REAR PERSPECTIVE VIEW

# LOCAL MAP



# REGIONAL MAP





## PIERCE COUNTY

Located within the U.S. state of Washington, Pierce County is among the most populous counties in the state, consisting of 18 cities, with a population second behind only King County. Pierce County is considered to be within the Seattle Metropolitan area, with its county seat and largest city being Tacoma. Pierce County is also notable for being home to Mount Rainier, the tallest mountain in the Cascade Range.

Although Pierce County's agriculture has been an instrumental part of the local economy for almost 150 years, in the last half century much of the county's farmland has been transformed into thriving residential areas. In addition to its residential community, its two largest universities within the county are the University of Puget Sound in Tacoma and Pacific Lutheran University in Parkland. Pierce County is also home to the Washington State Fair, held every year in Payullup.

## COUNTY HIGHLIGHTS



**MORE THAN 800,000 RESIDENTS**



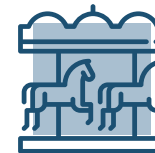
**MADE UP OF 23 UNIQUE COMMUNITIES**



**HOME OF THE 2015 U.S. OPEN CHAMPIONSHIP**



**MORE THAN 5 MILLION VISITORS PER YEAR**



**HOME OF THE WASHINGTON STATE FAIR**



**HOME OF THE ICONIC 14,000-FOOT TALL MOUNT RAINIER**





## TACOMA, WASHINGTON

Although renowned for being home to a vibrant, creative community of writers, artists and musicians, photographers, filmmakers, and small business owners, Tacoma is equally known for serving as the home base of large companies such as State Farm Insurance, BNY Mellon, Columbia Bank and Key Bank.

The charm of Tacoma comes from its family-friendly neighborhoods, and big city amenities, combined with its surprisingly competitively priced living spaces, with the added bonus of beautiful mountain and city views.

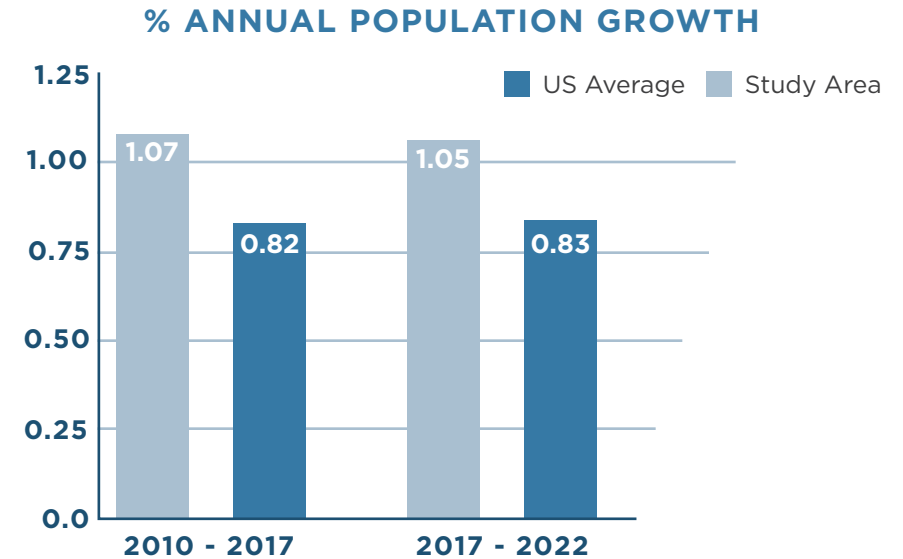
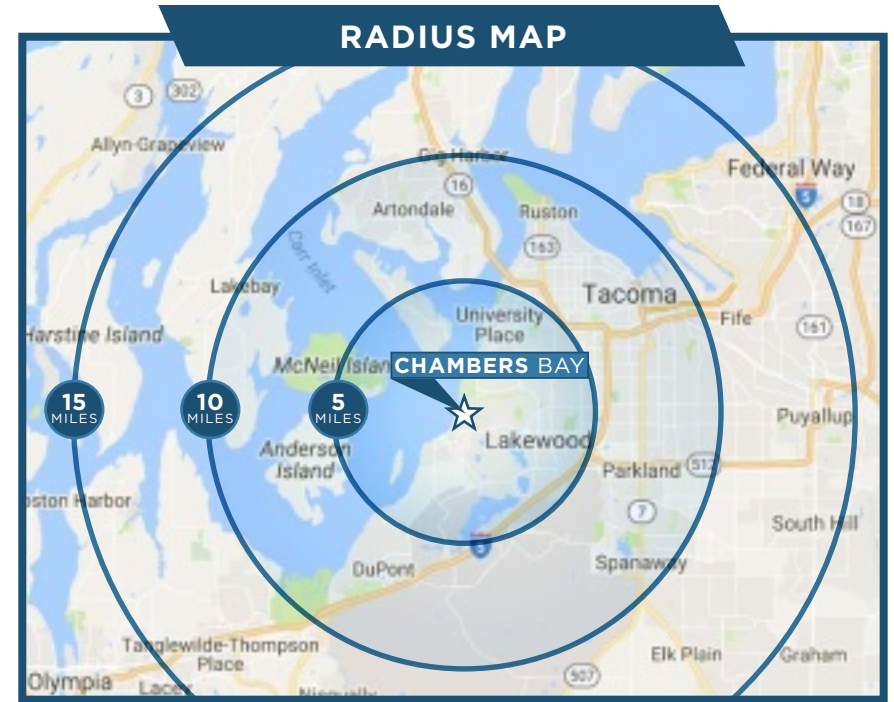
Its community atmosphere is also quite driven by the activity of students attending the University of Washington Tacoma, the University of Puget Sound, The Evergreen State College Tacoma campus, local trade and technical colleges, and nearby Pacific Lutheran University. Not to mention the growing number of outdoor enthusiasts who have come to view Tacoma as the perfect environment for hikers, runners, and cyclist.

