



# TEHALEH EMPLOYMENT CENTERS

## COMMERCIAL OPPORTUNITIES IN TEHALEH



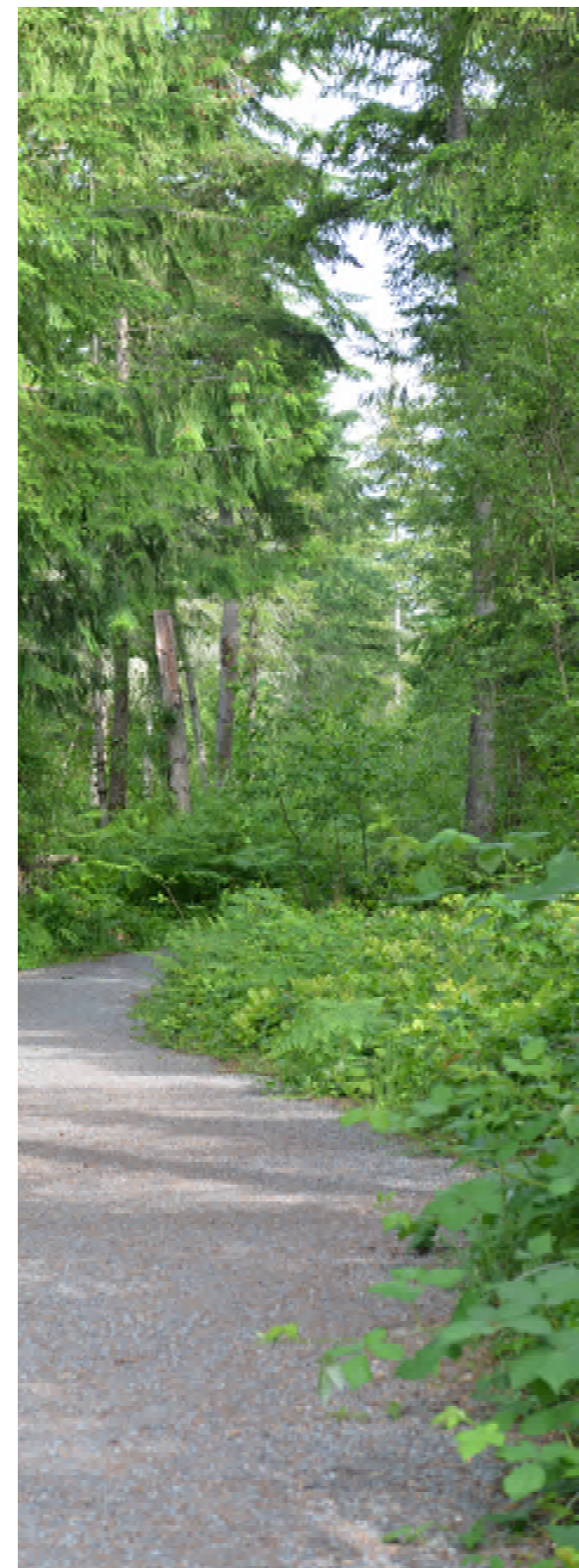
**NORTH AMERICA  
SEKISUI HOUSE**

[NASHCOMMUNITIES.COM](http://NASHCOMMUNITIES.COM)

**Brookfield  
Properties**

[BROOKFIELDPROPERTIES.COM](http://BROOKFIELDPROPERTIES.COM)

