

2023



30 Acres of Development Land

12631 200th Street East, Graham, WA 98338

PROPERTY INFORMATION PACKET

SUBJECT PARCELS:

041802-1-025	041802-1-026	041802-2-029
041802-2-030	041802-2-031	041802-2-032



DREW STAUDT, MANAGING BROKER

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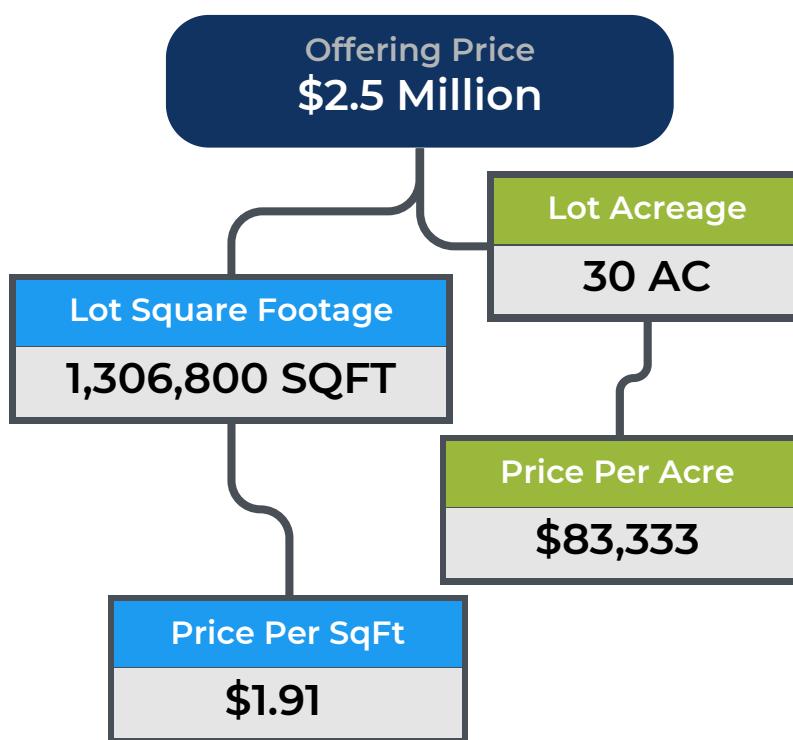
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INVESTMENT SUMMARY



► GENERAL SITE DESCRIPTION

30 Acres of Development Land abutting Sunrise Master Planned Community. This offering is comprised of six (6) separate five (5) acre parcels with zoning of SF which allows four (4) single-family units per net buildable acre. Water, electricity, and sewer are available. The entire property contains level topography and it is heavily forested with mature Fir & Cedar trees which will defray development costs. Access comes off 200th St E/Howe Road via 60 ft wide easement. The location is excellent since it is just outside of South Hill with easy access to Meridian Avenue. A wide variety of eateries, grocery stores, medical providers, entertainment, and other commercial enterprises are only minutes away.