Tacoma also features an ever-growing list of nearby entertainment options, from its stellar culinary scene, to its world renowned museums and convention spaces, to its huge headlining concert venue, the Tacoma Dome.

Just 20 minutes away from the Seattle-Tacoma International Airport, and easily accessible from downtown Seattle and other neighboring cities, Tacoma is a city showcasing an incredible growth worth getting excited about.

# DEMOGRAPHIC OVERVIEW

POPULATION	5 MILES	10 MILES	15 MILES
2017 Population - Current Year Estimate	134,129	442,561	809,789
2022 Population - Five Year Projection	139,325	462,621	853,157
2010 Population - Census	127,070	415,331	749,635
2000 Population - Census	125,903	399,681	678,006
2010-2017 Annual Population Growth Rate	0.75%	0.88%	1.07%
2017-2022 Annual Population Growth Rate	0.76%	0.89%	1.05%
HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2017 Households - Current Year Estimate	53,530	169,871	305,118
2022 Households - Five Year Projection	55,554	177,492	320,833
2010 Households - Census	51,559	161,340	285,881
2000 Households - Census	50,504	152,370	255,382
2010-2017 Annual Household Growth Rate	0.52%	0.71%	0.90%
2017-2022 Annual Household Growth Rate	0.75%	0.88%	1.01%
2017 Average Household Size	2.43	2.50	2.59
HOUSEHOLD INCOME	5 MILES	10 MILES	15 MILES
2017 Average Household Income	\$78,172	\$75,065	\$82,348
2022 Average Household Income	\$87,694	\$84,629	\$93,063
2017 Median Household Income	\$54,903	\$54,640	\$61,955
2022 Median Household Income	\$60,111	\$59,745	\$70,055
2017 Per Capita Income	\$31,731	\$29,733	\$31,639
2022 Per Capita Income	\$35,459	\$33,360	\$35,575
HOUSING UNITS	5 MILES	10 MILES	15 MILES
2017 Housing Units	58,533	185,330	329,740
2017 Vacant Housing Units	5,003	15,459	24,622
2017 Occupied Housing Units	53,530	169,871	305,119
2017 Owner Occupied Housing Units	26,158	87,865	179,525
2017 Renter Occupied Housing Units	27,372	82,006	125,594
PLACE OF WORK	5 MILES	10 MILES	15 MILES
2017 Businesses	4,528	15,721	25,932
2017 Employees	48,044	190,195	312,112



# DISCLOSURES & DISCLAIMERS

## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# CHAMBERS BAY



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