

LAND FOR SALE

176TH ST LAND

7301 176TH STREET EAST, PUYALLUP, WA 98375



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

BARBARA RISKE

Commercial Broker

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briske.commercial@kw.com

#2539, WA

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EXECUTIVE SUMMARY

7301 176TH STREET EAST



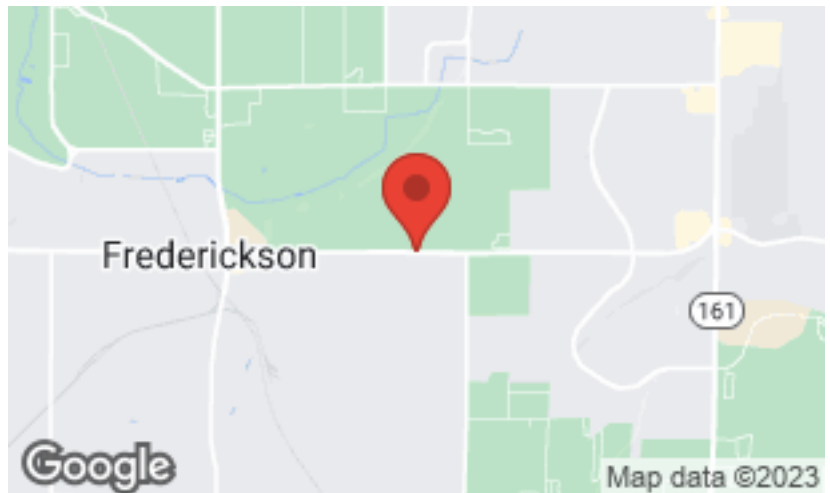
OFFERING SUMMARY

PRICE:	\$1,399,999
LOT SIZE:	1.53 Acres
PRICE / SF:	\$21.01
ZONING:	NCOR
PERMITTED USES:	Development
FRONTAGE:	approx. 300 ft
TRAFFIC COUNT:	27,069 CPD
SIGNAL INTERSECTION:	Yes
UTILITIES:	At the Street
APN:	0419293006

PROPERTY OVERVIEW

1.53 acre corner lot for sale in rapidly growing Fredrickson. Zoning is NCOR in the Fredrickson Community Plan and allows for SF, MF, senior housing, daycare, etc.

Property located on the signalized northwest corner of 176th and 74th with daily traffic count of app 27,000 CPD. It is in close proximity to SF and MF developments plus an elementary school on 74th.



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LOCATION & HIGHLIGHTS

7301 176TH STREET EAST



LOCATION INFORMATION

Building Name: 176th St Land
Street Address: 7301 176th Street East
City, State, Zip: Puyallup, WA 98375
County: Pierce
Market: Puyallup
Sub-market: Fredrickson
Cross Streets: 74th Ave E
Signal Intersection: Yes



LOCATION OVERVIEW

The property is ideally located on 176th St, a high traffic road connecting Meridian and Canyon. The area is home to a number of notable employers including Boeing, Mountain Mist, and James Hardie (Hardie Plank) as well as being close to a variety of restaurants, shopping centers, and local services.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Zoning allows for MF development
- Utilities in the street
- Growing area



