

# FOR SALE

Land Parcels  
4107 & 4105 Bridgeport Way  
University Place, WA 98466



**FIRST  
WESTERN**  
PROPERTIES

## 4107-4105 BRIDGEPORT WAY | LAND

Jeremiah Durr & Jacob Fors

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com





# WELCOME TO UNIVERSITY PLACE

University Place, WA, is a thriving suburb of Tacoma in Pierce County, known for its strategic location with easy access to major highways, providing seamless connectivity to Tacoma and Seattle. This affluent community boasts a well-educated, financially stable population with a median household income above the national average. The city features excellent educational institutions, including top-rated public and private schools. Recreational opportunities abound with attractions like the Chambers Bay Golf Course and numerous parks. The commercial landscape is diverse, offering a mix of retail and dining options. University Place's pro-business climate, strong real estate market, and ongoing infrastructure improvements make it an attractive destination for investment and business development.



# THE OPPORTUNITY

First Western Properties - Tacoma, Inc. is pleased to exclusively present the opportunity to acquire **4107 and 4105 Bridgeport Way, University Place**, two parcels of land in University Place, located at the intersection of 40th Street and Bridgeport Way. The two parcels of land provide great opportunity for redevelopment with zoning allowing for 7 stories of multi-family. Can be purchased with Parcel #4002490040. Reach out to Listing Brokers for more information.



# PROPERTY OVERVIEW



Price  
**\$1,000,000**



Land  
**1.44 acres | 62,726 SF**



Price Per SF  
**\$15.94 PSF (Land)**



Zoning  
**MU-U75**



Parcels  
**4002490020  
4002490030**



# INVESTMENT HIGHLIGHTS

## FLEXIBLE ZONING

[LINK TO ZONING TABLE](#) 

MU-U75 zoning allows for majority of commercial uses including Assisted Living, Education, Daycare, Electric Vehicles Charging Stations, Vet Clinics and many more!

## PROXIMITY TO WORLD CLASS AMENITIES

3 miles from Chambers Bay Golf Course, the most popular golf course in Washington.

## STRONG DEMOGRAPHICS

Median HH Income of \$120,000.

## POSITIVE BUSINESS ENVIRONMENT

No B&O Taxes within the City of University Place.

## THRIVING LOCAL BUSINESSES

Less than a mile from only Whole Foods and Trader Joes in Pierce County.

Many local restaurants and retail services in the immediate area.







