

LAND FOR SALE

SILVERDALE INDUSTRIAL LAND

000 NW GREAVES WAY, SILVERDALE, WA 98383



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

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000 NW GREAVES WAY



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EXECUTIVE SUMMARY

000 NW GREAVES WAY



OFFERING SUMMARY

PRICE:	\$2,000,000
LOT SIZE:	4.97 Acres
ZONING:	Urban Industrial
PERMITTED USES:	Commercial & Industrial
UTILITIES:	At the Street
APN:	172501-1-034-20-05

PROPERTY OVERVIEW

Shy 5 acres of prime commercial/industrial real estate in a premium location in Central Kitsap! Directly across from The Trails in Silverdale, this level lot has so much potential for your vision! What would you use it for? LOTS of options! Many adjacent parcels are being developed - ideal time to coordinate utilities and easements with other projects! There is a new road going in on the parcel to the east, potentially giving this property extra access! Sale includes parcel 17250110152008. Buyer to verify all to their satisfaction.



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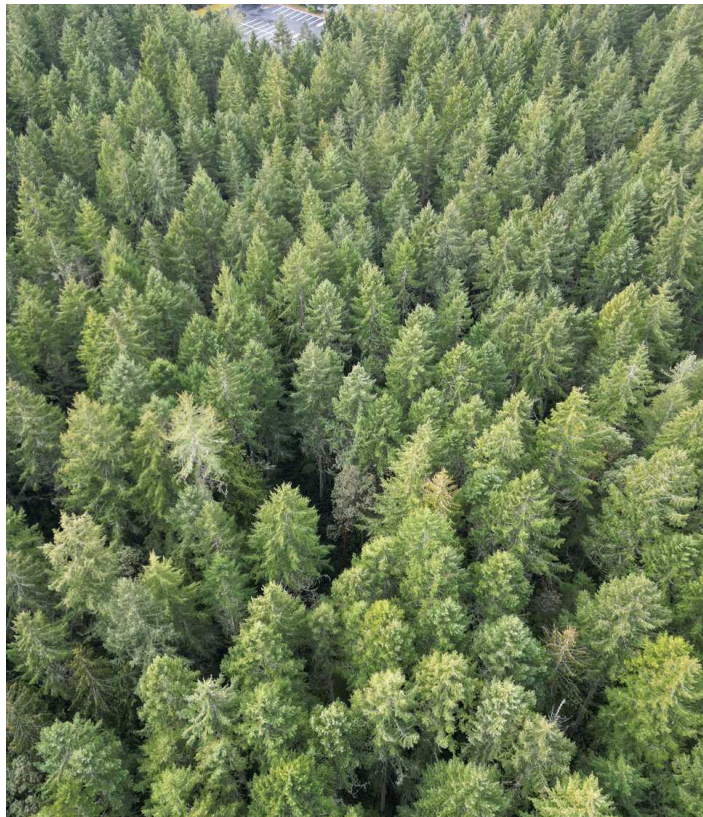
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PROPERTY PHOTOS

