

# **9 REASONS TO INVEST**

## *IN LACEY GATEWAY TOWN CENTER*

### **ENTITLED *ready to build***

Master Plan and entitlement - approved for a shopping mall

### **LOCATION**

Lacey in Thurston County is enjoying a rise in home sales, beating the national trend. Nearby Joint Base Lewis-McChord is the largest military installation in the Northwest. There is no recession in the military.

### **CABELA'S *Phase 1 anchor store***

Opened in 2007 and it is a proven success; Cabela's draws 4 million visitors per year from all around the Puget Sound region.

### **HIGH VISIBILITY**

Visible for one mile along Interstate-5 the North/South corridor connecting major urban centers of the Pacific Northwest with a remarkable 103,000 VPD

### **COMMUNITY AND STATE SUPPORT**

Lacey hopes to locate its civic center in the heart of Gateway.

Washington State and The City of Lacey have contributed over 20 Million for infrastructure and another 15 Million is approved for future reimbursement.

### **ACCESS AVAILABLE and PAD-READY**

A main street with connections to a major thoroughfare and a widened boulevard are completed, as well as utilities and a regional sewer lift station.

### **INVESTMENT OPPORTUNITY**

Analyzed by attorneys experienced with successful regional center applications, Lacey Gateway was found to be ideal as a regional center. As such, it could provide a gateway to foreign nationals with a million dollar investment to receive their permanent US visas.

### **POSITIVE DEMOGRAPHICS**

Population in the site's trade area is 200,000 with an annual growth rate of 1.21% and median household income (2010) of \$70,000. The region enjoys a stable economy due to state government and a large military population.

### **EQUITY**

There is substantial equity already in the project.