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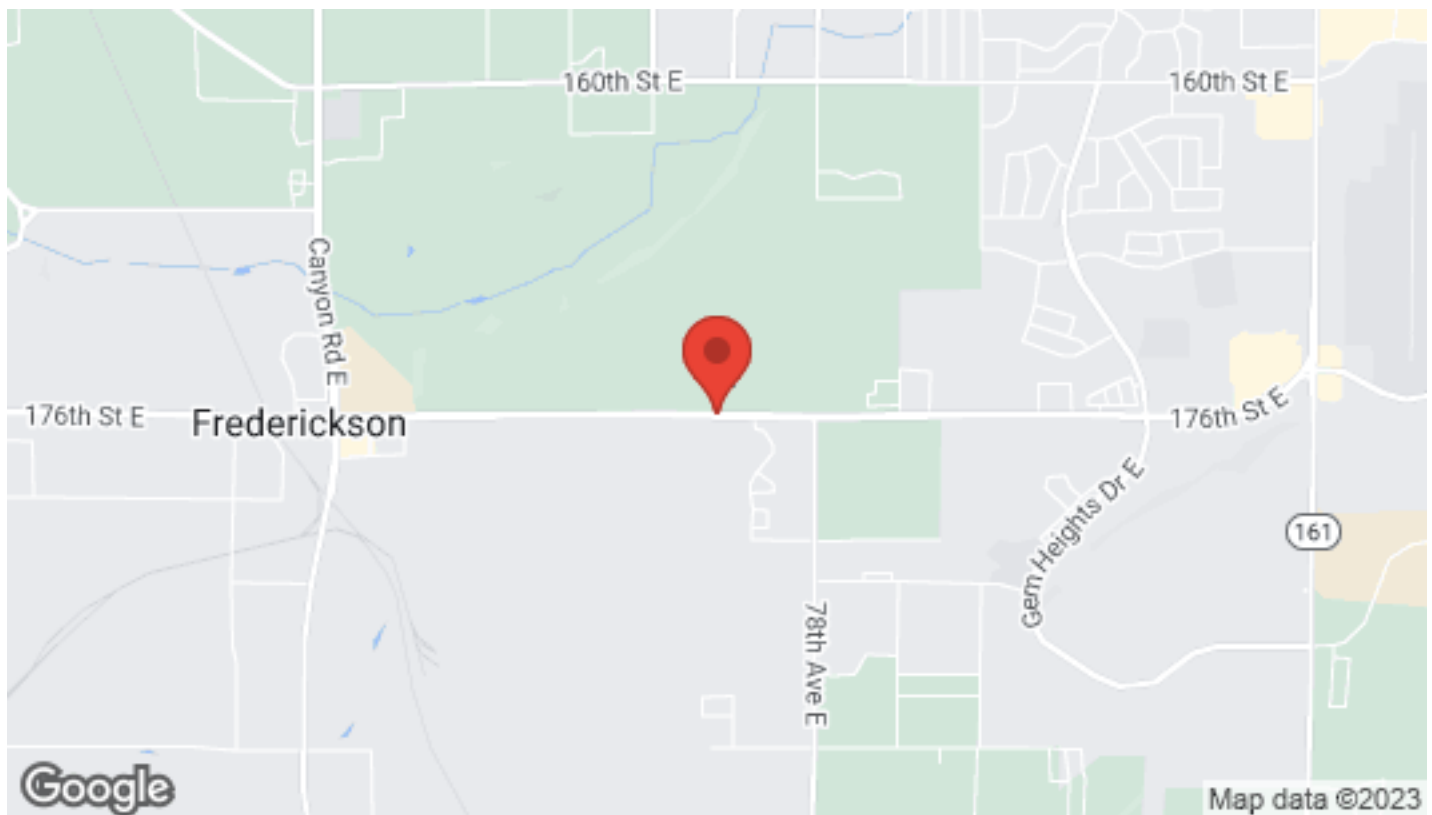
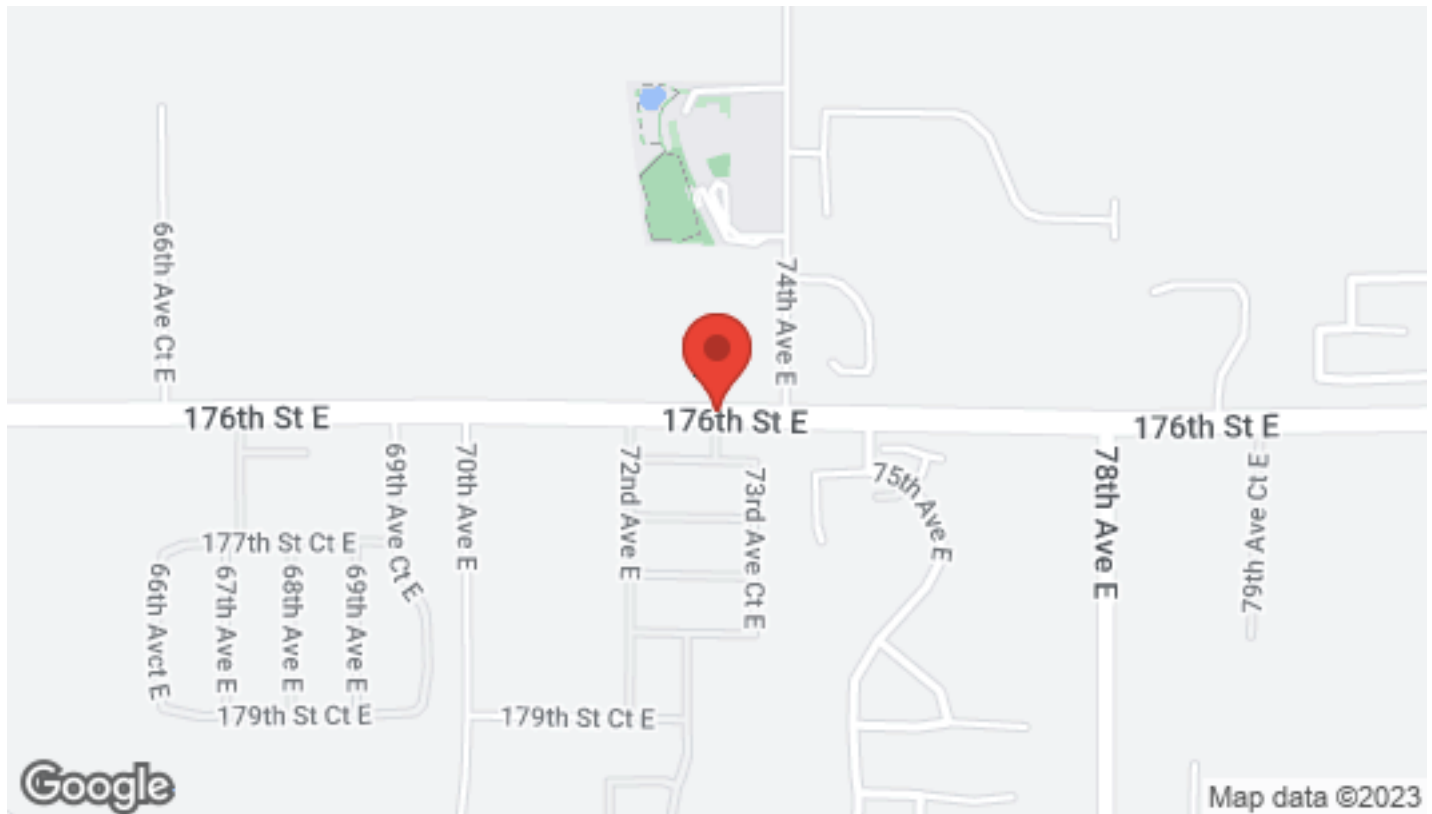