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Frontage/Access Road



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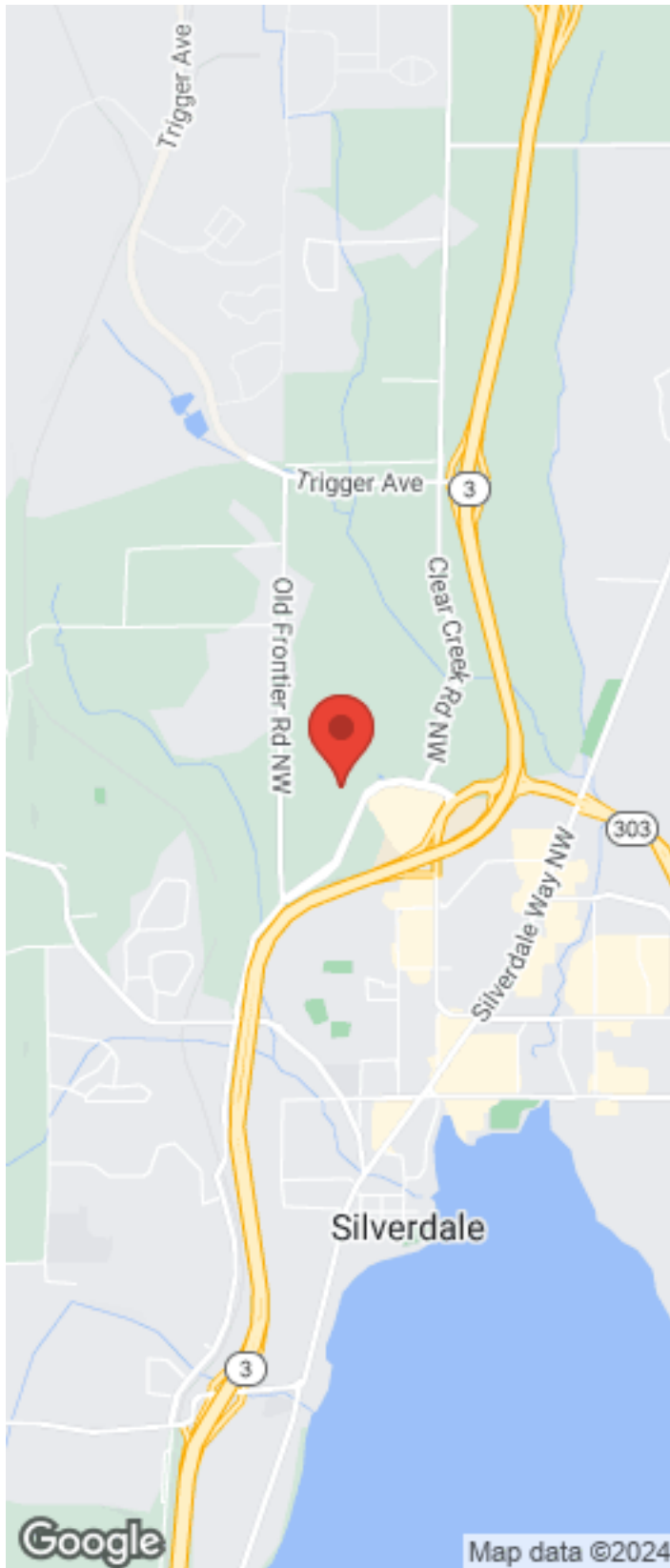


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LOCATION & HIGHLIGHTS

000 NW GREAVES WAY



LOCATION INFORMATION

Building Name: Silverdale Industrial Land
Street Address: 000 NW Greaves Way
City, State, Zip: Silverdale, WA 98383
County: Kitsap
Market: Silverdale
Cross Streets: Bella Vista Ave NW

LOCATION OVERVIEW

Excellent location in Silverdale just off Highway 3 and only a few minutes from the Kitsap Mall Shopping Center. The building is surrounded by a combination of retail and commercial buildings, including Marshalls, Sierra and Mud Bay.

PROPERTY HIGHLIGHTS

- Almost 5 Acres
- Zoned Industrial
- Directly across from The Trails in Silverdale

