

FOR SALE

COMMERCIAL LAND

1.16
ACRES

PRICE
\$650,000

95 5th Ave, Milton, WA 98354



**CITY
CLOSERS**
COMMERCIAL

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Seller/Landlord. The seller or Landlord is selling or leasing the Property “AS IS condition with all faults, buyer or tenant shall be responsible for their own investigation of the property and will be given the opportunity to fully inspect the property in its full scope after a mutually accepted offer to buy or lease. The Seller or Landlord reserves the right to withdraw the Property from the market without notice, to reject all offers or to accept any offer they chose, regardless of price or terms

Non-Circumvent. Recipient agrees that it will direct all inquiries regarding the Transaction or Property through Disclosure. Recipient agrees that the Recipient will

not communicate with any owner, ownership/investor, owner’s lender, owner’s tenant or other party of owner having an interest (direct or indirect) in the Transaction or the Property, or any of such party’s owners, officers, employees, or agent without the prior written consent of the Disclosure. Recipient will not (a) interfere with, circumvent, avoid, bypass or obviate; or permit any of its Representatives to interfere with, circumvent, avoid, bypass or obviate Discloser’s (or any of its Representatives’) rights and agreements in respect of the Transaction; or (b) without Discloser’s prior written consent (i) enter into discussions with any third party disclosed or introduced to Recipient by Disclosure (or any of its Representatives) having an interest in the Transaction or with which Disclosure has a joint venture, financing, equity, finder, brokerage or other business relationship in connection with the Transaction (a “Protected Relationship”), or (ii) initiate and negotiate in respect to any transactional relationship with any such third party (or any of its Representatives) in connection with the Transaction; or (c) circumvent or attempt to circumvent the discussions and negotiations currently underway or hereafter entered into by Disclosure (or any of its Representatives) and any such third party (or any of its Representatives) with respect to the Transaction; or (d) take any action or fail to take any action that would circumvent this Agreement, make use of a scheme, artifice, device or third party to circumvent this Agreement or make any effort to circumvent this Agreement. For the purpose of reaching a mutually accepted Offer or LOI, recipients may discuss the transaction and its details with professionals within the industry who are representing them.

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Our Commitment. City Closers Commercial has 14 years of experience and is committed to integrity, sustainability, community outreach and equality. We create win-win situations for buyers and sellers in an honorable manner. We look forward to assisting you and your business to achieve your goals. Learn more about us at www.CityClosers.com.

EXCLUSIVELY OFFERED BY:

Kelsey Diller

Owner and Designated Broker

City Closers Commercial Real Estate

Cell: 206•915•6028

Kelsey@CityClosers.com

21811 15th Ave S

Des Moines, WA 98198

We Listen. We Solve. We Close.

PROPERTY INFORMATION

Prime Corner Commercial Land for Sale - Site Plans Approved & Land Use Permits in Progress!

Unlock the incredible potential of this **1.16-acre**, level, ready-to-develop parcel in a highly sought-after location. Plans have been approved, and land use permits are currently in the approval phase to build a **5,000 SF warehouse** with **roll-up doors** for easy access. This versatile property is zoned **Milton Business**, offering a wide range of opportunities—ideal for **office, retail, business, medical & dental practices, animal services, automotive, day care, food services**, and much more. Please note, **self-storage is not permitted**.

The property comes with a completed wetland report, delineation, SEPA, and survey, ensuring a smoother development process. The western portion of the lot has been designated as the building area, with **water, power, and sewer** readily available in the street. Its **strategic location**, next door to Bridge Point 80, with easy access to **I-5**, places it just a short distance from both **Seattle-Tacoma International Airport** and **Tacoma**, offering excellent connectivity for your business.

Fast Facts

50,593 SF

1.16 Acre

Sidewalk and curb along the street

Zoned Business (B)