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LOCATION MAPS

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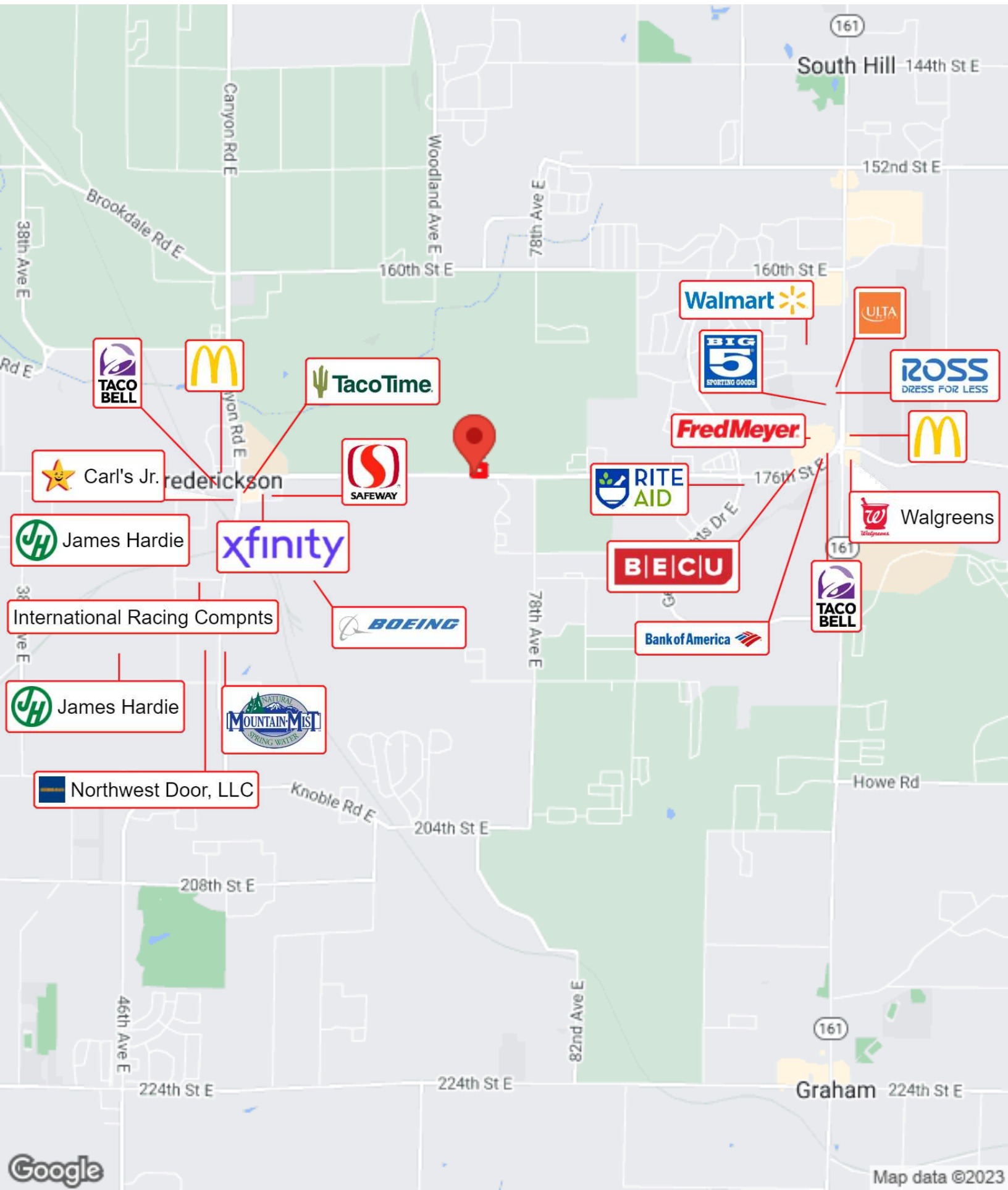


