#### **EXCLUSIVELY PRESENTED BY BERKADIA SEATTLE**

# 55 ACRES IN GRAHAM, WA

# **RAW LAND AT LESS THAN \$1 PER SQUARE FOOT**

## / 55 Acres in Burgeoning Suburb

Three-parcel assemblage totaling 55 acres of raw land outside of Tacoma, WA with both open space and forested land

### / Close to Major Employers

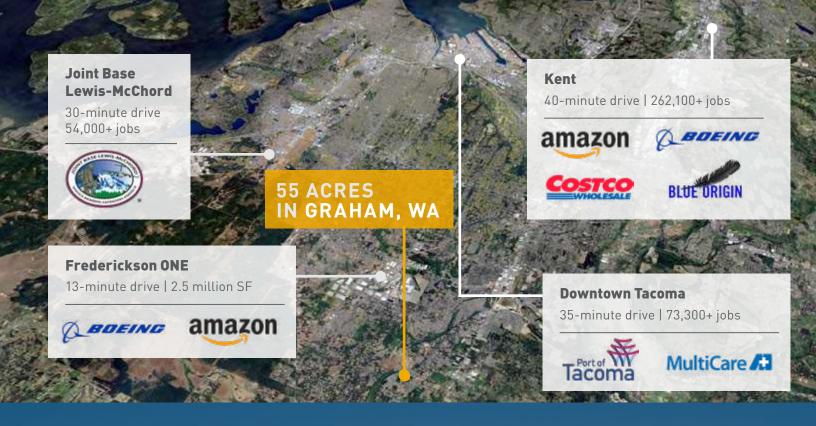
5 miles from Frederickson ONE, Boeing; 20 minutes from Pacific Lutheran University; 16 miles from Joint Base Lewis-McChord

#### / Zoning Allows Multiple Use Options

Preliminary analysis suggests development of up to 11 homes with minimum 1-acre lot size; also ideal for recreational or agricultural use (formerly used as a red wolf rescue site for Point Defiance Zoo, as well as a mink farm)

ADDRESS	23212 86th Ave E		
CITY, STATE ZIP	Graham, WA 98338		
TOTAL LOT SIZE	55 acres		
PRICE	\$2,350,000		
SITE STATUS	Raw land		
PARCEL NOs.	0418174030 0418174029 0418174022		
ZONING	R-10		
COUNTY	Pierce		





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