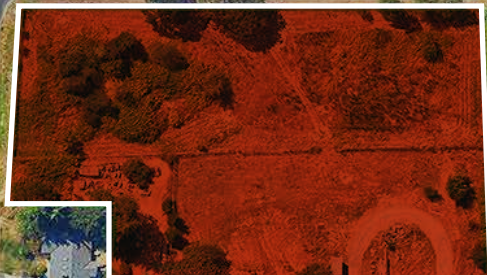


OFFERING MEMORANDUM

# PRIME MULTIFAMILY OR COMMERCIAL LAND FOR SALE

C ST S



112TH ST S

PACIFIC AVE S

11401 C ST S, PARKLAND, WA 98387

 **Kimmer  
Mathews**

# *±2.7 ACRES OF LAND* FOR COMMERCIAL DEVELOPMENT

Kidder Mathews is pleased to present this rare undeveloped site in the heart of Parkland, which totals approximately 2.7 acres. Excellent frontage on both C Street South and 114th Street South allows for excellent visibility and access. The Urban Corridore Zoning provides a wide range of uses including some of the following: Multi-Family Housing, Residential Care Facilities, some Retail, Senior Housing, Administrative Gov. Services, Daycare, Health Services, Professional Office, Building Materials Supplies, Vehicle Sales and Repair, Wholesale Trade, Intermediate Manufacturing and Assembly, and more. All uses listed above to be Verified with Pierce County.

LIST PRICE	\$1,200,000
ADDRESS	11401 C St S, Parkland, WA 98327
GROSS LAND SIZE	±2.73 AC (±118,919 SF)
PARCEL NO	0319092062
ZONING	Urban Corridor (UCOR) Community Plan Area Parkland-Spanaway-Midland



AMENITIES



E 72ND ST

PACIFIC AVE S



100TH ST SW

LAKEWOOD TOWNE CENTER



112TH ST E

SUBJECT PROPERTY



WASHINGTON HIGH SCHOOL

PACIFIC LUTHER UNIVERSITY

JBLM MCCHORD FIELD

PACIFIC AVE S

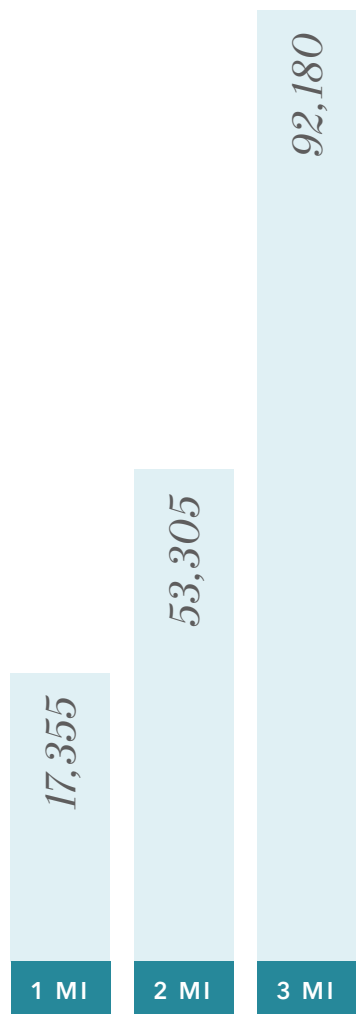
CANYON RD E

SPRINKER REC CENTER

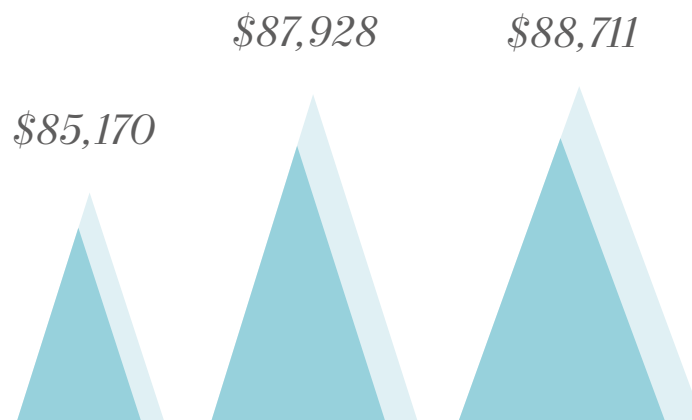


# DEMOGRAPHICS

## ESTIMATED POPULATION



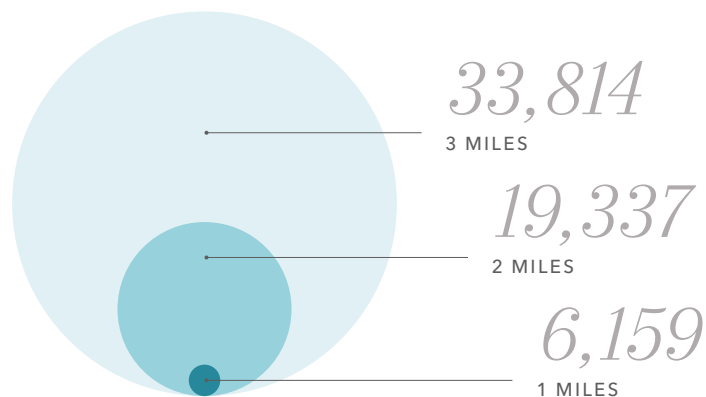
## AVERAGE HOUSEHOLD INCOME



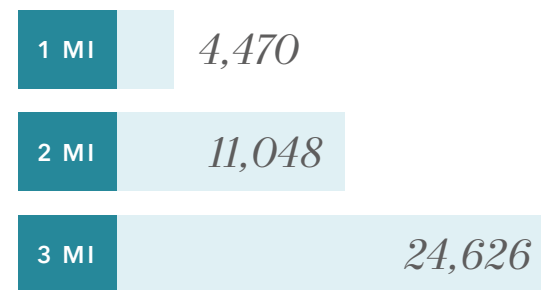
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## TOTAL EMPLOYEES



Data Source: Regis

*Exclusively listed by*

**JEROME O'LEARY**

SVP, Shareholder

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C 253.732.2600

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