Easy access to I-5

20 minutes to Northeast & Central Tacoma & Federal Way

Fast Facts: Milton

Wild Waves Theme & Water Park

Milltown Commons Skatepark

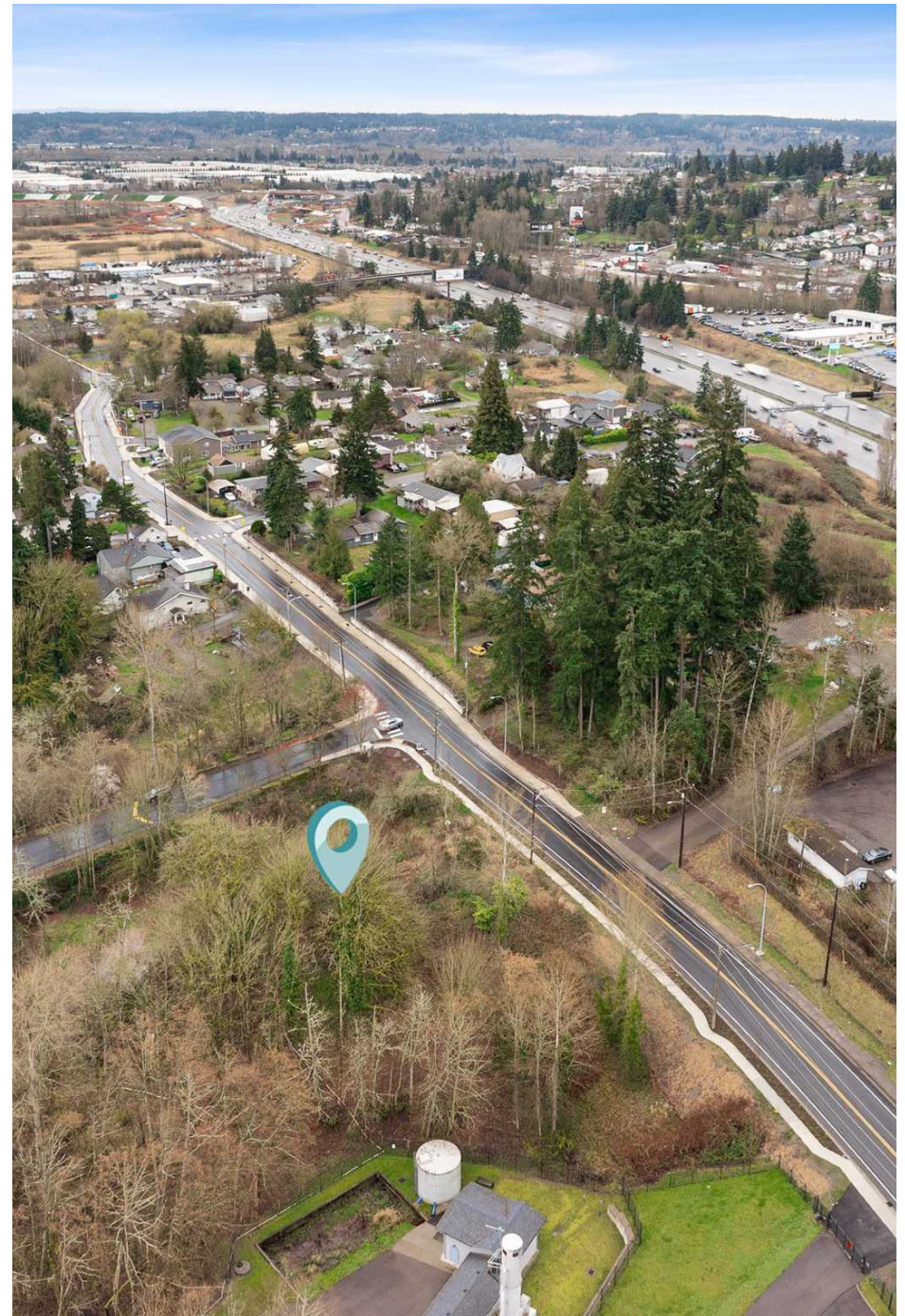
Edward H. McCabe Preserve

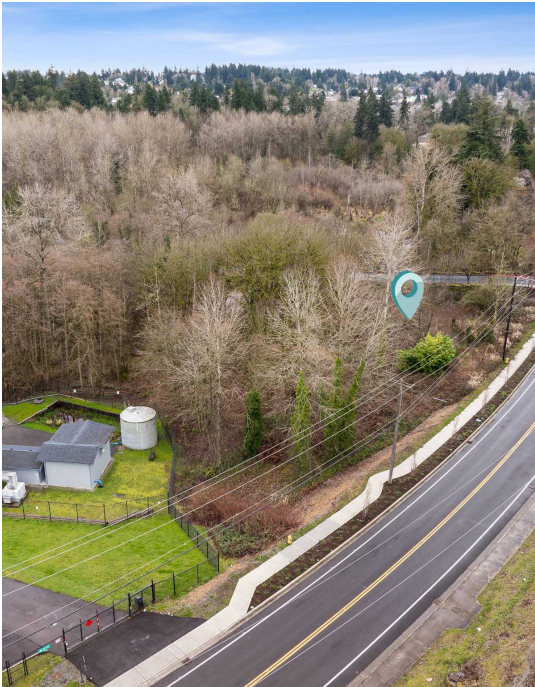
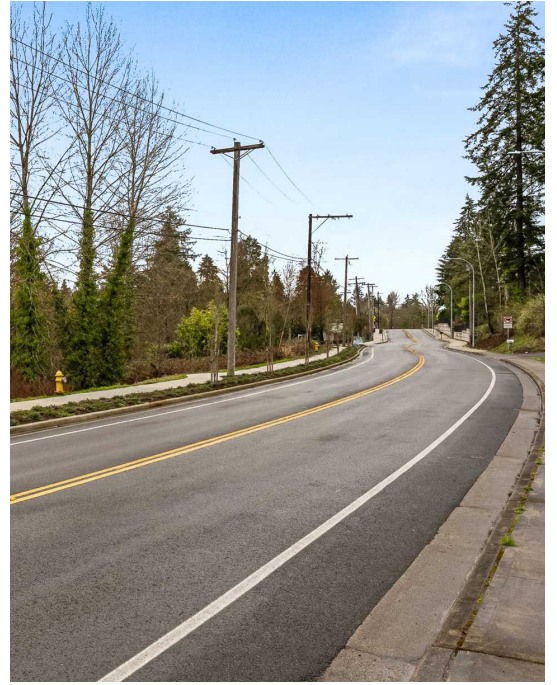
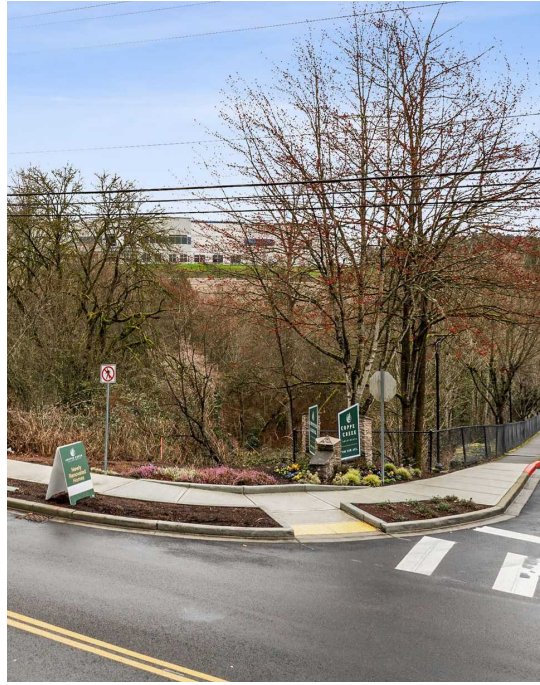
Dash Point State Prk

Milton Interurban Trail

Jupiter Tennis Center Indoor Park

Emish Market





RENDERINGS



SITE PLAN



MILTON SUMMARY

Milton, Washington, presents an exceptional opportunity for investment within the dynamic Seattle-Tacoma-Bellevue metro corridor. Spanning both King and Pierce counties, Milton is strategically positioned adjacent to Seattle-Tacoma International Airport, offering unparalleled access to regional and global markets. With a rich history, a thriving community, and significant infrastructure enhancements on the horizon, Milton is poised for substantial economic growth.

Originally established as a lumber-mill town and officially incorporated in 1907, Milton experienced early growth thanks to the Interurban Railway, which connected Seattle and Tacoma. Over time, the city transitioned from a timber-dependent economy to a vibrant residential community. Today, Milton remains a picturesque and peaceful city, providing an ideal blend of small-town charm and metropolitan accessibility.

Covering nearly three square miles, Milton has a stable population of approximately 8,689 residents, with a density of 3,126 people per square mile. The community boasts a balanced demographic, with 48.75% male and 51.25% female residents. The city's economic health is underscored by a strong average household income of \$110,636 and a median age of 37.6 years, reflecting a stable and prosperous workforce. Moreover, Milton's real estate market continues to flourish, with median property values increasing from 2021 to 2023, by 22.2% to reach \$439,200.