STONE POINT  
240 UNITS

COLONIAL PARK  
70 UNITS

THE HIDEAWAY  
64 UNITS

SUNSET VIEW  
92 UNITS

THE DUO  
104 UNITS

THE LARSON  
80 UNITS

BRIDGEVIEW 125  
125 UNITS

BRIDGEPORT WAY - 21,176 CPD

40TH STREET W - 10,706 CPD



EVERGREEN  
ELEMENTARY  
SCHOOL

CLICK TO VIEW Google Maps





# EDUCATION

TACOMA NARROWS BRIDGE

16

Fred Meyer  
TACO BELL  
usbank  
BARTELL DRUGS  
IHOP

TACOMA COMMUNITY COLLEGE

value village  
planet fitness  
McDonald's

Walgreens  
HarborGreens  
AutoZone

FIRCREST GOLF CLUB

WHOLE FOODS  
MOD  
FIVE GUYS  
OrangeTheory  
TREK  
SportClips

SAFeway  
HomeGoods  
McDonald's  
Starbucks  
TRADER JOE'S

CURTIS JUNIOR-HIGH & HIGH SCHOOL  
2,250 STUDENTS

40TH ST W

SIXTH AVE W

Walgreens

CIRQUE PARK

## UNIVERSITY PLACE EDUCATION

8 public schools serving 5,600+ students

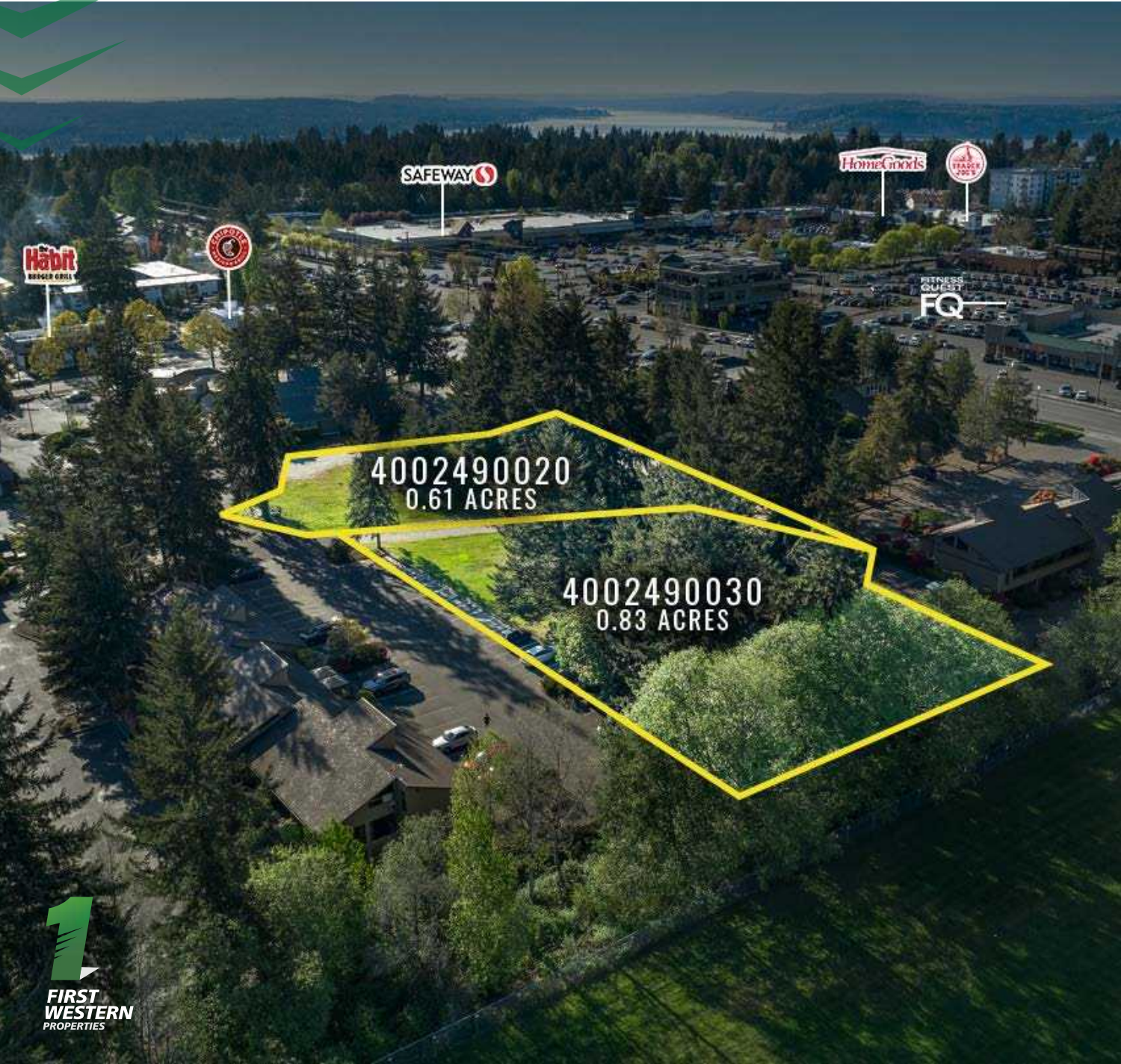
District testing average in the top 20% in Washington State