► ADDRESS

12631 200TH STREET EAST
GRAHAM, WA 98338

► LAND AREA

1,306,800 SF / 30 ACRES

► PARCEL NUMBERS

041802-1-025
041802-1-026
041802-2-029
041802-2-030
041802-2-031
041802-2-032

► ZONING

SINGLE-FAMILY (SF)
4 DUA

► UTILITIES

WATER
ELECTRICITY
SEWER

► TOPOGRAPHY

LEVEL

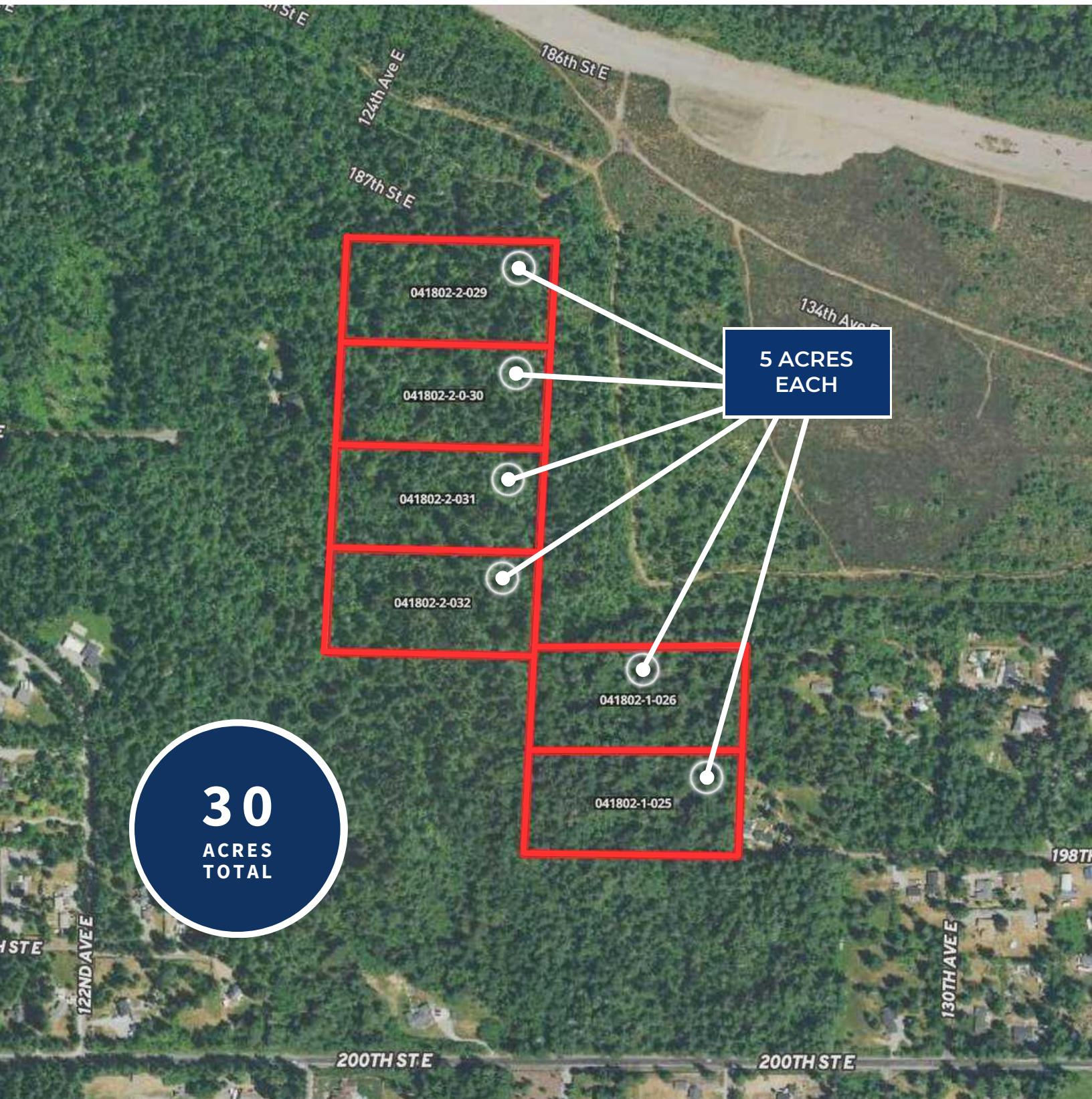
NUMBER OF
PARCELS

6

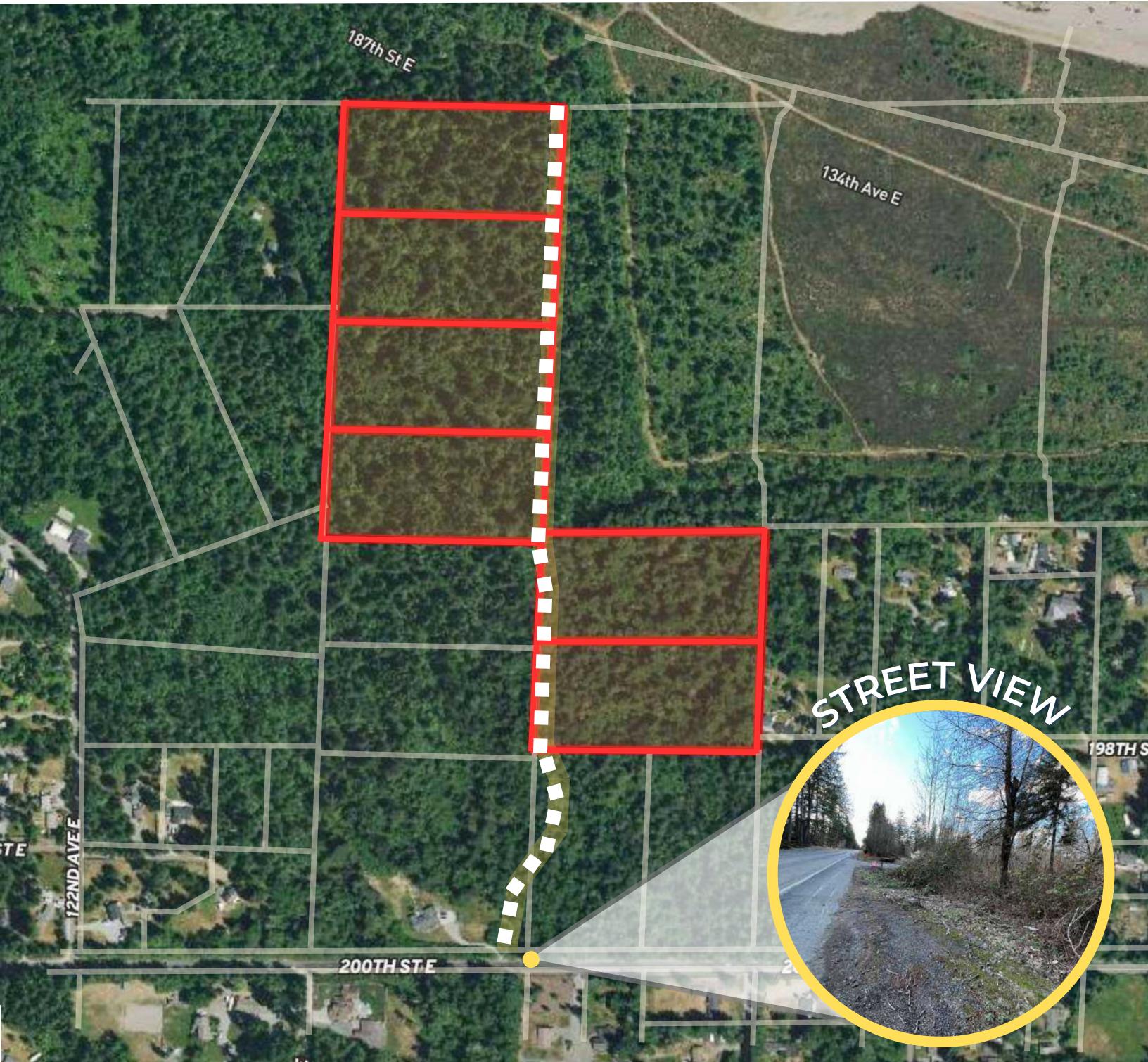
5

ACRES PER
PARCEL

PARCEL MAP



ACCESS EASEMENT

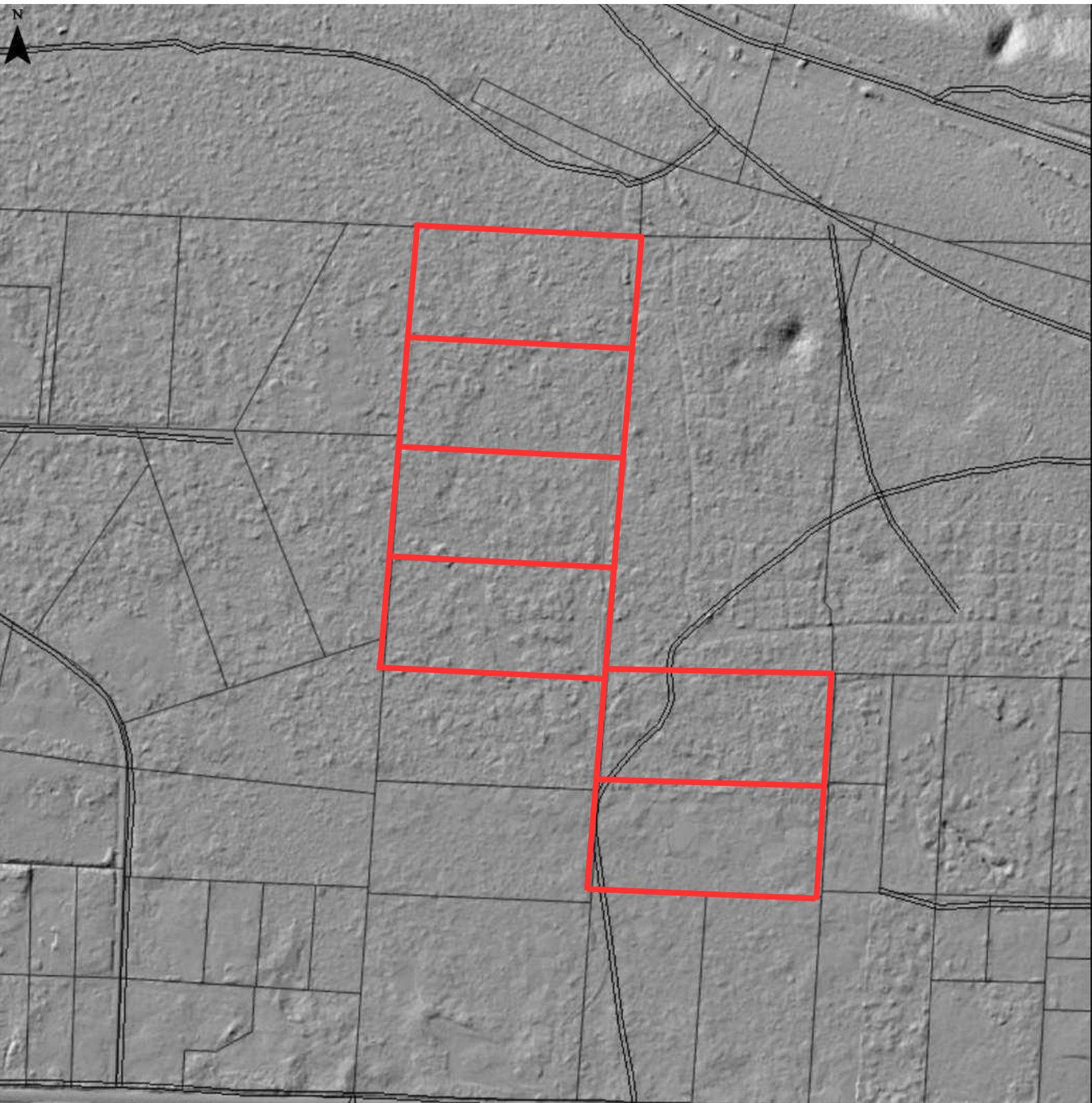


SUBJECT PROPERTY
BOUNDARIES



EASEMENT

LIDAR



POTENTIAL PLAT OPTION



NOTE

Plat option of 89 single-family lots derived by GeoDatum, Inc. using Pierce County GIS mapping of potential wetlands and factoring in likely buffers and potential locations for storm water management. A formal wetland delineation will need to be completed to understand the exact parameters of wetlands, actual buffers, and the best-suited areas for storm water management.

PROPERTY IMAGES



PROPERTY IMAGES



SITE CONDITIONS



► LOCATION

The subject property is located in the center side of Pierce County. It is 3-Miles from Graham; 6-Miles from Frederickson; 9-Miles from Puyallup; 24-Miles from Tacoma; 45-Miles from Seattle; and, 34-Miles from Mount Rainier.

► ACCESS

The subject site is accessed via a 60" wide easement that starts on 200th Street East/Howe Road and runs north. Currently, it is a mixture of a beaten path and gravel roadway. A depiction of the access easement is located on page 3.



► TOPOGRAPHY

According to Pierce County GIS mapping, the subject property is fairly level with fewer than 10 feet of topographical change throughout all 30 acres.

► ZONING/DENSITY

The Single-Family (SF) classification covers geographic areas located within urban growth areas but that fall outside of an Employment Center, Urban Center, or Urban District. More specifically, it is intended to provide a transition zone from the higher densities allowed in South Hill to the rural portion of the plan area within Graham. The SF still allows for single-family dwellings but at a maximum density of four dwelling units per acre with a predominantly detached single-family development pattern.. Some compatible civic uses are also permitted. The minimum lot size is 7000 SF with 75 ft as the minimum lot width. Refer to page 20 for more information.

► UTILITIES

Public Water (TPU) and Electricity (PSE) are located in-street at 200th St E/Howe Road. A line for Public Sewer (Pierce County) is located approximately 640 feet north of the northernmost parcel on Easton Way East.