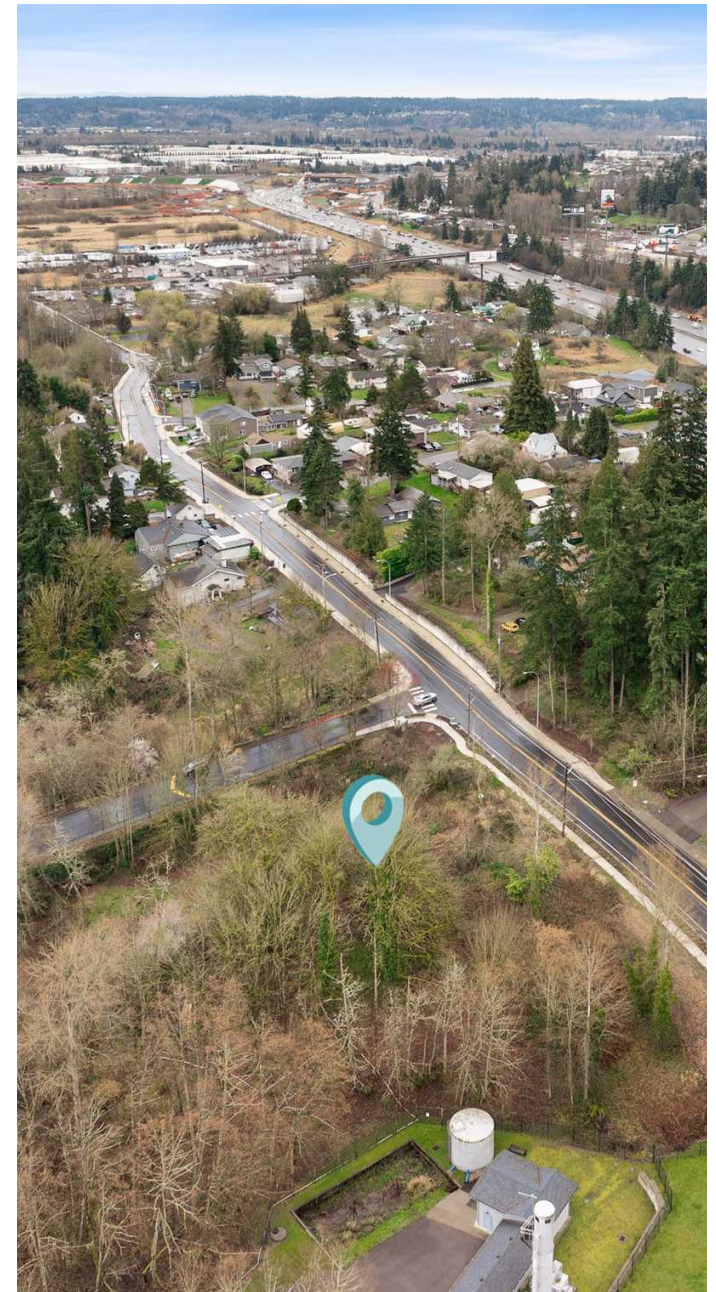
Milton's workforce is highly educated, with nearly 73% of individuals attaining a high school diploma or higher. The presence of Highline College, the largest higher education institution located in nearby Des Moines, further contributes to the area's educational strength. In 2024 alone, the college awarded 1,085 degrees, fostering a skilled labor force.

Private companies and government positions account for 86% of employment in the city, ensuring job stability and economic resilience. With its proximity to major business centers, Milton offers residents employment opportunities in diverse sectors, including retail, manufacturing, construction, education, public administration including government and military jobs, healthcare, finance and insurance.

Milton stands to benefit significantly from upcoming regional infrastructure projects that will enhance connectivity and stimulate economic growth. The Federal Way Link Extension and the State Route 509 Completion Project are key developments poised to transform the region.

The Federal Way Link Extension Project will expand light rail service from its southernmost point at Angle Lake in SeaTac to the Federal Way Transit Center. This 7.8-mile expansion will include three strategically placed stations. This development will improve commuter accessibility, reduce congestion, and promote sustainable urban mobility.

Milton, Washington, offers an unbeatable combination of small-town appeal and metropolitan accessibility. With a rich history, a stable and prosperous community, an educated workforce, and transformative infrastructure developments, Milton is well-positioned for sustained economic growth. The city's proximity to major employment hubs, excellent quality of life, and future-ready transit expansions make it an ideal destination for businesses, investors, and residents seeking long-term opportunities.



