

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



primary contact

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BERKADIA

**Joint Base
Lewis-McChord**

30-minute drive
54,000+ jobs



**55 ACRES
IN GRAHAM, WA**

Kent

40-minute drive | 262,100+ jobs



Frederickson ONE

13-minute drive | 2.5 million SF



Downtown Tacoma

35-minute drive | 73,300+ jobs



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