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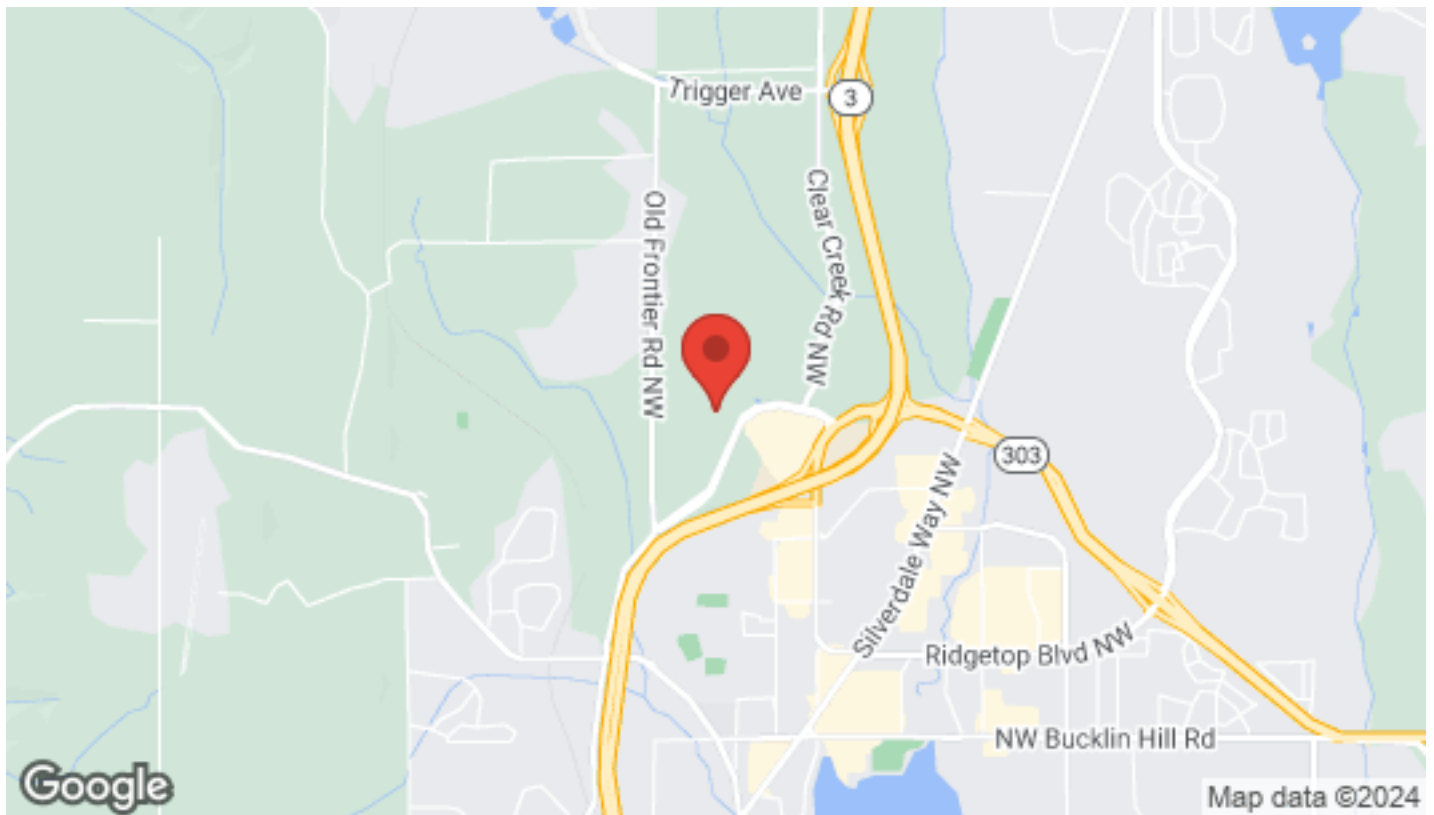
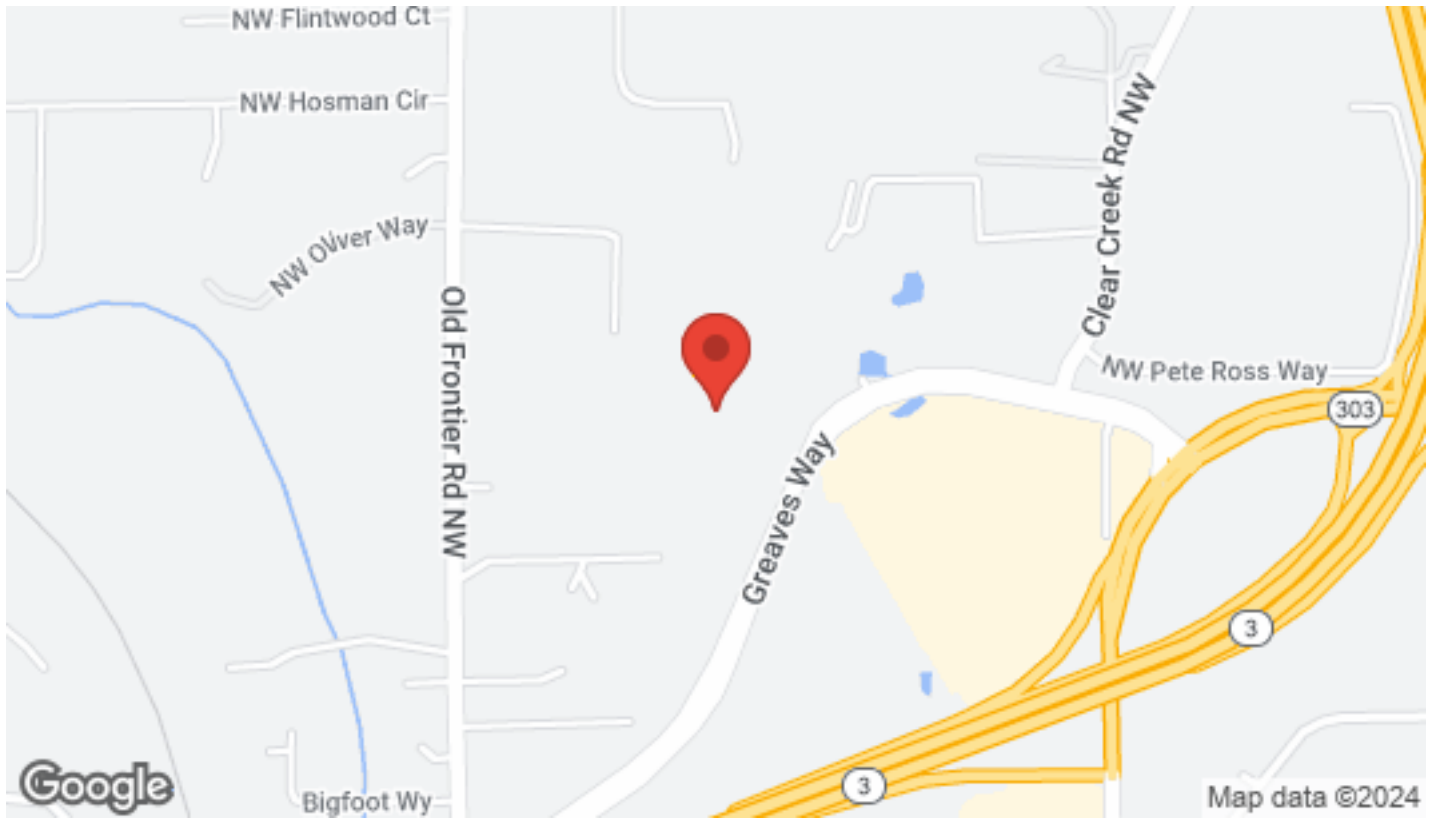


