

FOR SALE

UNIQUE DEVELOPMENT OPPORTUNITY

BACK ON THE MARKET

Port Orchard, WA 98367

 REDUCED PRICE



The subject site consists of 9.13 acres on three contiguous parcels of undeveloped land in the city of Port Orchard, WA.*

**±3.78 acres are estimated to be buildable, per a recent wetland survey.*

PROPERTY FEATURES

\$ 1,050,000

EXCELLENT ACCESS

The property is located in Port Orchard, just north of the busy Bethel Road SE and SE Lund Avenue intersection.

Future Ingress/Egress easements are available with seller, who owns property to the north.

HIGHLY VISIBLE LOCATION

With over 18,000 cars per day, the property is located directly north of shopping centers anchored by a thriving Walgreens, Staples, Safeway and a Supercenter.

FLEXIBLE ZONING

Commercial Mixed Use (CMU) zoning allows for a variety of uses and business types. Such uses include, but are not limited to, multi-family, retail, restaurants, libraries, museums, churches, transit lots, day cares, offices, and more.

UTILITIES

The subject site is on city water and sewer and has all utilities run to the site.



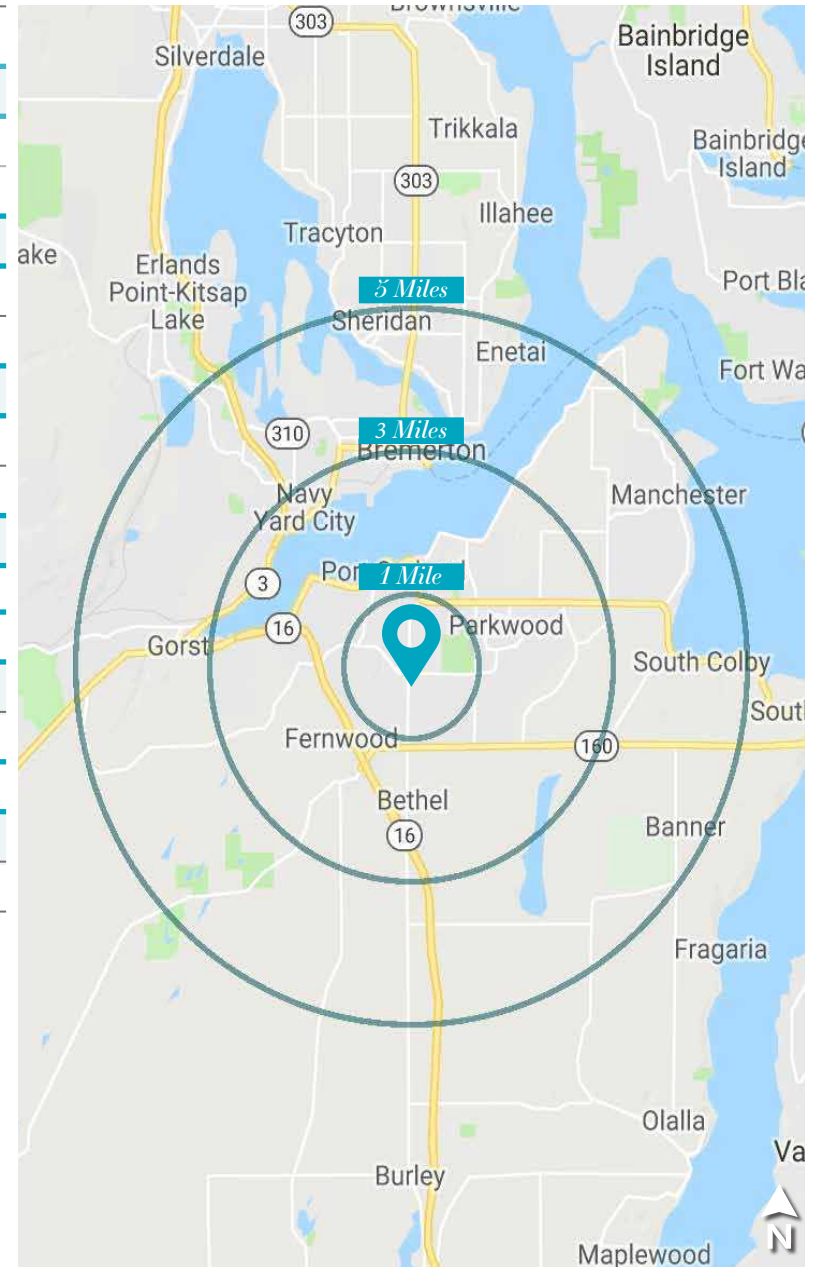
DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2023 Population - Current Year Estimate	10,463	43,708	99,319
2023-2028 Annual Population Growth Rate	0.79%	0.75%	0.29%
Households			
2023 Households - Current Year Estimate	3,928	15,710	38,165
2023-2028 Annual Household Growth Rate	0.98%	1.02%	0.54%
Household Income			
2023 Average Household Income	\$90,135	\$104,092	\$104,354
2023-2028 Average Household Income	\$109,152	\$125,991	\$124,624
Housing Units			
2023 Occupied Housing Units	2,259	10,514	24,699
Education			
2023 Population 25 and Over	6,967	29,597	69,327
Bachelor's Degree or Higher	1,108 (15.9%)	5,682 (19.2%)	13,913 (20.1%)
Place of Work			
2023 Businesses	327	1,137	2,576
2023 Employees	3,100	12,719	29,108

TRAFFIC COUNTS



Bethel Road SE and Mitchell Road SE	14,204 cars per day
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PLEASE CONTACT:

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