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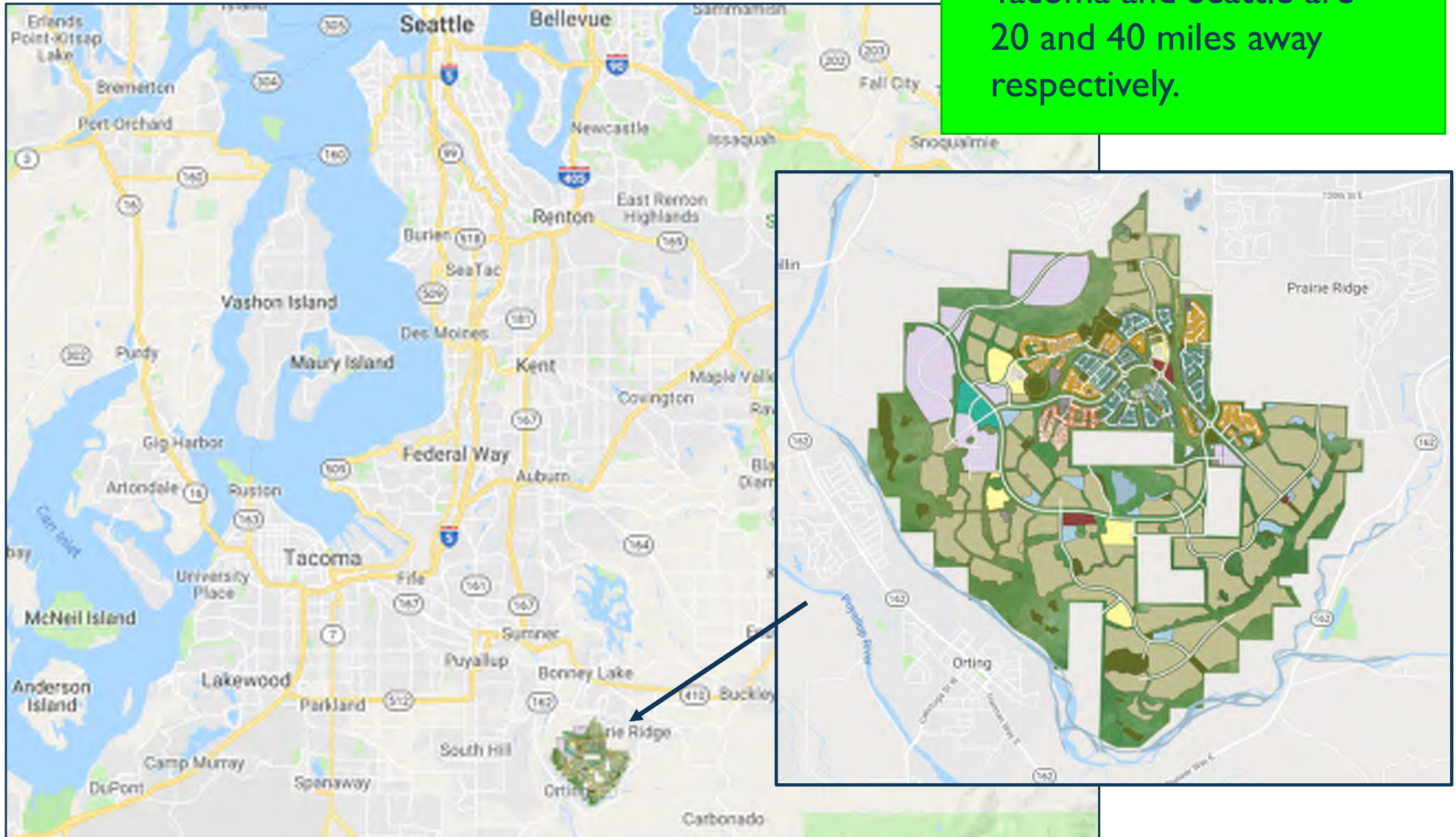


# TEHALEH STORY



# LOCATION

Tacoma and Seattle are 20 and 40 miles away respectively.



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**475 ACRES**  
Employment  
Center