► VEGETATION

The subject site is heavily forested with primarily mature Fir trees that have been growing since the 1960's. There are also stands of Alder and some larger Cedar trees. While the trees have not been formally cruised, it is clear that marketable timber exists. The bed of the forest contains many different species of herbs, shrubs, plants and groundcovers like Hazelnut, Salal, Teaberry, Salmonberry, Huckleberry, Oregon Grape, & Deer Fern.

SITE CONDITIONS



► CRITICAL AREAS

The subject site has never undergone a formal wetland study. Mapping from the Pierce County GIS, National Wetlands Inventory, and Forrest Practices Application Mapping Tool is inconsistent & varied, though they all indicate that there are wetlands on neighboring parcels and it is likely that wetland buffers and/or wetlands will impact some portions of the subject site. The wetlands on and around the subject site are likely Category II, III, or IV wetlands, though a formal wetland delineation study will be required to properly map the wetlands and determine the applicable buffers. Due to the topography, it is likely that any wetlands will be present in areas of depressions or the lowest points of elevation. Refer to page 12 for more information.

► HYDROLOGY

There are no mapped surface water bodies within proximity of the subject site. The nearest stream to the subject site is an unnamed Type F (Fish) tributary which is more than 1270 feet north of the northernmost boundary of the subject site. There are likely freshwater forest or shrub wetlands around and/or on the subject site. Hydric soils are only estimated to be present on a small sector of the southernmost portion of the property according to the Pierce County GIS mapping (see page 11).

► SOIL CONDITIONS

The USDA Soil Conservation Service Web Soil Survey indicates the property as primarily Everett very gravelly sandy loam with 0 to 8 percent slopes and Kapowsin gravelly ashy loam with 0 to 6 percent slopes. The drainage class of the former is described as "somewhat excessively drained" whereas the latter is described as "moderately well drained." In 2006, PanGEO, Inc. dug test pits which encountered 2-3 feet of near-surface silty sand with gravel and cobbles overlying very dense, cemented till. This PanGEO, Inc. summary conforms with descriptions of the soil types of the USDA Web Soil Survey. A very small portion of Dupont muck is present along the southernmost portion of the subject site (see page 10).