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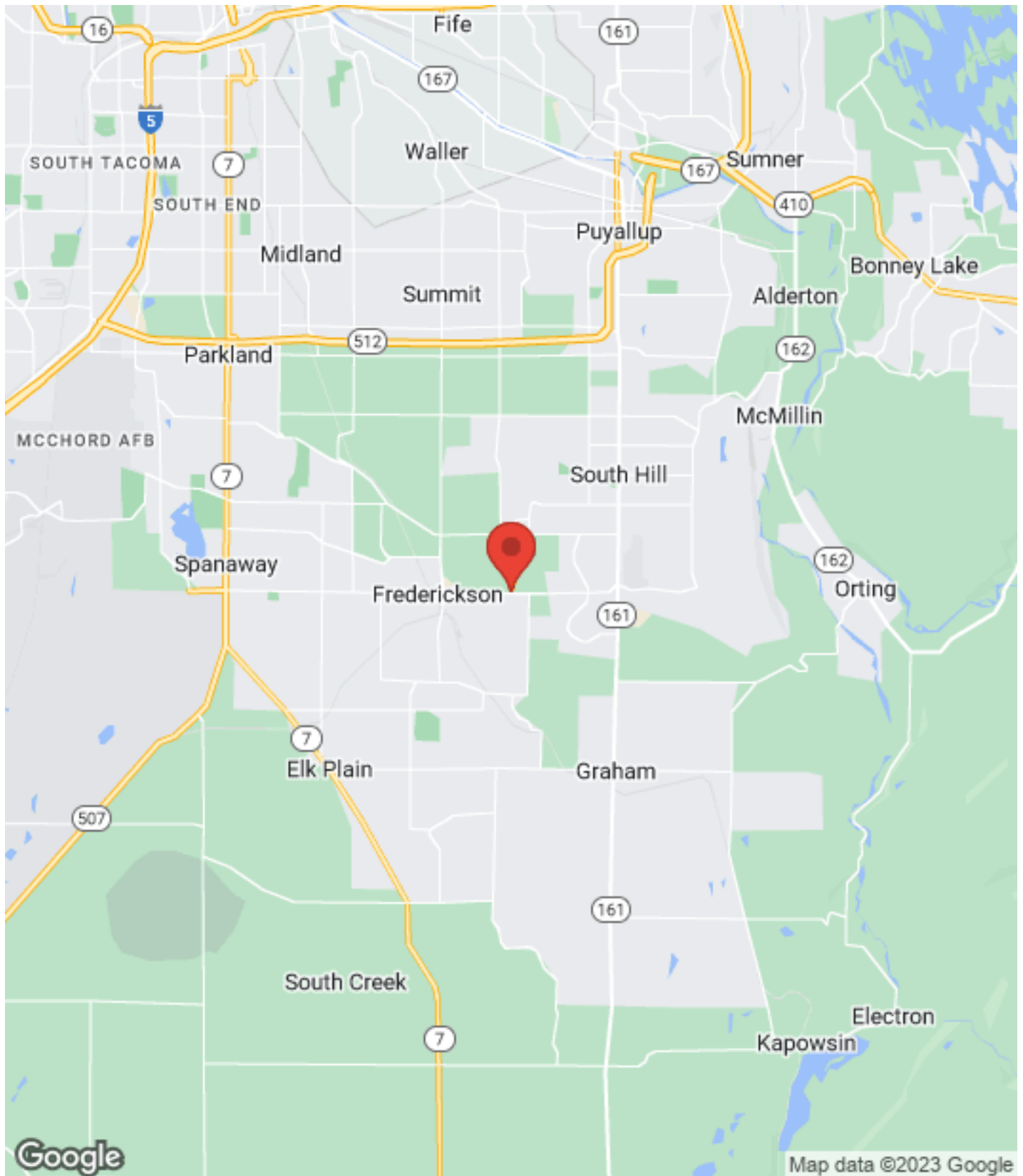
BUSINESS MAP