**3.8M**  
**SQUARE FEET**  
Commercial



**4,756 ACRES**

3,425 homes

10,000 residents

15 parks

40+ miles of trails

1,800 acres of  
open space

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# THE COMMUNITY

Lifestyle for your team  
Meetings on a trail  
Take a break In the forest

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# CITY IN THE FOREST

Your business in the forest and  
in the city





# HOME VARIETY

A HOME FOR YOUR ENTIRE TEAM – CLOSE BY



**SIZE RANGE**  
1,200 – 4,000+ SF

**PRICE RANGE**  
\$490,000 TO \$1.5M

**8 BUILDERS WITH  
UNLIMITED  
OPTIONS**

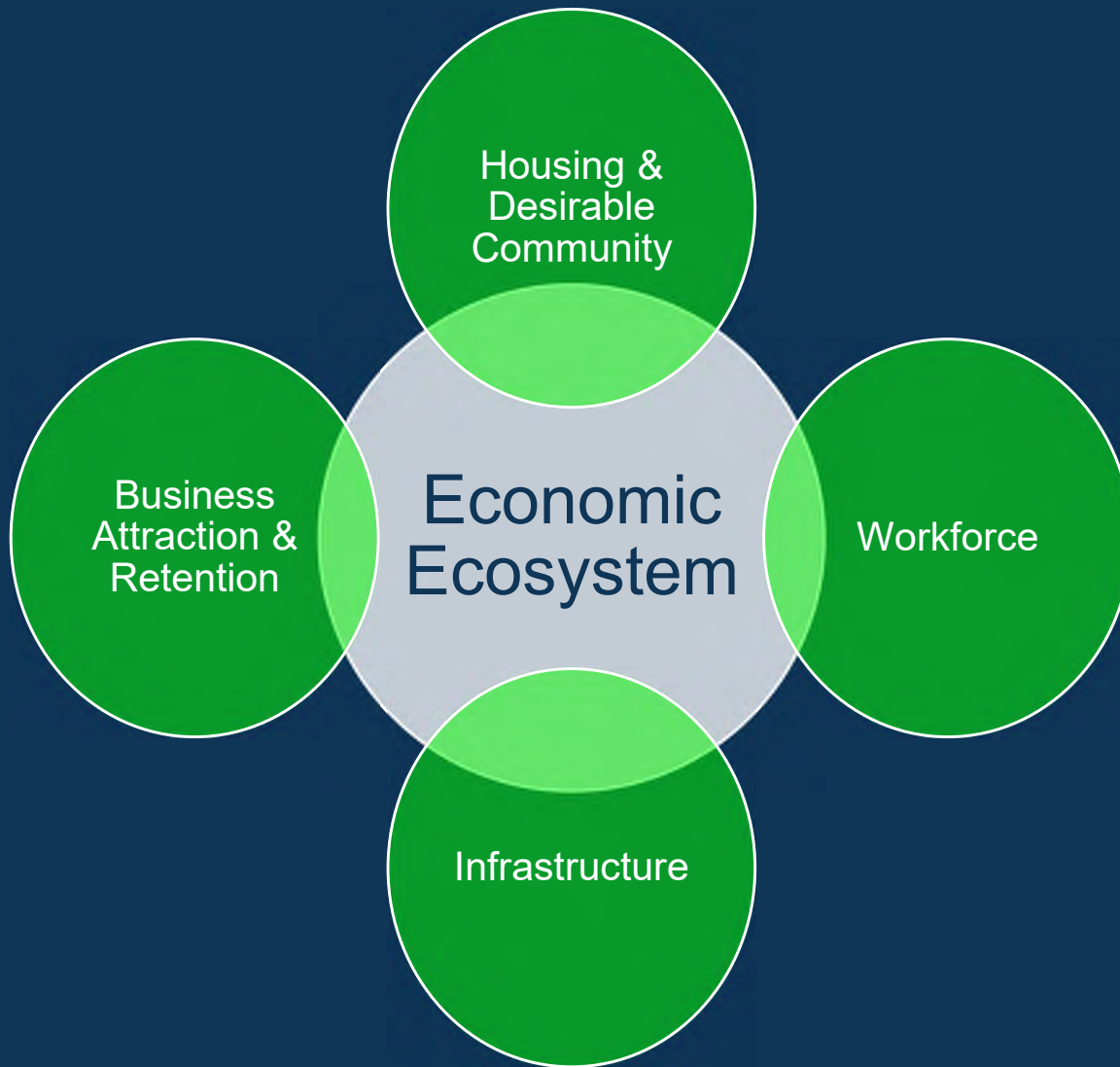
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# **ECONOMIC DEVELOPMENT BASICS**

# ECONOMIC DEVELOPMENT

CREATING AND RETAINING JOBS



**FLEXIBLE  
COMMERCIAL SPACE  
& ROOM TO GROW**

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**A COMMUNITY  
THAT HELPS  
ATTRACT AND  
RETAIN EMPLOYEES**

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**HOMES FOR  
EXECUTIVES &  
STAFF**

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**IN-PLACE  
INFRASTRUCTURE**