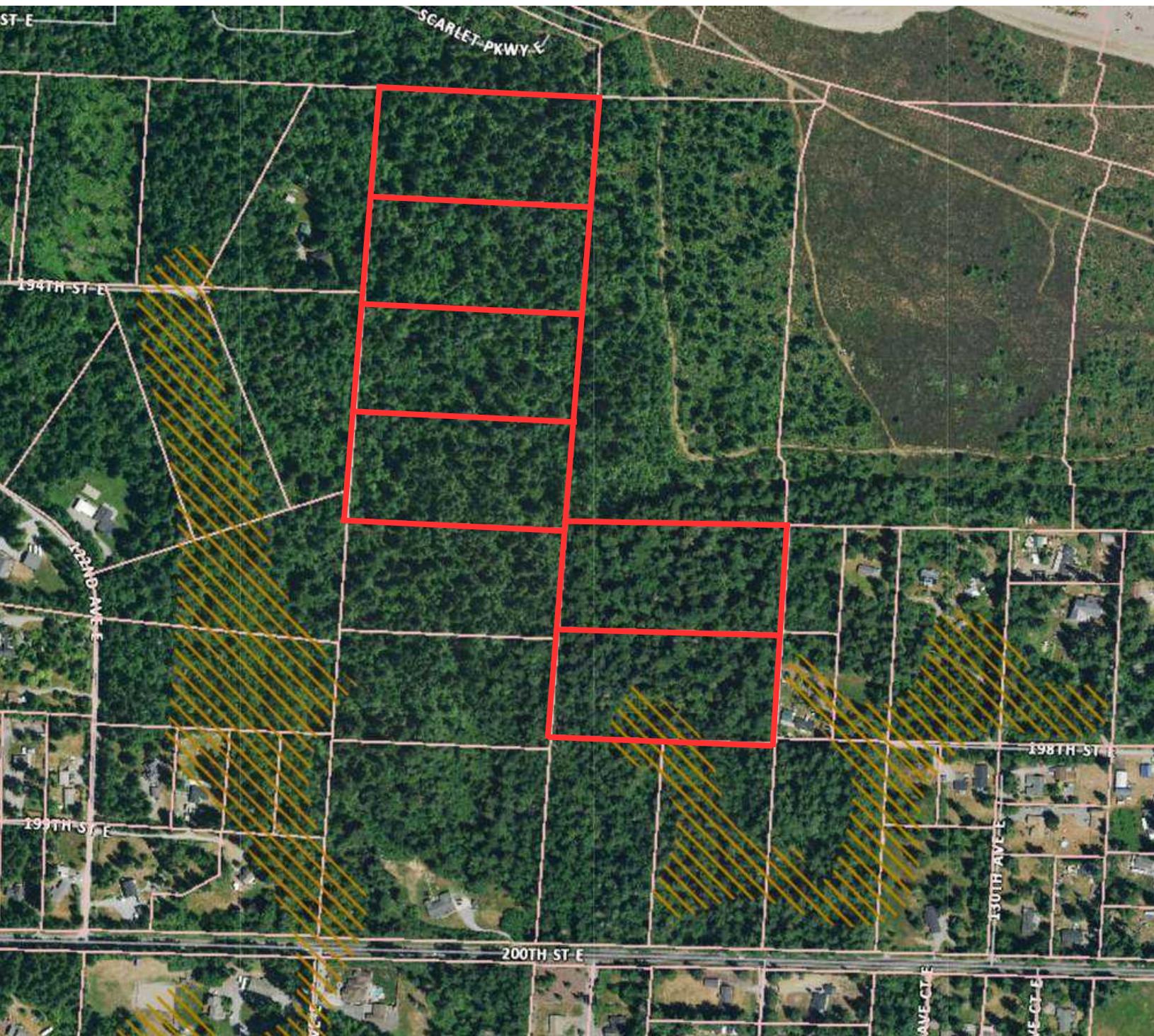
SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13B	Everett very gravelly sandy loam, 0 to 8 percent slopes	15.81	52.88	0	43	4s
19B	Kapowsin gravelly ashy loam, 0 to 6 percent slopes	13.43	44.92	0	52	3s
12A	Dupont muck	0.67	2.24	0	38	5w
TOTALS		29.91(*)	100%	-	46.94	3.57

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

HYDRIC SOIL MAP



HYDRIC SOIL

WETLANDS



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

► SOURCE

Washington State Department of Natural Resources - Forest Practice Application Mapping Tool (FPAMT)

► LEGEND

Type A Wetland

► DISCLAIMER

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.



Microsoft, Office of the Chief Information Officer (OCIO) Department



U.S. Fish and Wildlife Service

National Wetlands Inventory

► SOURCE

U.S. Fish & Wildlife Service - National Wetlands Inventory (NWI) Mapper

► LEGEND

Freshwater Forested/Shrub Wetland

► DISCLAIMER

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



PublicGIS

► SOURCE

Pierce County - Public GIS

► LEGEND

Unconfirmed

► DISCLAIMER

The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.



SURROUNDING AREAS



30 MILES

DRIVE TIMES



PUYALLUP

15 MIN

TACOMA

29 MIN

EATONVILLE

22 MIN

SEATTLE

47 MIN

BELLEVUE

46 MIN

PORTLAND

2 HR 32 MIN

20 MILES

SUBJECT PROPERTY

3 MILES

5 MILES

10 MILES

DISTANCE



PUYALLUP

9 MILES

TACOMA

24 MILES

FEDERAL WAY

24 MILES

RENTON

34 MILES

BELLEVUE

43 MILES

SEATTLE

45 MILES

MT. RAINIER

44 MILES

PORTLAND

152 MILES

LOCATION OVERVIEW



graham, washington

Graham is a transforming community that used to be considered the start of rural Pierce County, but it is quickly transitioning into suburbia. It is located in south-central Pierce County at the fringe of the County's urban growth area and bounded by the communities of Spanaway, Frederickson, and South Hill/Puyallup to the north. Meridian Avenue/SR 161 -- a major thoroughfare with many eateries, retail establishments, and other commercial enterprises -- bisects this community from north to south.

Due to its access to Meridian Avenue, the commercial amenities of Puyallup and South Hill are within quick reach of its residents. Nevertheless, it is still known for its more rural-based activities like the many U-Pick farming events and Frontier Park which hosts the Pierce County Fair and many other happenings -- plus it's on the pathway to Mt. Rainier. There are also many unique environmental features within this area including a myriad of lakes and a complex system of rivers, streams, & creeks, many of which are salmon-bearing. Some consider this area to be where rural living and suburbia intersect or where small-town living connects with the conveniences of living in a larger city.

This area is perfectly positioned to continue growing in demand as residents persist in flocking to this enclave. The population of Graham has increased by 50% since the 2013 census and this trend is likely to continue as outlined and predicted by the Graham Community Plan. This particular location is desirable and it is a strong candidate for strategic development.

► DEMOGRAPHICS OF GRAHAM

POPULATION - 10 YEAR COMPARISON

2013 POPULATION	23,582
2023 POPULATION	35,409
% GROWTH	+50.15%

MEDIAN HOUSEHOLD INCOME 2023

GRAHAM, WA	\$97,670
PIERCE COUNTY, WA	\$82,574

GRAHAM COMMUNITY PLAN AREA



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.