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LOCATION MAPS

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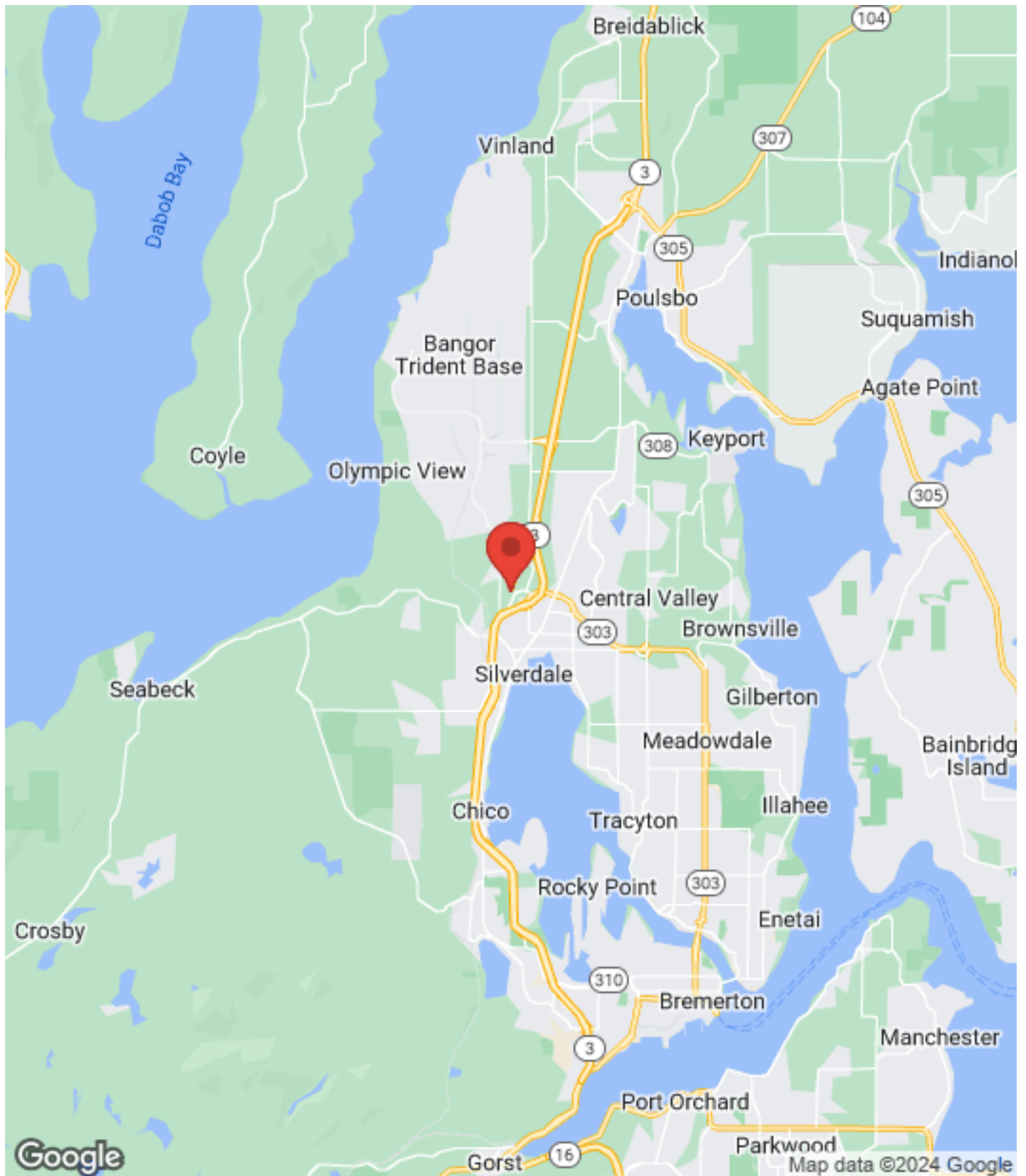
BUSINESS MAP