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# **HOUSING'S ROLE IN ECONOMIC DEVELOPMENT**

## Development Funds Infrastructure & Services

**One-Time Revenues:**  
Sales tax on construction,  
impact fees and B&O tax  
on income

**Recurring Revenues:**  
Property tax, retail sales  
tax and utility taxes

EXHIBIT 4: Tehaleh Revenue Contributions to Taxing Jurisdictions (2012-2020)

SOURCE: ECONorthwest calculations

TAXING JURISDICTION	TAX REVENUES
Pierce County	\$25,980,000
State of Washington	\$82,680,000
Sound Transit	\$9,430,000
Orting School District	\$970,000
Sumner School District	\$17,340,000
East Pierce Fire & Rescue	\$7,020,000
Port of Tacoma	\$670,000
Pierce Co. Library System	\$1,740,000
Pierce Co. Flood Control Zone District	\$330,000
METRO Parks	\$750,000
Tacoma Public Utilities	\$150,000
<b>Total</b>	<b>\$147,050,000</b>

EXHIBIT 5: Tehaleh Revenue Contributions to Taxing Jurisdictions (Present value from 2021-2040)

SOURCE: ECONorthwest calculations

TAXING JURISDICTION	TAX REVENUES
Pierce County	\$158,120,000
State of Washington	\$478,940,000
Sound Transit	\$51,990,000
Orting School District	\$75,076,000
Sumner School District	\$50,007,000
East Pierce Fire & Rescue	\$64,150,000
Port of Tacoma	\$7,130,000
Pierce Co. Library System	\$1,800,000
Pierce Co. Flood Control Zone District	\$4,120,000
METRO Parks	\$3,130,000
Tacoma Public Utilities	\$2,270,000
<b>Total</b>	<b>\$896,733,000</b>

# DIRECT ECONOMIC IMPACT

*The first 8 years:*  
**\$147M Tax Revenues**

*For the next 20 years:*  
**\$897M Tax Revenues**





# EMPLOYMENT

*Today:*  
**400 direct + 750 indirect**  
annual construction related jobs

*Over 25 years:*  
**9,840 direct + 18,795 indirect**  
full-time employees



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**HOME IS WHERE A JOB GOES AT NIGHT**

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# **HOUSING ATTAINABILITY NEEDS AND CHALLENGES**

# LOSING AFFORDABILITY

## DIRECT ADDITIONAL COSTS

- Impact and building fees
- Direct mitigation costs
- Maintenance transfer from agency to HOA