Map F-1: Land Use Designations



Pierce County

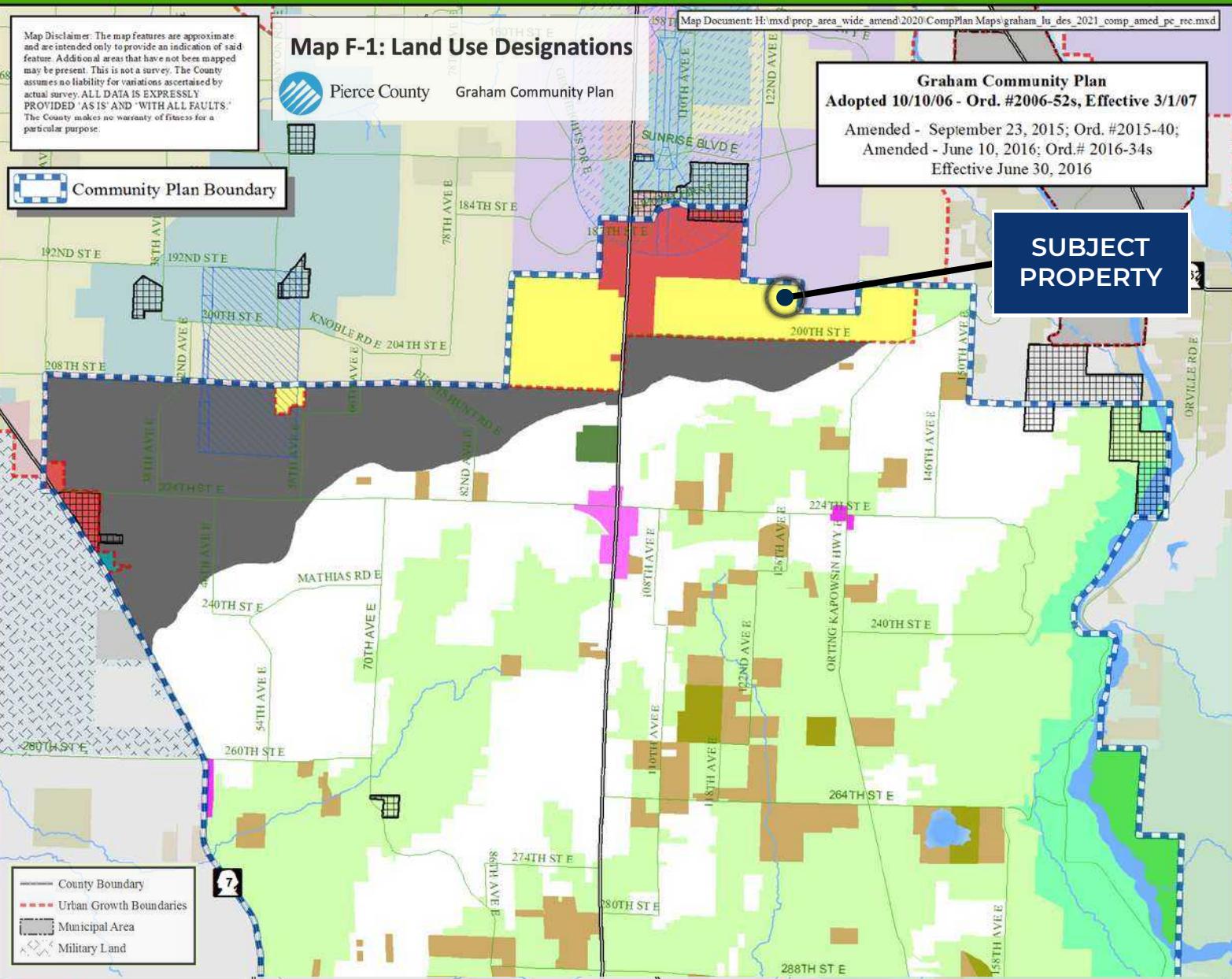
Graham Community Plan

Map Document: H:\mxd\prop_area_wide_amend\2020\CompPlan Maps\graham_lu_des_2021_comp_amend_pe_rec.mxd

Graham Community Plan
Adopted 10/10/06 - Ord. #2006-52s, Effective 3/1/07

Amended - September 23, 2015; Ord. #2015-40;
Amended - June 10, 2016; Ord.# 2016-34s
Effective June 30, 2016

SUBJECT PROPERTY



Employment Center (EC)	Rural 10 (R10)	Designated Forest Land (FL)
Mixed Use District (MUD)	Rural 5 (R5)	Agricultural Resource Land (ARL)
Moderate Density Single Family (MSF)	Rural Sensitive Resource (RSR)	Airport/Airport AOI Overlay
Rural Activity Center (RAC)	Park & Recreation (PR)	Airport Overlay - Small Airport
Rural Neighborhood Center (RNC)	Rural Farm (RF)	Ess. Pub. Fac. - Solid Waste Facility Overlay
	Rural 20 (R20)	Mineral Resource Overlay

