

# BONNEY LAKE EASTOWN 4.87 ACRES

22911 SR 410 E, Bonney Lake, WA 98391



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## SUMMARY INFORMATION

<b>Sale Price:</b>	<b>\$1,697,000</b>
<b>Lot Size:</b>	<b>4.87 Acres</b>
<b>Zoning:</b>	<b>Eastown (E)</b>
<b>Market:</b>	<b>Bonney Lake</b>
<b>Submarket:</b>	<b>Eastown</b>
<b>Price / SF:</b>	<b>\$8.00</b>

## PROPERTY OVERVIEW

Prime development site located in the Eastown area of Bonney Lake. Level, dry site, perfect for retail, warehouse, self storage, truck parking, apartments and numerous other commercial uses. Lots of activity and developments underway in the area. Possible assemblage of adjacent properties could bring the total development to over 25 acres.

## PROPERTY HIGHLIGHTS

- 4.87 +- acre Prime Development site
- Other adjacent properties available for assemblage -over 25 acres in total
- Level and dry
- Easy to build
- Zoning allows multiple uses
- Rapidly growing area
- Close to new 30 acre retail development with Costco
- Less than 5 miles to Tehaleh, one of the fastest growing Master Plan Communities

**KELLER WILLIAMS COMMERCIAL  
OFFENBECHER**  
1011 East Main,  
Suite 208  
Puyallup, WA 98372

**STEVE DORENBUSH, CCIM**  
Commercial Broker, Investment Sales And Aquisitions  
253.840.5574  
sdorenbush@kw.com

**SAM SUZNEVICH**  
Broker  
253.840.5574  
suznevich@kw.com

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**LAND FOR SALE**



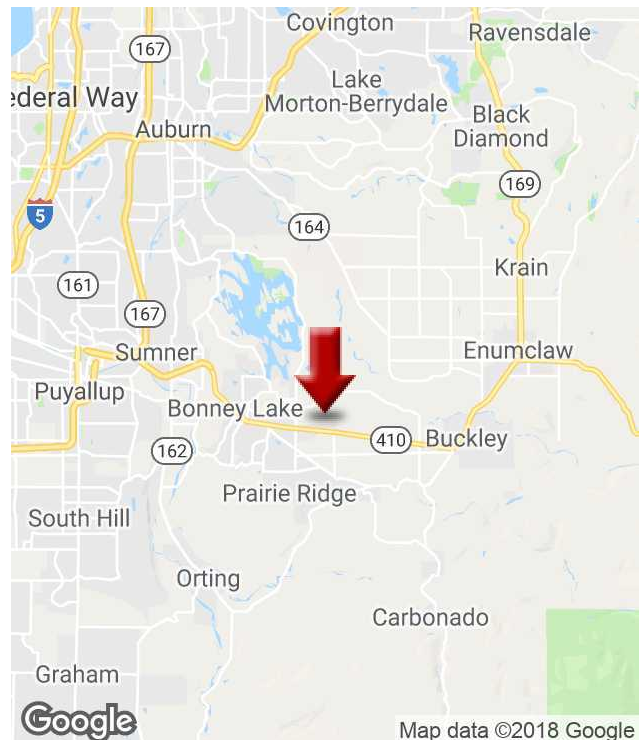
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## LOCATION OVERVIEW

Prime location along Highway 410 just east of 214th in the Eastown area of Bonney Lake. 4.87+- acres of flat land ready for development. Traffic counts are approx 20,000 CPD in front of the property. Excellent exposure with ample signage opportunities. Multiple developments under way in the area.



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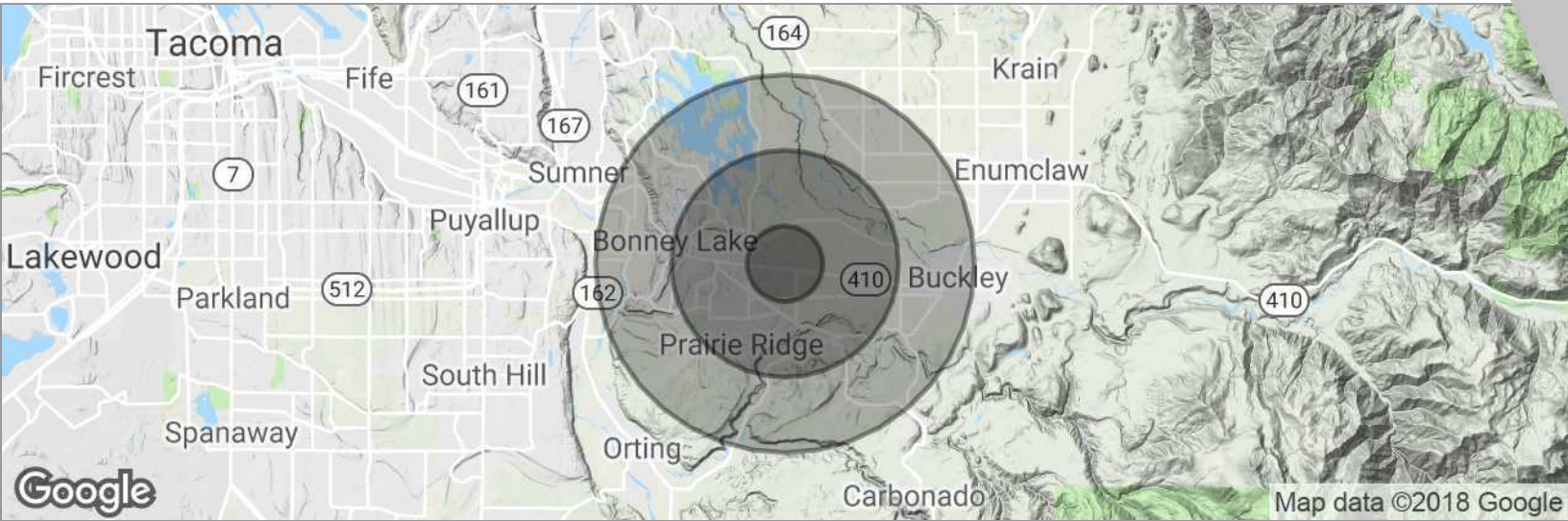
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## LAND FOR SALE



# BONNEY LAKE EASTOWN 4.87 ACRES

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,719	29,634	58,334
Median age	36.5	37.0	37.4
Median age (male)	36.7	37.2	37.6
Median age (Female)	36.3	36.3	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,633	10,232	20,281
# of persons per HH	2.9	2.9	2.9
Average HH income	\$85,407	\$82,565	\$85,175
Average house value	\$327,945	\$354,859	\$357,936

\* Demographic data derived from 2010 US Census

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