## INDIRECT ADDITIONAL COSTS

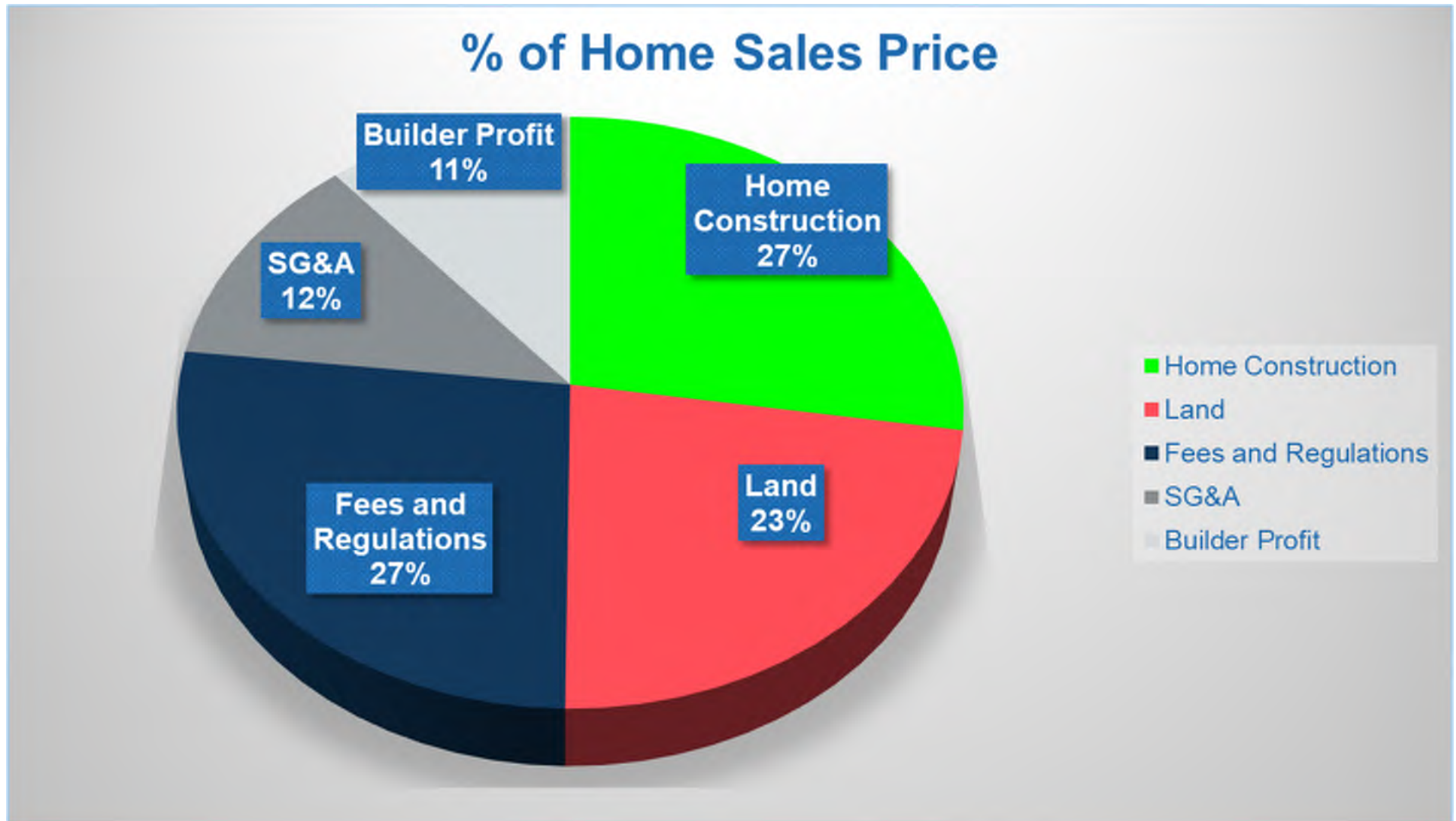
- Limit supply of land
- Extended and extensive approval process
- Construction default exposure