000 NW GREAVES WAY



REGIONAL MAP

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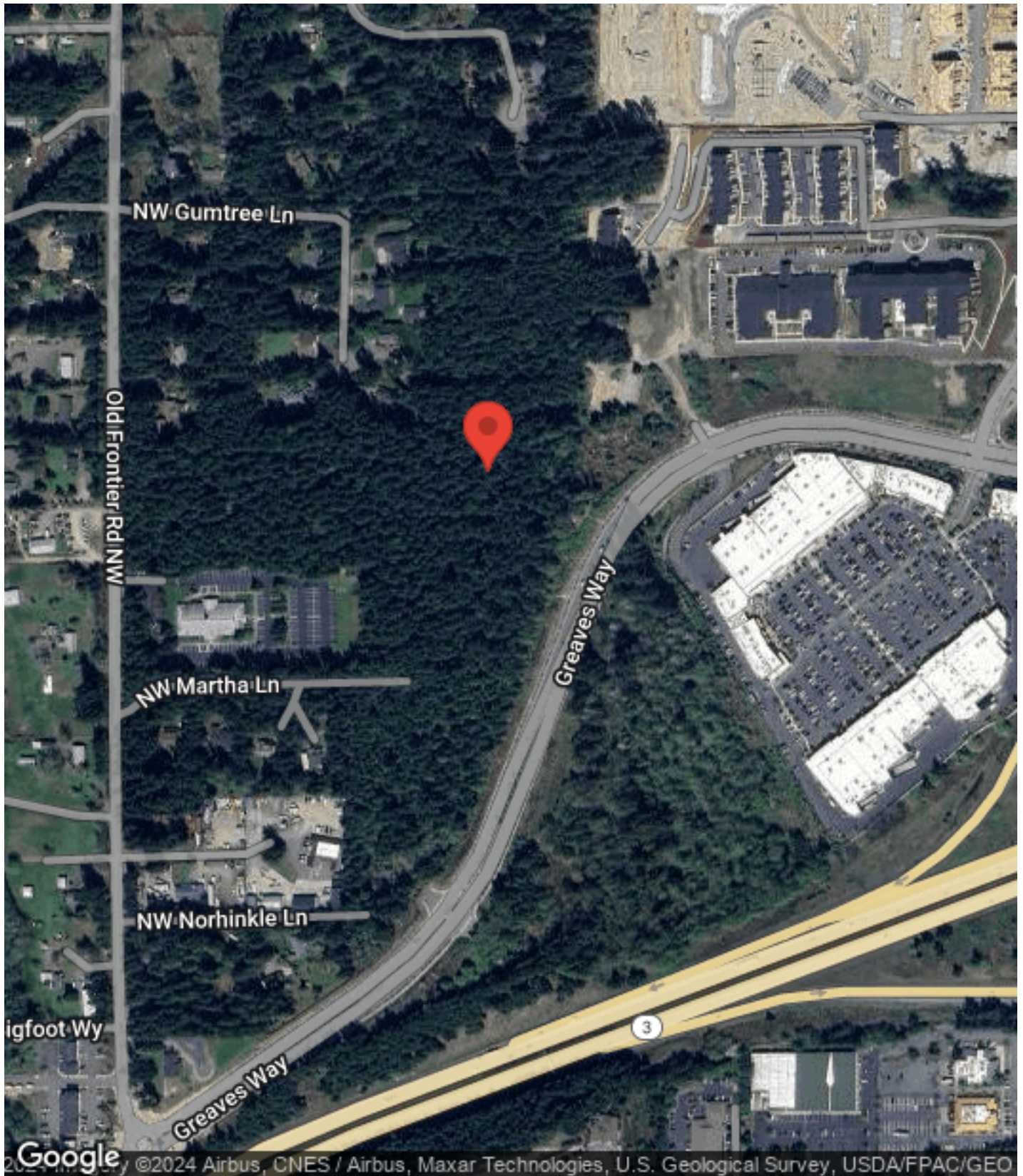


