

BUILD TO SUIT | GROUND LEASE

11 Eagle Drive
Elma, WA 98541



EAGLES LANDING

Carrie Walker | Ryan Haddock

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

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

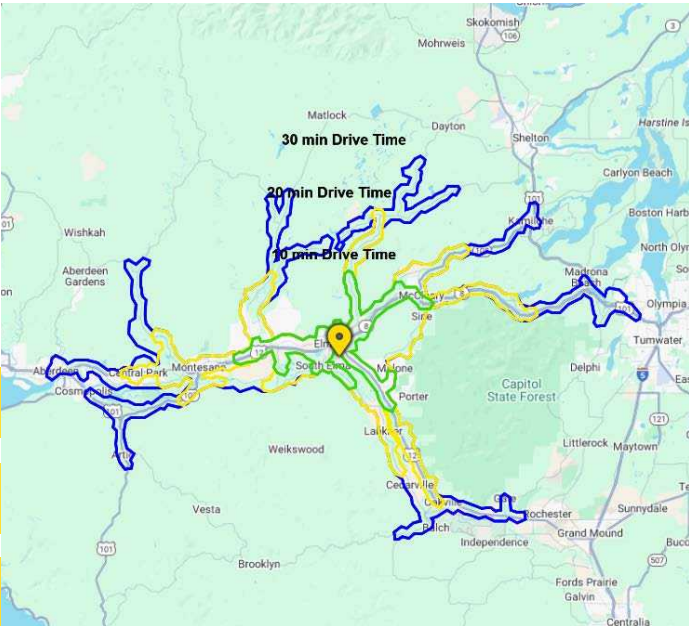
PAD OPPORTUNITIES (UP TO 7,200 SF)

- ▶▶ 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



LOCATION AERIAL



CHURCH OF JESUS CHRIST

D&D DYNO ENGINEERING



(PENDING)
27,971 SF
PAD



39,561 SF
PAD

36,452 SF
PAD

SUMMIT PACIFIC
MEDICAL CENTER



E MAIN ST - 5,575 CPD
ELMA MCGLEARY RD - 6,337 CPD



GROCERY
OUTLET



Bayview
Building Materials
of Elma

ELMA FARM STAND
& PUBLIC MARKET



HWY 8 - 23,240 CPD



LOCATION DETAILS



Conveniently located at the intersection of Hwy 12 & Hwy 8



6,337 CPD
Elma McCleary Rd



23,240 CPD
Highway 8

PHOTOS



PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

CARRIE WALKER

📞 253.284.3644

✉️ carrie@firstwesternproperties.com



RYAN HADDOCK

📞 360.596.9151

✉️ rhaddock@kiddermatthews.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.