# REAL WORLD EXAMPLE

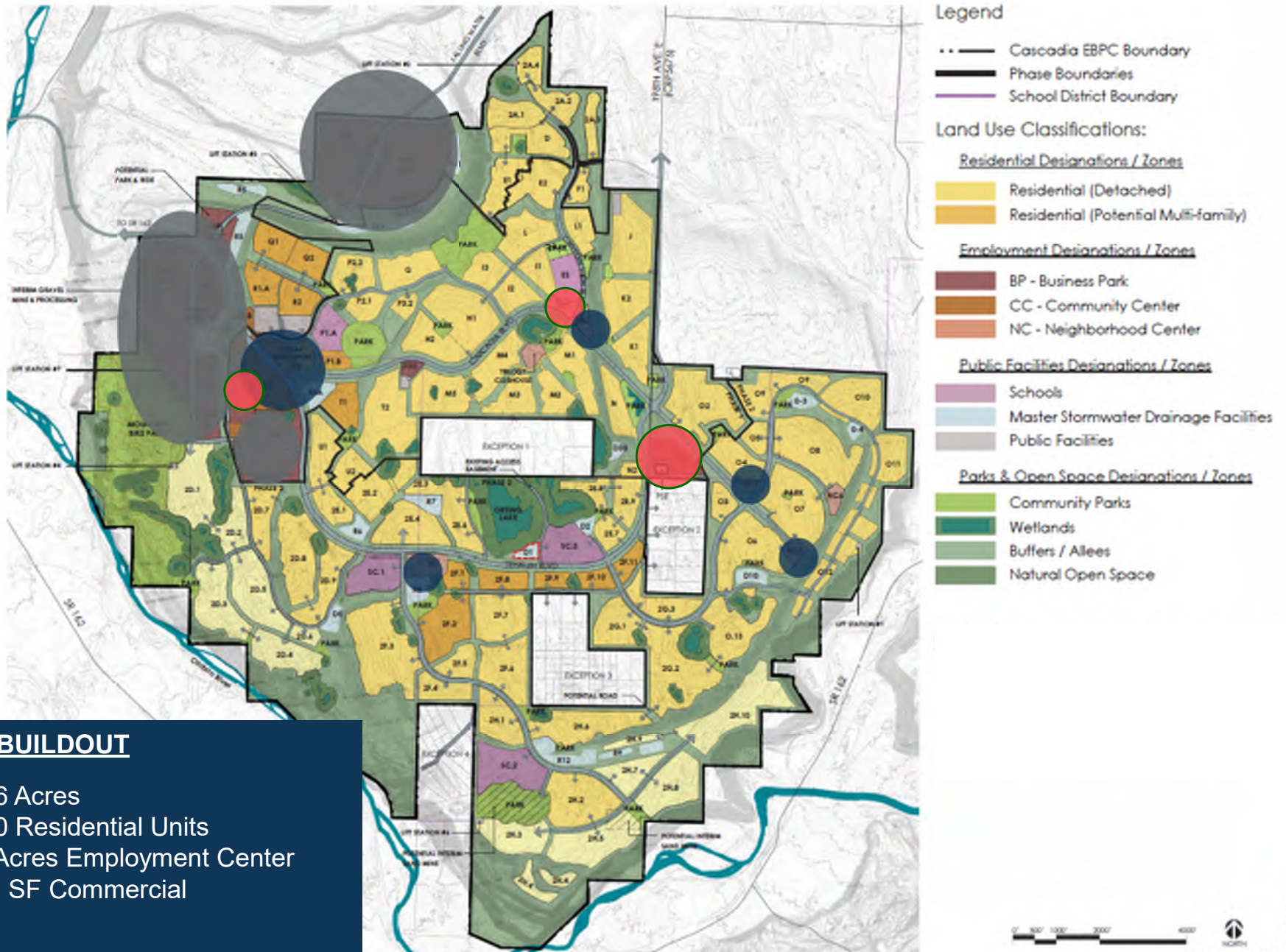
BASED ON ACTUAL DATA FROM TEHALEH HOME BUILDERS



# **TEHALEH EMPLOYMENT CENTERS**



# OVERALL CONCEPTUAL PLAN & LAND USE



## TOTAL BUILDOUT

- 4,756 Acres
- 9,700 Residential Units
- 475 Acres Employment Center
- 3.8M SF Commercial





