BUILD TO SUIT | GROUND LEASE

11 Eagle Drive
Elma, WA 98541

FIRST WESTERN PROPERTIES

Kidder Mathews

EAGLES LANDING

Carrie Walker | Ryan Haddock

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

SUMMARY

EAGLES LANDING offers strong visibility and convenient access just off Highway 12, connecting easily to Olympia, Aberdeen, and the greater Grays Harbor region. The property benefits from steady local traffic while serving as a gateway to nearby residential neighborhoods and rural communities. Ample on-site parking ensures easy accessibility for customers and employees.

AVAILABLE

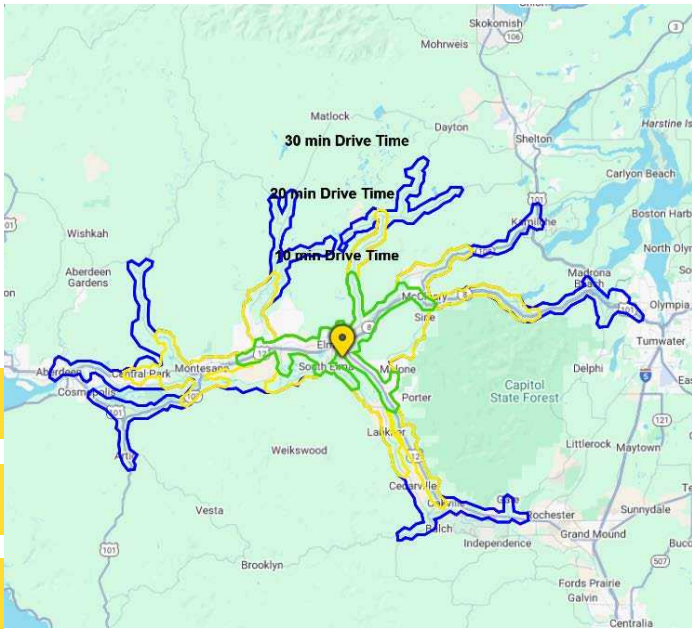
PAD OPPORTUNITIES (UP TO 7,200 SF)

- 36,452 SF
- 27,971 SF (PENDING)
- 39,561 SF

- Options for Lease, Build to Suit, and Ground Lease
- New Medical Facility Across the Street
- Near Major Developments
- High Traffic Counts with 6,000+ cars per day on Highway 12 and over 20,000 cars per day on Highway 8

Drive Times Regis - 2025	Population	Average HH Income	Daytime Population
10 Min	8,606	$99,943	5,257
20 Min	19,902	$109,410	11,862
30 Min	36,462	$103,189	25,618

NEARBY TENANTS



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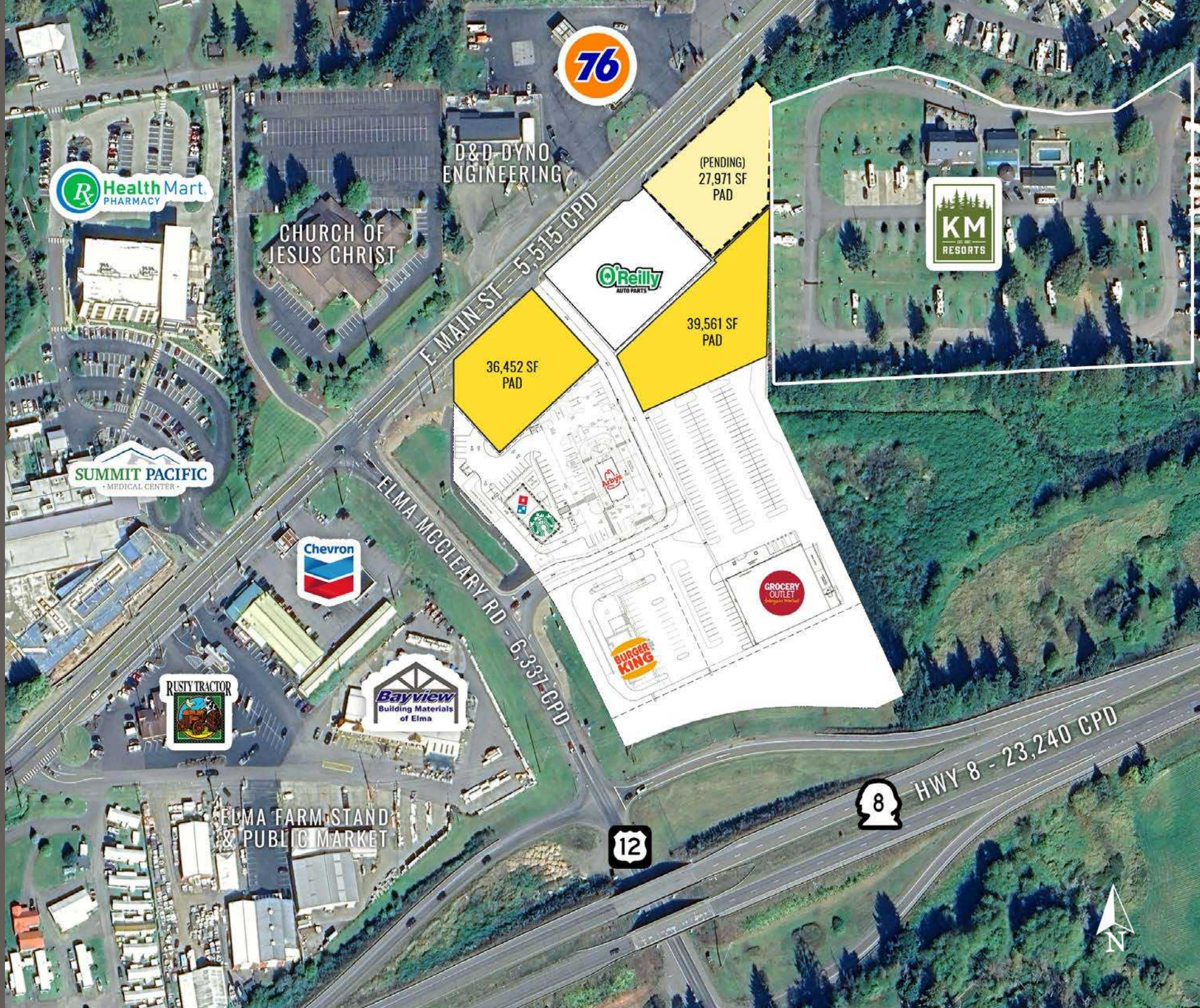
LOCATION AERIAL



FIRST WESTERN PROPERTIES

LOCATION DETAILS

Conveniently located at the intersection of Hwy 12 & Hwy 8

6,337 CPD
Elma McCleary Rd

23,240 CPD
Highway 8

FIRST WESTERN PROPERTIES

PHOTOS

FIRST WESTERN PROPERTIES

PHOTOS

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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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FIRST WESTERN PROPERTIES

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