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AERIAL MAP

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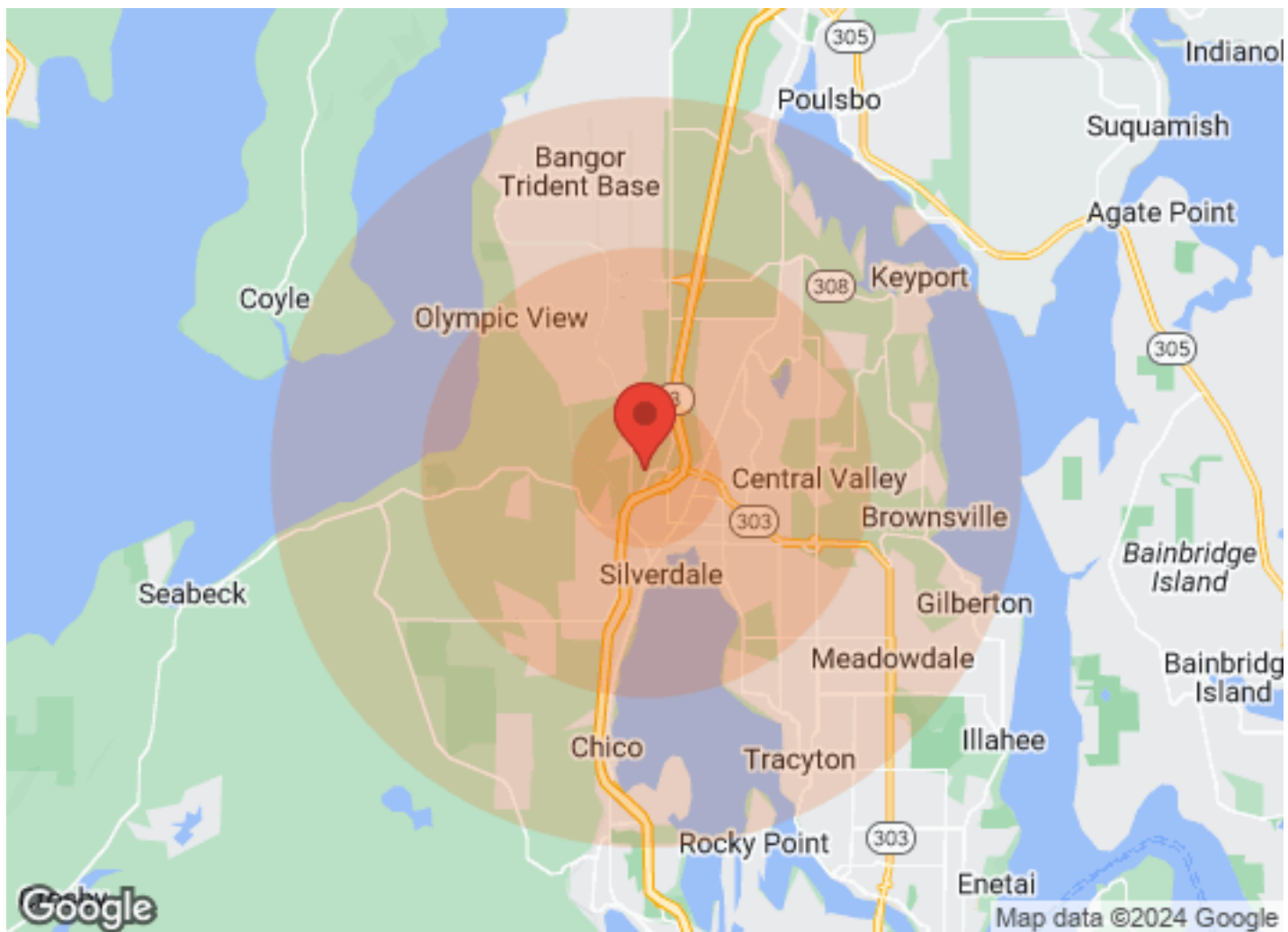


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	782	15,681	31,411	Median	\$80,359	\$66,284	\$71,801
Female	724	14,354	30,465	< \$15,000	N/A	635	1,225
Total Population	1,506	30,035	61,876	\$15,000-\$24,999	22	1,037	1,762
				\$25,000-\$34,999	N/A	1,071	2,274
Age				\$35,000-\$49,999	48	1,831	3,287
Ages 0-14	259	5,559	11,325	\$50,000-\$74,999	77	2,319	5,245
Ages 15-24	237	3,980	8,353	\$75,000-\$99,999	168	1,589	3,533
Ages 25-54	611	13,145	24,326	\$100,000-\$149,999	87	1,588	3,702
Ages 55-64	236	3,585	8,159	\$150,000-\$199,999	116	629	1,398
Ages 65+	163	3,766	9,713	> \$200,000	N/A	278	595
				Housing			
Race				Total Units	541	11,913	24,863
White	1,232	24,063	50,315	Occupied	528	10,966	22,996
Black	19	859	1,426	Owner Occupied	455	5,807	14,970
Am In/AK Nat	7	89	166	Renter Occupied	73	5,159	8,026
Hawaiian	3	65	325	Vacant	13	947	1,867
Hispanic	66	2,099	3,682				
Multi-Racial	152	5,300	10,312				

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