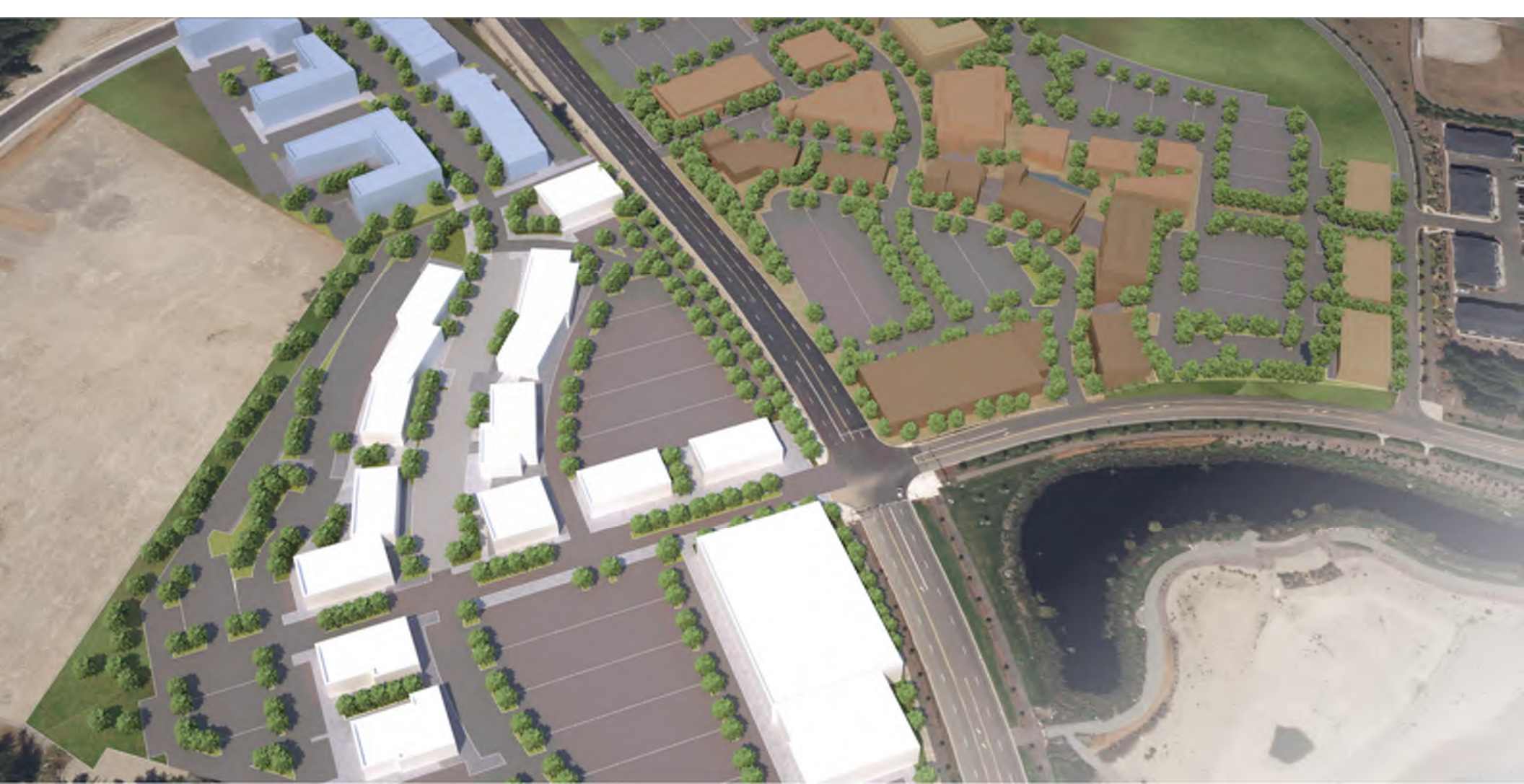












# TEHALEH TOWN CENTER

“MAIN AND MAIN” MIXED USE NEIGHBORHOOD  
EARLY CONCEPTUAL PLAN

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# TALL FIRS INDUSTRIAL PARK

## PANATTONI DEVELOPMENT

- This 216,000 sf Class A light industrial center is the first spec industrial buildings in Tehaleh
- [NAI Puget Sound Properties](#) is representing Panattoni (see link)
- Flexible size configurations available for lease up to 130,000 sf, all with 30' clear height





# INDUSTRIAL LAND

## TEHALEH COMMERCE CENTER – BROOKFIELD PROPERTIES



**LOTS 1 AND 2:  
CONSUMER  
FOCUSED WITH  
TEHALEH BLVD  
VISIBILITY**

**LOT 6:  
DESTINATION  
RETAIL OR SMALL  
LIGHT INDUSTRIAL**

**LOTS 8-14:  
SELLER WILL  
FINISH LOTS,  
RECONFIGURE LOT  
TO SUIT**

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# TEHALEH INDUSTRIAL PARK

**FALLING WATER  
BLVD CORRIDOR**

LOTS FROM 3  
ACRES TO 70  
ACRES

LIGHT  
INDUSTRIAL, FLEX  
SPACE,  
MANUFACTURING  
SMALL SCALE  
DISTRIBUTION

ROUGH GRADING  
COMPLETE,  
ACCESS, UTILITIES  
AND BUILDING  
PERMITS  
AVAILABLE SPRING  
2025

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# **SUPPORTING INFRASTRUCTURE**



# ENTITLEMENTS – NO SEPA!

## SITE SELECTION BENEFITS

- ✓ All environmental reviews complete
- ✓ Lots rough graded with utilities stubbed to the lot
- ✓ Storm drain needs accommodated in regional ponds
- ✓ High quality soils allow year-round construction
- ✓ All traffic and sewer mitigation responsibility of Brookfield
- ✓ Submit for a building permit tomorrow, literally!







New Rhodes  
Lake Road East

City of Rhodes  
Rhodes, WA  
2024