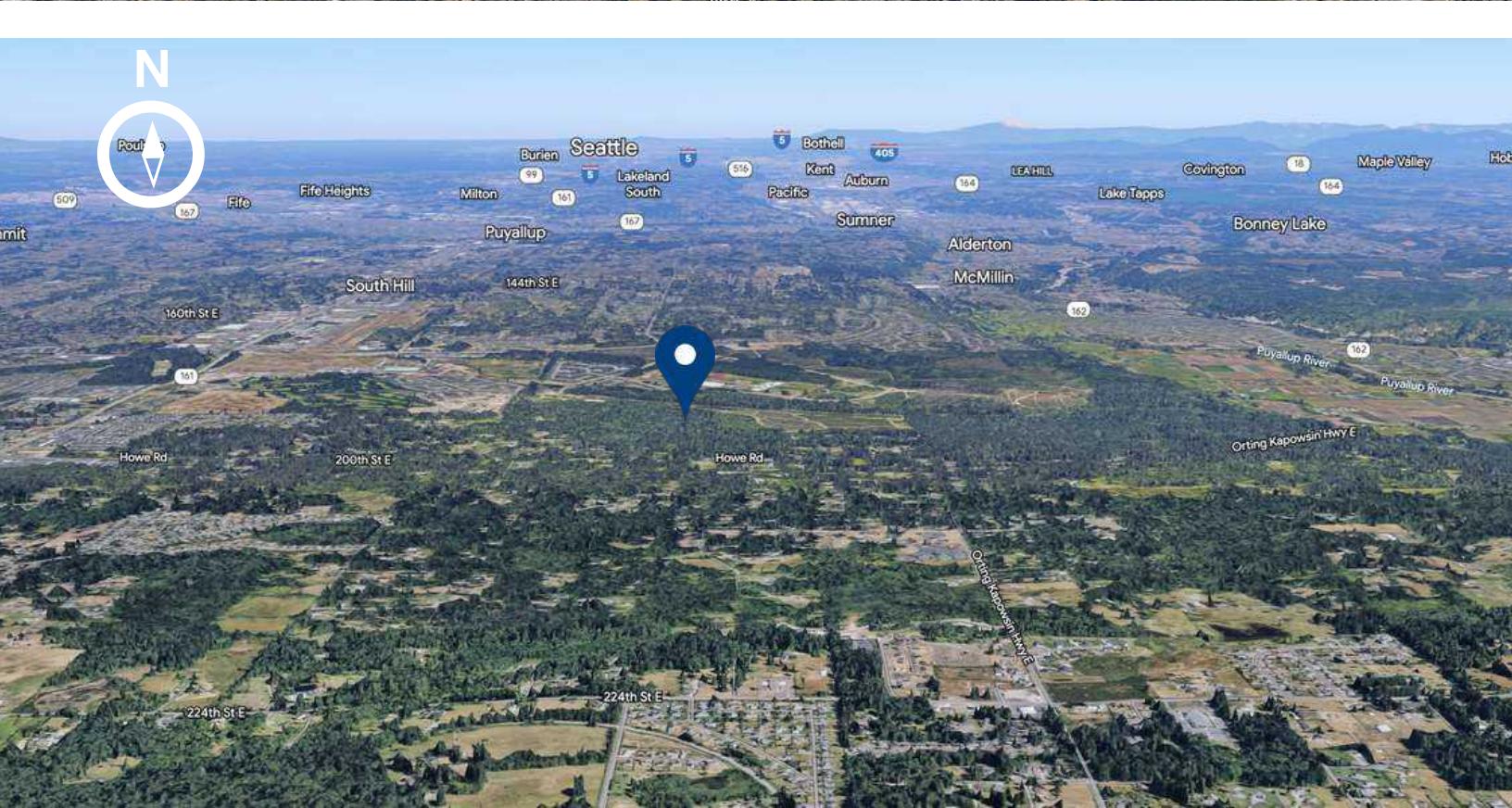
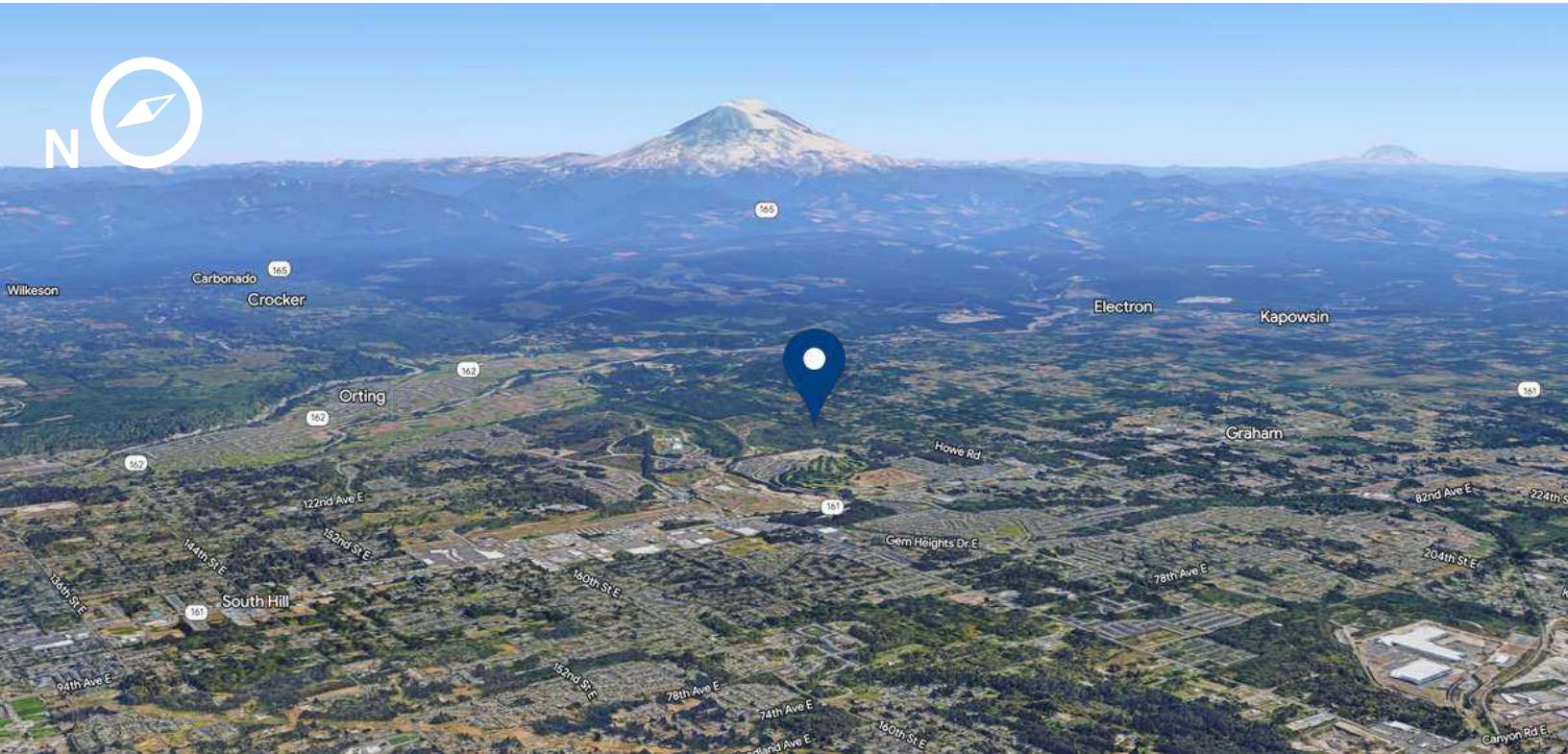
*Note: The legend shows only the land use designations within the Graham Community Plan Area. The areas outside this plan area are masked within the map display.