17 private schools within 5 miles serving about 5,500 students





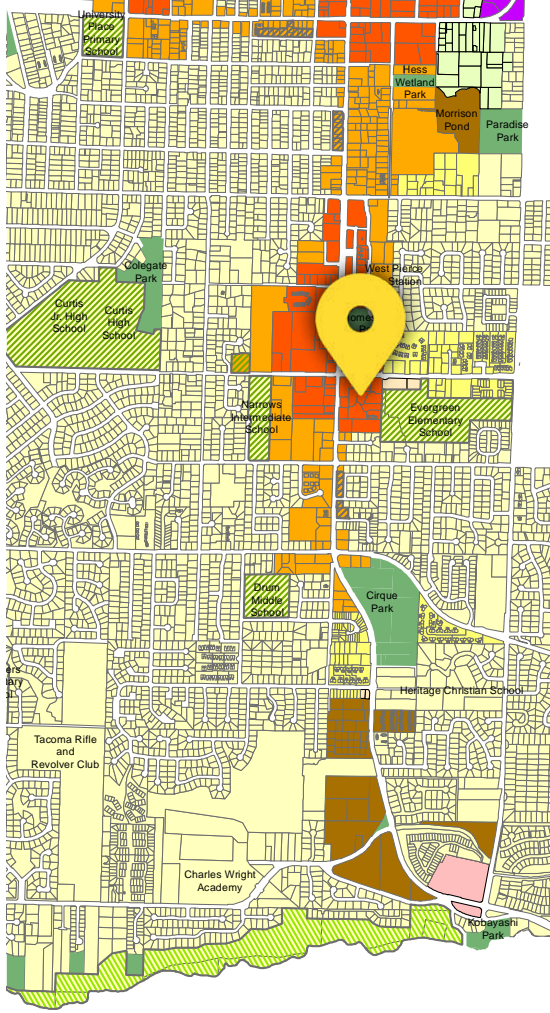
# PARCEL INFORMATION



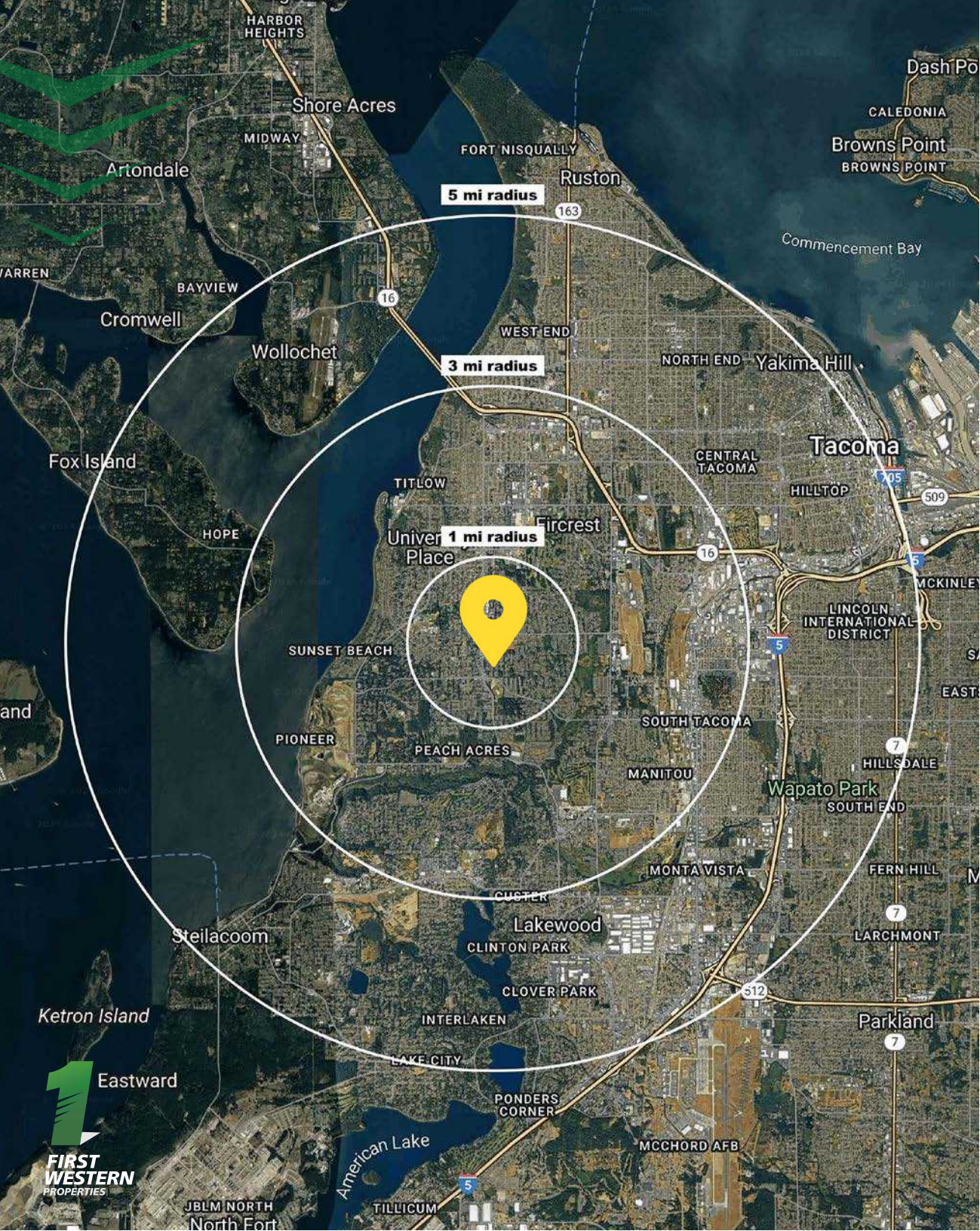
## ZONING MAP

Zoned - MU-U 75

Allowing 7-stories of Multi-Family







# TRADE AREA DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Population	15,902	100,519	255,925
Daytime Population	9,174	61,483	171,251
<b>Households</b>			
2023 Total Households	6,228	41,477	103,800
Average Household Income	\$142,282	\$119,357	\$120,720
<b>Education &amp; Employment</b>			
College Degree+	5,049 (44.8%)	25,885 (36.4%)	28,892 (58.4%)
Daytime Employee Count	4,522	32,094	96,115





# PIERCE COUNTY OVERVIEW

Pierce County, nestled in the picturesque Pacific Northwest, boasts a diverse population of approximately 900,000 residents, encompassing urban centers like Tacoma and Puyallup alongside rural communities. Economically, it thrives on a balanced mix of industries, with manufacturing, healthcare, technology, and military sectors driving growth. The county benefits from its strategic location, serving as a crucial hub for trade and transportation, with the Port of Tacoma playing a pivotal role in international commerce. Employment opportunities abound, with major employers including Joint Base Lewis-McChord, MultiCare Health System, and the Boeing Company, offering a range of job prospects from skilled trades to professional services. Pierce County's dynamic economy and vibrant communities make it a magnet for both residents and businesses seeking a high quality of life and ample opportunities for growth.



Population

**+800,000**



Visitors Per Year

**5M**



Busiest Port in N. America

**6TH**

**1**

FIRST  
WESTERN  
PROPERTIES

8 | TRADE AREA



