



# OUTLETS

## AT LACEY

Lacey, Washington

### Regional Attractions

- Two 18-hole golf courses are located approximately 4 miles NE of the site
- Nisqually National Wildlife Refuge
  - 3,700 acres and is approximately 4.5 miles east of our site, on the north side of I-5
  - Estimated Annual Visitors - 200,000
- Regional Athletic Complex
  - Less than 3 miles south of our site is a 100-acre Regional Athletic Complex comprised of five softball/baseball/fastpitch fields, six regulation size soccer/football/rugby fields, picnic and outdoor facilities, playgrounds, walking trails, concessions, and parking for 500 vehicles
  - Estimated Annual Visitors - 207,500
  - People who traveled more than 50 miles - 70%
  - Estimated number of hotel room nights generated - 6,675

### Regional Unemployment/Government Workers/Daytime Population

- The unemployment rate as of April 2014 was 5.7% in Thurston County
- The government employs approximately 36,000 workers in the county as of April 2014
- Daytime employment within 15 minutes of our site is approximately 89,000

### Joint Base Lewis-McChord (data as of Dec. 2012 below)

- 9 miles east of our site
- Supports 116,773 soldiers, airmen, dependents, employees, and contract employees in addition to the 117,971 military retirees already present
- Total military personnel is 60,585: 46,208 military, 14,377 civilian
- JBLM is the 2nd largest employer in Washington after Boeing
- Total Annual JBLM Economic Impact: \$6,085,323,000 (approximately 1.8% of Washington State GDP)



CRAIG REALTY GROUP

## Meridian Campus Development/Distribution Facility Employment

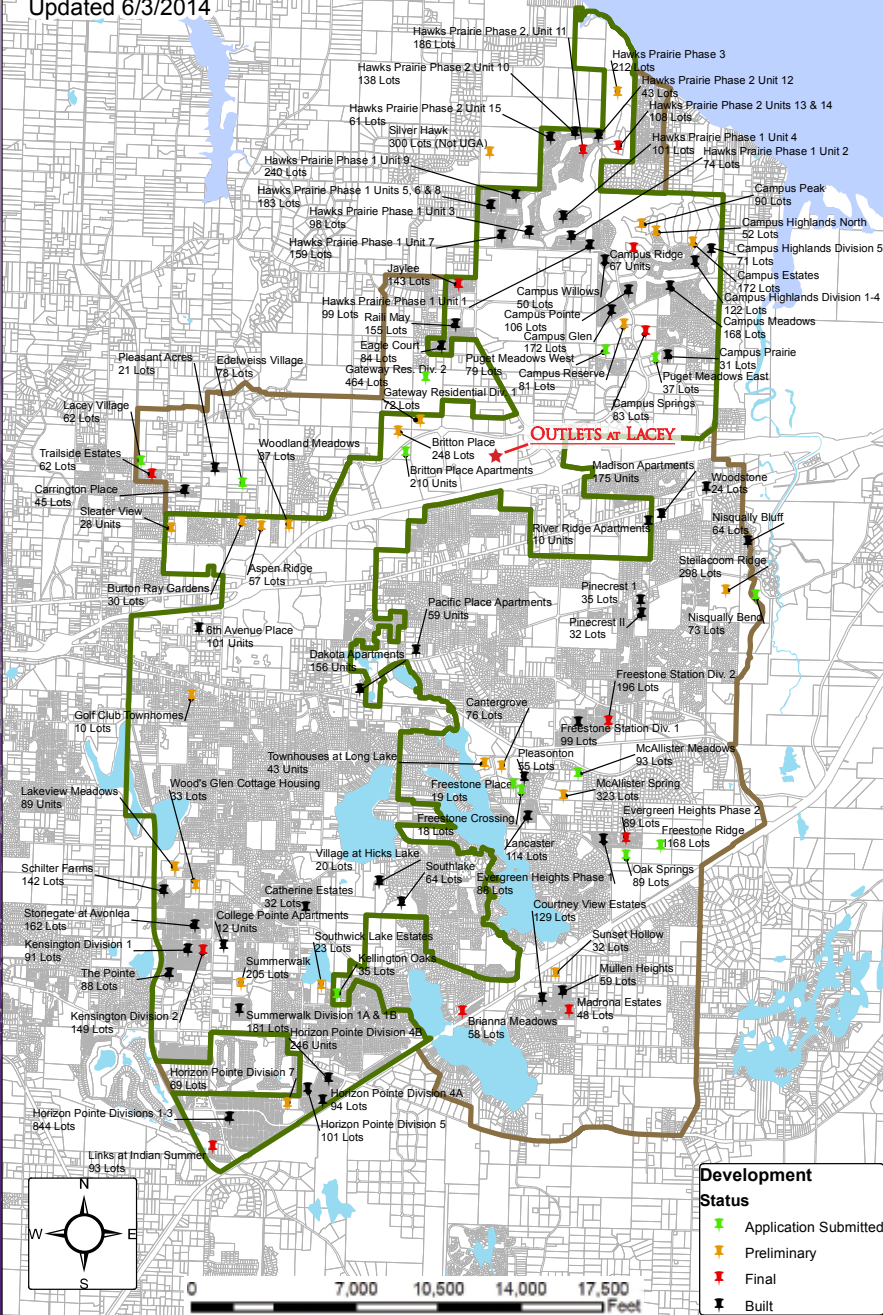
- The Meridian Campus Master Planned Community is a 1,312-acre development to the east of our site, also on the north side of I-5
- Meridian Campus has two elementary schools and one middle school
- Estimated employment within distribution facilities in Meridian Campus & immediate vicinity:

- Trader Joe's Distribution 350 - 400
- Target 300
- Home Depot 250
- Harbor Wholesale 200

## Lacey and Urban Growth Area Residential Developments Since 2005

11,528 Total Units

Updated 6/3/2014



## Housing

- Residential map (shown left) includes the number of developments and lots, and their development status
- Generally, the homes around the golf courses are selling for between \$400,000 - \$525,000 and are more than 6,000 SF in size; lots off of the golf courses vary more in price depending on their size, etc.

## There are two planned housing developments that directly share a parcel line with us:

- Britton Place
  - 36 acres to the north with 167 single home lots and 210-unit market rate apartments planned
- Taylor Development
  - 123 acres to the north
  - 800-850 properties
    - 600 single family, 4,000 SF lots
    - 250 apartment units
  - In final stages of entitlement now, and began marketing in July of 2014
  - Construction is slated to occur in 2015
  - The price points will be \$245,000 and up

## Schools

- North Thurston Public Schools educate over 14,000 students each year, with thirteen elementary schools, four middle schools (including a performing arts magnet school), three comprehensive high schools and one high school of choice
- JBLM has eight preschools, four elementary schools, four public schools and four private schools that make up the Clover Park School District, where more than 12,000 students are enrolled



**CRAIG REALTY GROUP**

4100 MacArthur Blvd, Suite 100, Newport Beach, CA 92660

949/224-4100 • craigrealtygroup.com