ZONING

The purpose of the business district is to provide adequate and appropriate areas within the city where office, retail and other commercial uses can be developed. In identifying appropriate areas for business zones, factors such as visibility and access to roads with high traffic counts are considered.

*** Property zoning include, but is not limited to, any of the following uses:**

- Ambulance service
- Animal hospital
- Auction house/barn
- Automotive
- Banks, savings and loan association
- Billiard hall and pool hall
- Child day care, commercial
- Commercial recreation
- Convenience store
- Department stores
- Lumber yards
- Drug stores
- Dry cleaners
- Espresso stands
- Food markets and grocery stores
- Hardware stores
- Health club
- Horticultural nursery, wholesale and retail
- Hotel/Motel/Inn
- Liquor stores
- Locksmiths
- Libraries
- Mortuaries
- Outdoor advertising display
- Personal Services
- Pet shop
- Photographer's studio
- Preschool, private
- Restaurant
- Studios
- Swimming pool, commercial
- Taverns
- Theaters, enclosed
- Post office, branch or contract station
- Religious institution
- Public utility service facilities
- Contractor yards
- Nontomotive, motor vehicle and related equipment sales, rental, repair and service
- Printing establishments
- Tool sales and rental
- Upholstering
- Medical-dental clinic
- Professional offices



* Information from reliable sources, but buyer to verify all information to their own satisfaction.

POPULATION

Estimated Population estimated 2023	8,689
Population Growth (since 2020)	-0.001
Population Density (ppl / mile)	3,126
Median Age	37.6

EMPLOYMENT SECTOR

	COUNT
Agricultural, Forestry, Fishing	19
Construction	556
Manufacturing	440
Transportation and Communications	303
Wholesale Trade	265
Retail Trade	611
Finance, Insurance and Real Estate	263
Services	1,475
Public Administration	82

HOUSEHOLD

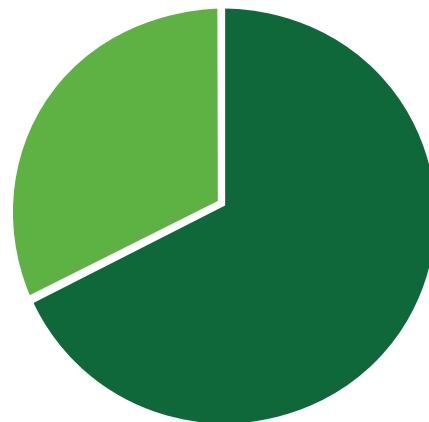
Number of Households	3,129
Household Size (ppl)	3
Households w/ Children	1,727
Average Household Income	\$110,636

EDUCATION ATTAINED

	COUNT
Less than 9th grade	45
Some High School	367
High School Graduate	2,157
Some College	1,405
Associate Degree	779
Bachelor's Degree	1,656
Graduate Degree	342

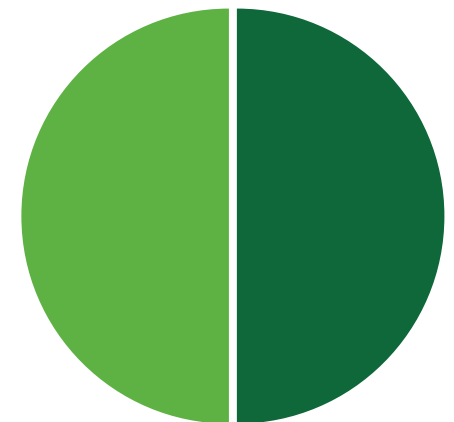
WORKFORCE

- Blue Collar 31.10%
- White Collar 68.90%



GENDER

- Female 50.00%
- Male 50.00%



Loan Quote

98 5th Ave Milton, WA 98354



Acquisition Loan	Option 1	Option 2
Purchase Price	\$650,000	\$650,000
Guaranty Type	Full Recourse	Full Recourse
Loan to Value	Max. 50%	Max. 65%
Loan Amount	\$325,000	\$422,500
Down Payment	\$325,000	\$227,500
Interest Rate	7.50% Interest Only	8.00% Interest Only
Amortization	N/A	N/A
Monthly Payment	\$2,032	\$2,817
Loan Term	24 Months	24 Months
Prepayment Penalty	N/A	N/A

Rates & lender promotions are subject to change based on market conditions. Please contact us for the most current pricing.

Available terms as of 03/24/2025

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