AN AERIAL OVERVIEW

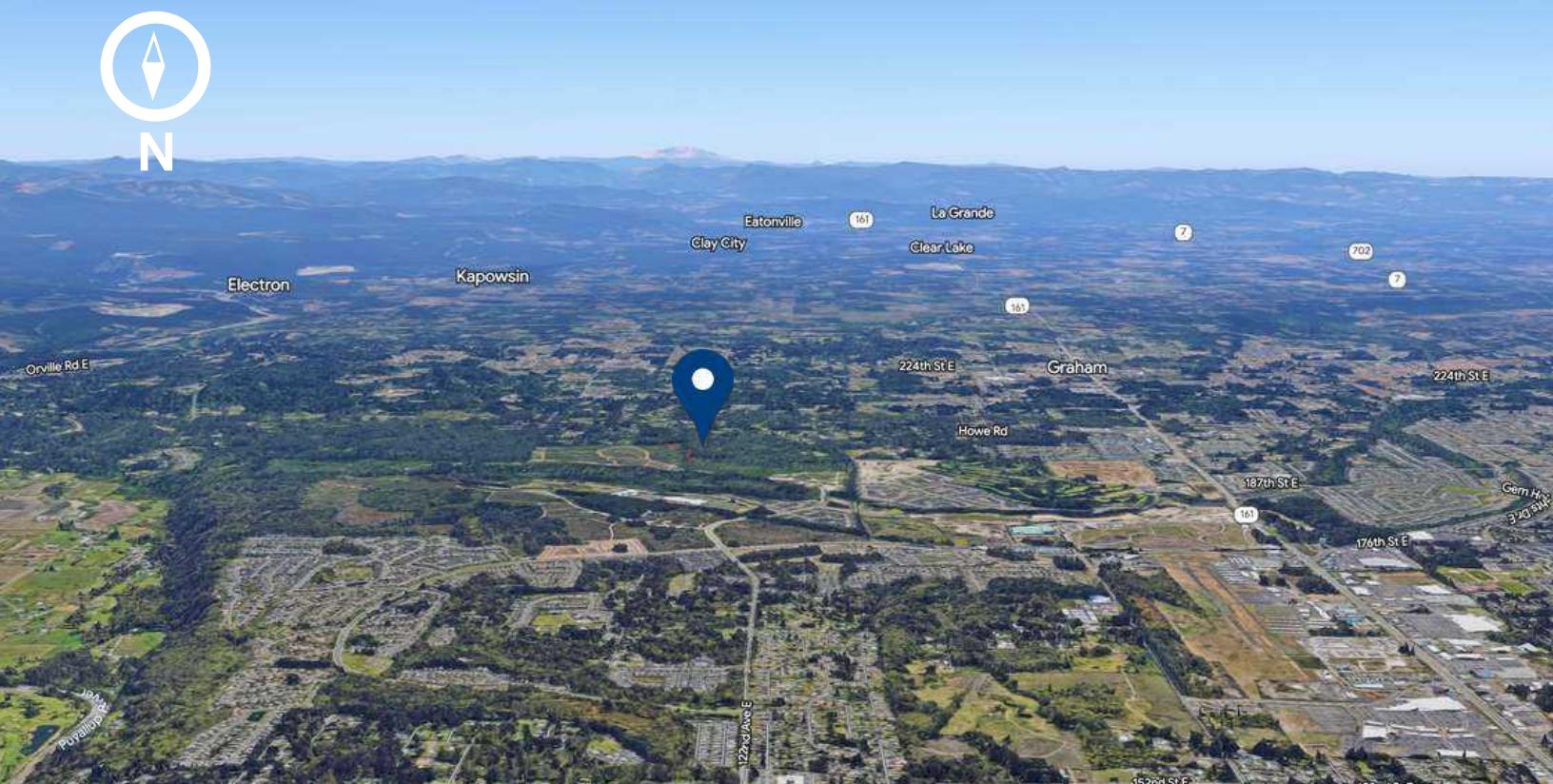
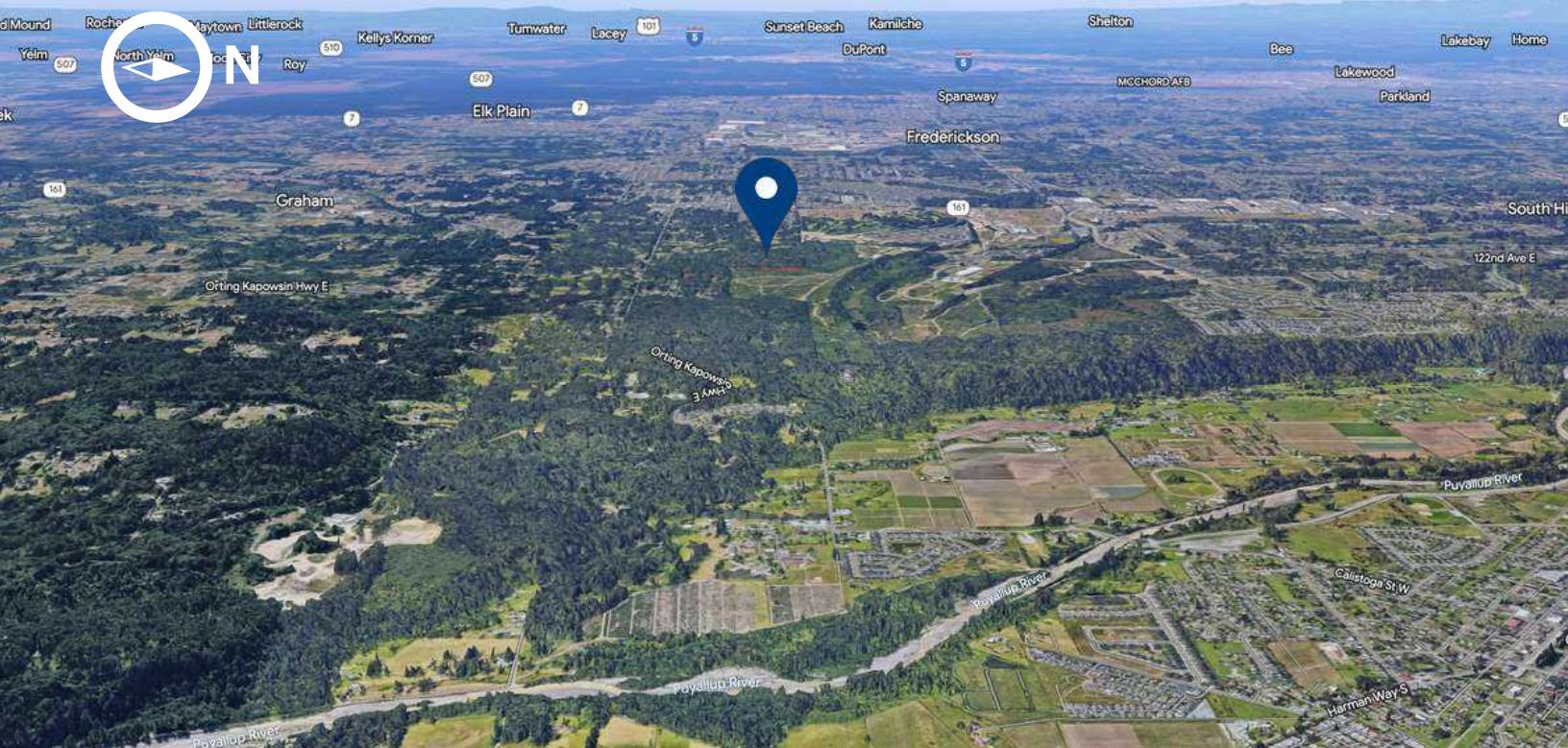
GRAHAM & SOUTH HILL COMMERCIAL CENTERS



OVERHEAD PERSPECTIVES



OVERHEAD PERSPECTIVES



SUNRISE MASTER PLANNED COMMUNITY



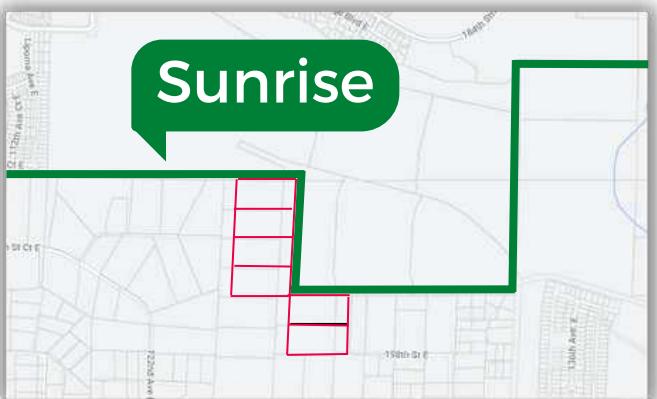
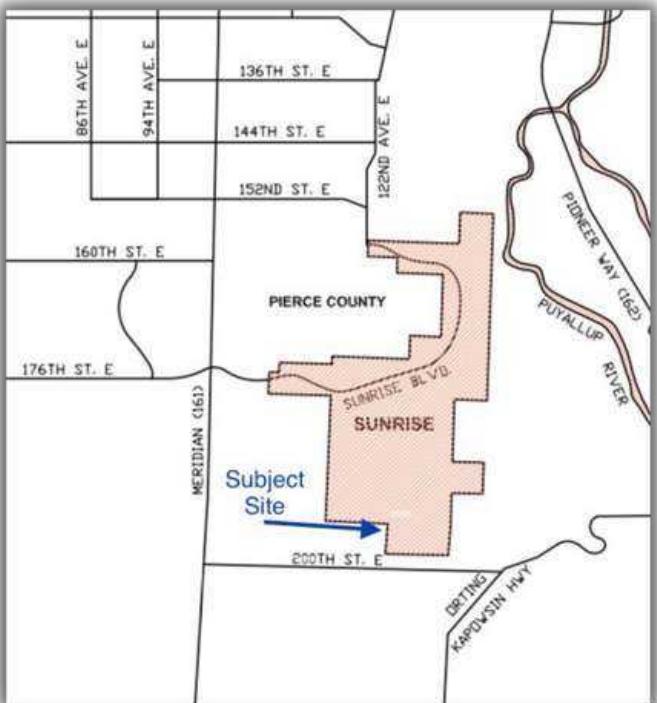
The subject site is bordered by the Sunrise Master Planned Community to its north which occupies approximately 1,467 acres in the South Hill area of Pierce County, Washington. The site is located approximately 4 miles south of SR 512 and one mile east of SR 161. In 1983 application was made for Rainier Terrace Master Planned Community with a proposal to develop an approximate 1,500 acre tract of land located between 152nd Street East and 198th Street East, east of Meridian and Thun Field area, into a planned community consisting of housing, manufacturing, commercial and office uses. Employment opportunities would be created for the residents of the community who would also do their shopping in the proposed commercial areas.