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REGIONAL MAP

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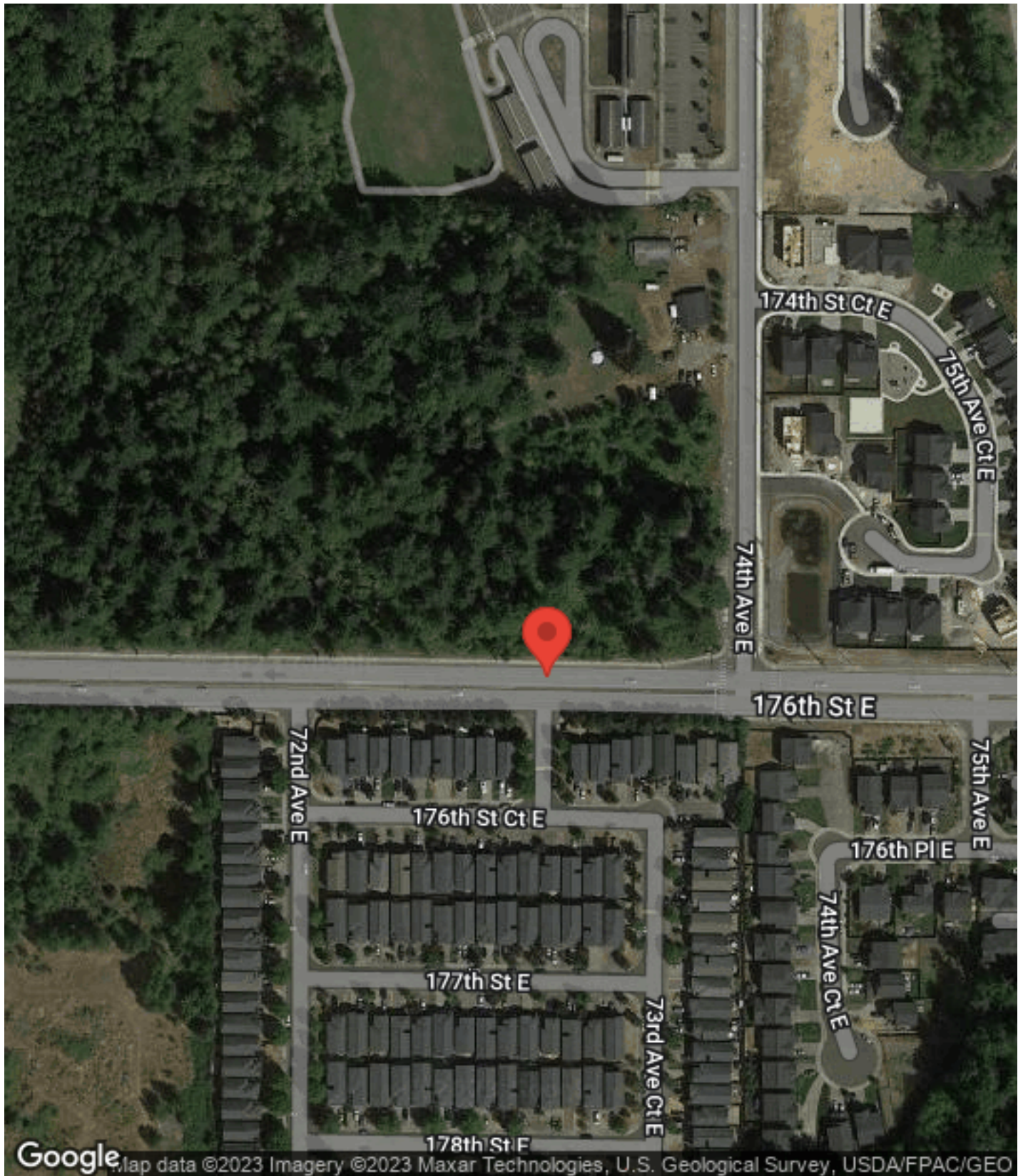
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AERIAL MAP