# PIERCE COUNTY OVERVIEW

## ECONOMIC SNAPSHOT

Pierce County, Washington, presents a compelling proposition for businesses seeking a strategic foothold in the Pacific Northwest. Boasting a diverse economy with strengths in manufacturing, healthcare, technology, and military sectors, coupled with its advantageous location for trade and transportation, the county offers a fertile ground for expansion and innovation. With a supportive business environment, access to skilled talent, and a range of incentives, Pierce County stands ready to welcome and nurture enterprises looking to thrive in a dynamic and prosperous community.

Credit Rating (S&P)  
in Pierce County

**AA+**

Pierce County's  
GDP (2023)

**\$56B**

Jobs in  
Pierce County

**320K**



**The Port of Tacoma** is a major employer and catalyst to the market - supporting over **42,000 jobs**, contributing over **\$9B in business output**, and produced over **\$2.5B in total labor income**.



# PIERCE COUNTY OVERVIEW

## EMPLOYMENT HIGHLIGHTS

Pierce County, Washington, boasts a resilient and diversified economy anchored by key sectors such as manufacturing, healthcare, technology, and military-related industries. Its strategic location fosters robust trade and transportation activities, with the Port of Tacoma serving as a vital gateway for international commerce. With a thriving job market supported by major employers like Joint Base Lewis-McChord and MultiCare Health System, Pierce County continues to offer ample opportunities for growth and prosperity.

Notable Companies







RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.



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TACOMA | KIRKLAND | PORTLAND | SEATTLE

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