As of August 2021, approximately 76% (3601 units) are built or underway of the overall 4728. Currently, other subdivision proposals are either under review, or scheduled for submittals.

While within close proximity of many commercial and civic activities along Meridian, Sunrise lacks any commercial uses within its boundaries at this time. The Sunrise medical campus is within the master plan. There is a mix of multi-family development and two schools within the development.

There are also several small neighborhood parks throughout the community, with the largest one being a 7.7-acre community center/park along Sunrise Boulevard in the northern part of the master plan. A 9-acre regional park is currently being reviewed for the south-west corner of 122nd and Sunrise Boulevard.

Sunrise is an attractive and well planned community with outstanding views of Mt. Rainier and its surroundings. Wide and well maintained roads and boulevards, along with walking paths, make the community a desirable place to live.



ZONING



► SINGLE-FAMILY (SF) ZONING

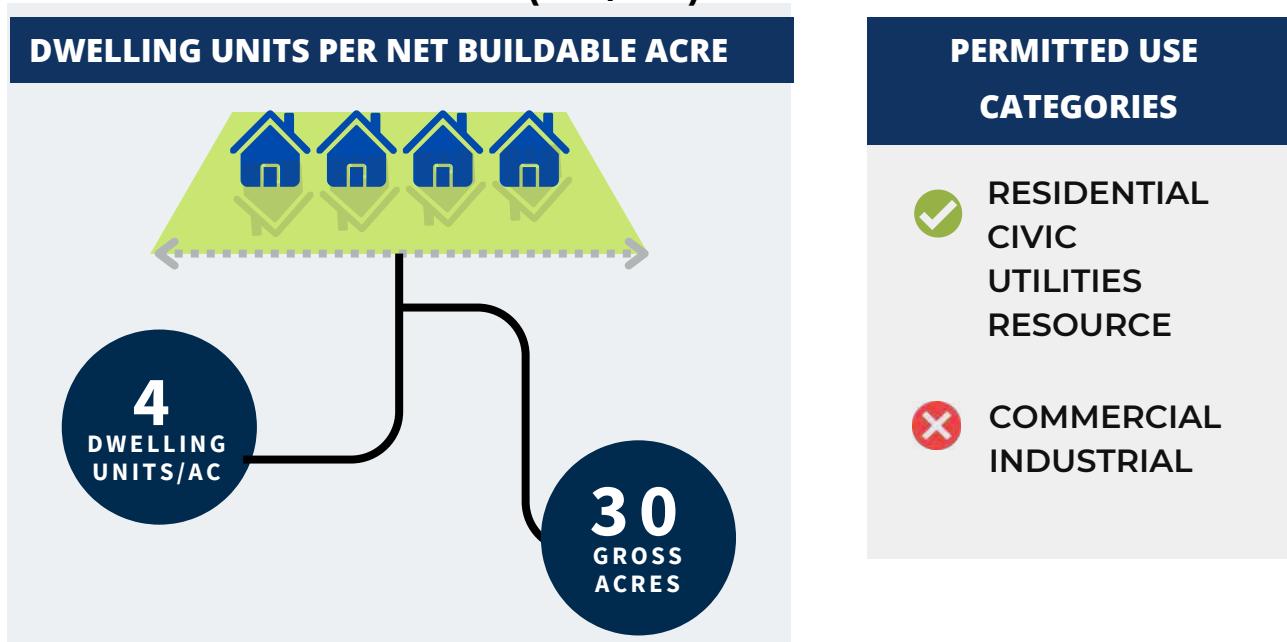
The Single-Family (SF) classification covers geographic areas located within urban growth areas but that fall outside of an Employment Center, Urban Center, or Urban District. This zone is intended to provide a transition zone from the higher densities allowed in South Hill to the rural portion of the Graham Community Plan area. The primary use of the classification is moderate-density single-family residential activities and compatible civic uses in areas with a predominantly detached single-family development pattern. The SF still allows for single-family dwellings but at a maximum density of four dwelling units per acre.

► LOT DIMENSIONS



<https://pierce.county.codes/PCC/18A.15.020>

► RESIDENTIAL DENSITY (DU/AC)



ADDITIONAL RESOURCES



► LINKS/OTHER RESOURCES

GOOGLE DRIVE

SCAN QR CODE BELOW



OR CLICK URL

<http://bit.ly/200thStE>



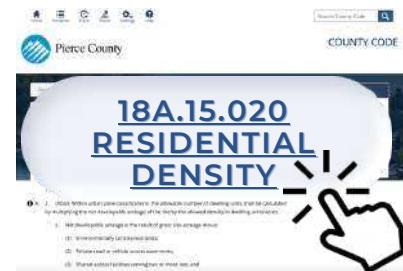
VIDEO TOUR

SCAN QR CODE BELOW



OR CLICK URL

<http://bit.ly/200thStEVideoTour>



BROKER PROFILE



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Drew is a licensed managing broker who practices land, commercial, and residential real estate with sub-specialties in residential/commercial development and timber investments. Since he became licensed in 2008, Drew has handled hundreds of property transactions and evaluated thousands of acres of land. He is 5x certified by the National Association of Realtors, a member of the NWMLS (Northwest MLS) and CBA (Commercial Broker's Association), and a licensed real estate instructor. In 2011, Drew graduated magna cum laude from Allegheny College with a Bachelor of Arts Degrees in Religious Studies and Philosophy. In 2020, Drew graduated from Cornell University with a certificate in Commercial Real Estate.

Drew is extremely detail-oriented and he expends a considerable amount of time and energy for the benefit of his clients. He invests his time and energy on the front end, so his clients can reap the reward on the back end. Put simply: Drew works when others won't and he sees solutions where others see problems.

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