Merz Land

7919 176TH ST E, PUYALLUP, WA

FOR SALE

CANYON RD E

160TH ST E

74TH AVE E

MERIDIAN

TARGET

Walmart
Save money. Live better.

SUBJECT PROPERTY

FredMeyer

176TH ST E

7 ELEVEN

WinCo FOODS

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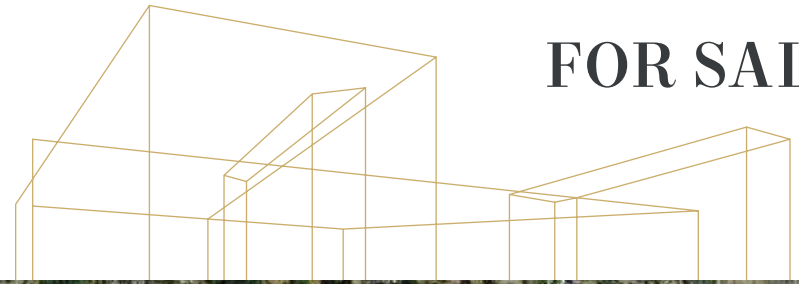
Kidder Mathews

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19TH AVE E

176TH ST E

Prime Puyallup Land

LIST PRICE $675,000

±1.04 ACRES available

±250 FT of frontage on 176th

ZONING Neighborhood Corridor, Frederickson Community Plan

USES ALLOWED multifamily, retail and various commercial

A COMMUNITY well is on the site requiring a set-back area

TRAFFIC COUNTS 24,254 CPD on 176th St E (2020)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,648	44,143	81,927
Median HH Income	$86,155	$90,262	$94,248
Employment	168	797	1,544

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CENTERS AND CORRIDORS - URBAN ZONE CLASSIFICATIONS

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR
RESIDENTIAL USE				
Group Home		C		C
Mobile Home				
Mobile Home Park				
Multi-Family Housing		P	P	P
Residential Care Facilities		P	P	P
Senior Housing		P	P	P
Single-Family Detached Housing	P			
Two-Family Housing (Duplex)	P			
CIVIC USE				
Administrative Government Services	P	P	P	P
Community and Cultural Services		P2;C1,3	P1-5	P1-5
Day-Care Centers	P	P	P	P
Education	P4,5	P1,2	P1-3;A4,5	P
Health Services	P1,2	P1	P1,2	P1,2
Postal Services	P2	P1	P1	P
Public Park Facilities	P4	P1,2,4	P1,2,4	P
Public Safety Services	P1;C2,3	P1	P1	P1,2
Religious Assembly		P1,2;C3	P1,2	P
Transportation	P1,2;C3	P1	P1,2	P1-3
UTILITIES USE				
Electrical Facilities	P	P	P	P
Electrical Generation Facilities	C			
Natural Gas Facilities	P	P1,2;C3	P1,2,5;C3	P1;C3
Organic Waste Processing Facilities	C			

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR
UTILITIES USE				
Pipelines	P	P	P	P
Sewage Collection Facilities	P	P	P	P
Sewage Treatment Facilities	C	C	C	C
Surface Water Management Activities	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;C2	P1;C2	P1;PL2;C3
Utility or Public Maintenance Facilities	P	P1;C2	P1;C2	P1;C2
Waste Disposal Facilities				
Waste Transfer Facilities	P1,2,4	P1;C2	P1;C2	P1,2
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
OFFICE/BUSINESS				
Administrative and Professional Offices	P	P	P	P
RESOURCE USE				
Agritourism	P1			
Agricultural Services	P			
Agricultural Supply Sales	P			P
Animal Production, Boarding, and Slaughtering	P1			P1
Crop Production	P			
Fish Processing, Hatcheries, and Aquaculture	C			
Forestry	P2			
Surface Mines				
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;C2	P1;C2	P1;PL2;C3

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	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR
COMMERCIAL USE				
Adult Business				
Amusement and Recreation	C3	P1;C6	P1-4	P1-5
Billboards				
Building Materials and Garden Supplies	P5-6	P1,2	P1-4	P
Business Services	P	P1	P1	P
Commercial Centers			P	P
Eating and Drinking Establishments	P	P1,3	P	P
Lodging			P2	P2,5
Mobile, Manufactured and Modular Home Sales	P			P
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1, 2, 4-5	C2	P1	P1-4
Rental and Repair Services	P		P1	P
Sales of Merchandise and Services	P1	P1-3	P	P
Storage and Moving	C			P
Wholesale Trade	P		P1	P
INDUSTRIAL USE				
Basic Manufacturing				
Contractor Yards	P			
Food and Related Products	P		P1	P1
Industrial Services and Repair	P			
Intermediate Manufacturing and Intermediate/Final Assembly	P			C1-3
Off-site Hazardous Waste Treatment and Storage Facilities	C			
Recycling Collection and Processing Facilities	C			
Salvage Yards/Vehicle Storage	C			
Warehousing, Distribution, and Freight Movement	P1-3			

OTHER URBAN ZONE CLASSIFICATIONS

MPC	Master Planned Community
EBPC	Employment Based Planned Community
AIR	Airport Overlay
MRO	Mineral Resource Overlay

NOTES

P	Permitted
C	Requires Conditional Use Permit
A	Requires Administrative Use Permit
PL	Priority Loction Creteria
NUMBER	Refers to lever of Use Type allowed. When no number is present, all levels of the Use Type are allowed.

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