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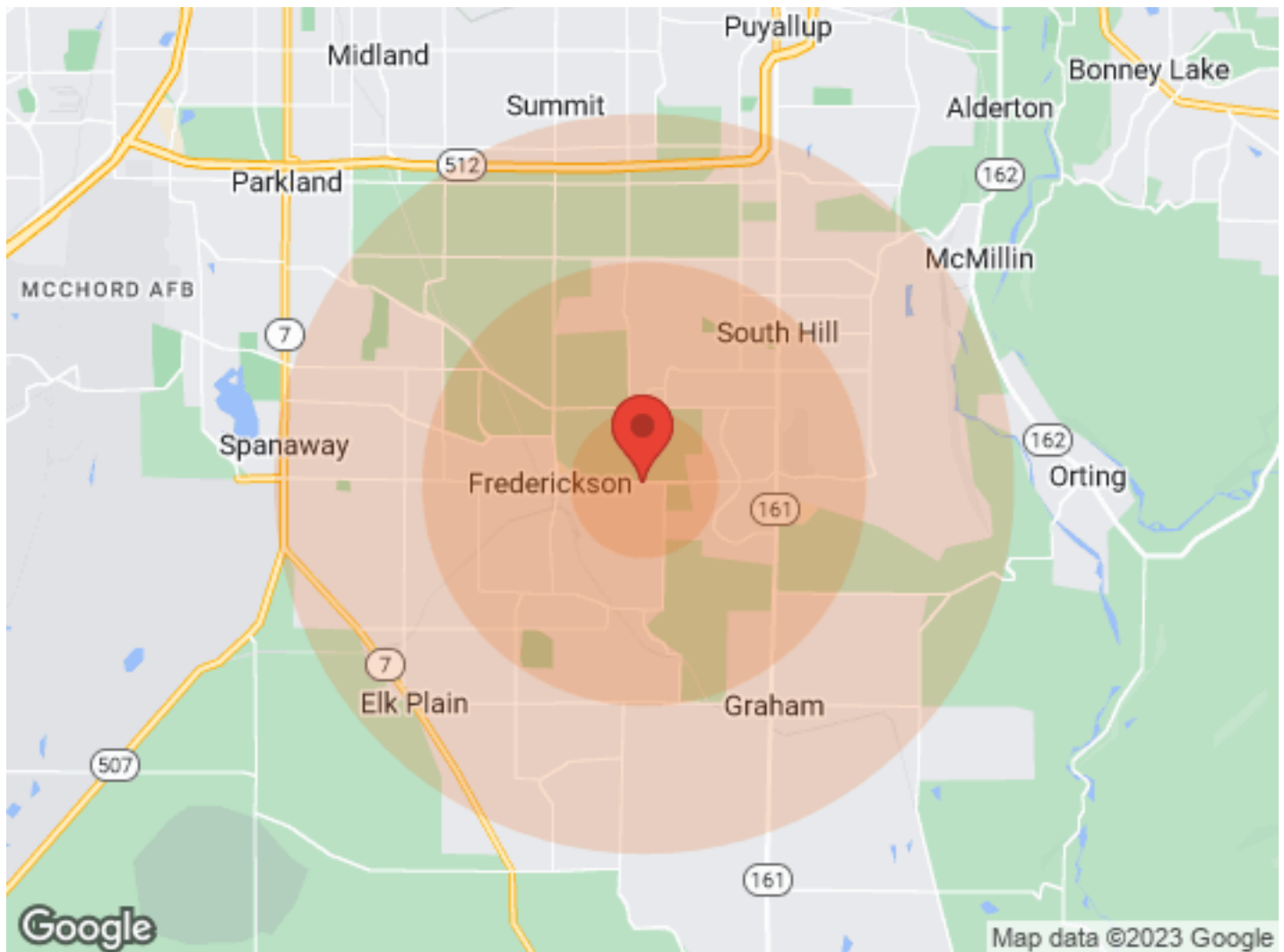


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,434	36,077	82,264
Female	6,097	34,867	83,367
Total Population	12,531	70,944	165,631

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,960	16,228	36,848
Ages 15-24	2,221	11,840	26,067
Ages 55-64	1,448	8,109	19,055
Ages 65+	1,177	8,093	20,736

Race	1 Mile	3 Miles	5 Miles
White	9,394	55,305	129,411
Black	548	3,410	8,294
Am In/AK Nat	59	240	602
Hawaiian	93	756	2,420
Hispanic	1,669	6,583	14,683
Multi-Racial	3,452	15,398	35,022

Income	1 Mile	3 Miles	5 Miles
Median	\$72,745	\$74,634	\$68,940
< \$15,000	153	994	3,325
\$15,000-\$24,999	275	1,084	3,626
\$25,000-\$34,999	105	1,144	4,065
\$35,000-\$49,999	651	3,310	8,020
\$50,000-\$74,999	982	5,725	13,547
\$75,000-\$99,999	587	4,622	10,763
\$10,000-\$149,999	941	5,109	10,437
\$150,000-\$199,999	275	1,103	2,457
> \$200,000	119	371	1,059

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,268	24,213	59,986
Occupied	3,988	22,899	56,574
Owner Occupied	3,201	18,478	41,888
Renter Occupied	787	4,421	14,686
Vacant	280	1,314	3,412

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