

LAND FOR SALE

MULTIFAMILY SITE - FREDERICKSON

7301 176TH STREET EAST, PUYALLUP, WA 98375



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

STEVE DORENBUSH, CCIM

Investment Sales & Acquisitions

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Lic: 117508, WA

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7301 176TH STREET EAST



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EXECUTIVE SUMMARY

7301 176TH STREET EAST



OFFERING SUMMARY

PRICE:	\$1,400,000
LOT SIZE:	1.53 Acres
PRICE / SF:	\$21.01
ZONING:	NCOR
PERMITTED USES:	Development
FRONTAGE:	approx. 300 ft
TRAFFIC COUNT:	27,069 CPD
SIGNAL INTERSECTION:	Yes
UTILITIES:	At the Street
APN:	0419293006

PROPERTY OVERVIEW

1.53 acre corner lot now available in Fredrickson. Currently Zoned NCOR, which allows up to 24 multifamily units per acre, along with senior housing, daycare and a number of commercial uses. Pending Pierce County zoning update may allow up to 40 units per acre.

Property located on the signalized corner of 176th and 74th with a traffic count of app 27,000 CPD. Close proximity to schools, shopping, restaurants and employment centers.



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LOCATION & HIGHLIGHTS

7301 176TH STREET EAST



LOCATION INFORMATION

Building Name: 176th St Land
Street Address: 7301 176th Street East
City, State, Zip: Puyallup, WA 98375
County: Pierce
Market: Puyallup
Sub-market: Fredrickson
Cross Streets: 74th Ave E
Signal Intersection: Yes



LOCATION OVERVIEW

The property is ideally located on 176th St, a high traffic road connecting Meridian and Canyon. The area is home to a number of notable employers including Boeing, Mountain Mist, and James Hardie (Hardie Plank) as well as being close to a variety of restaurants, shopping centers, and local services.

PROPERTY HIGHLIGHTS

- Current zoning allows for up to 24 units per acre
- Pending zoning may allow up to 40 units per acre
- Signalized intersection
- Utilities available
- Possible adjacent properties for assemblage



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LOCATION MAPS

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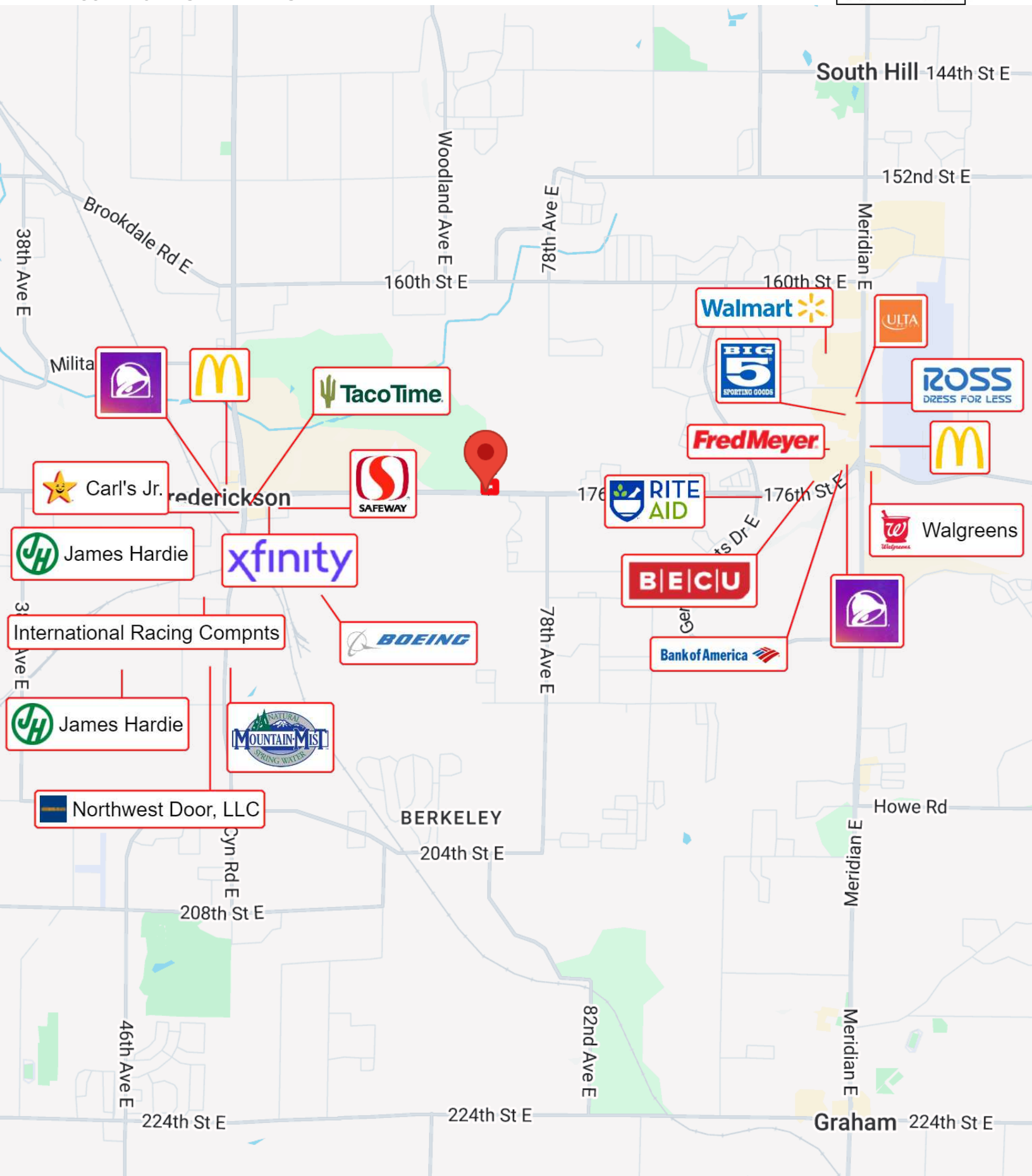


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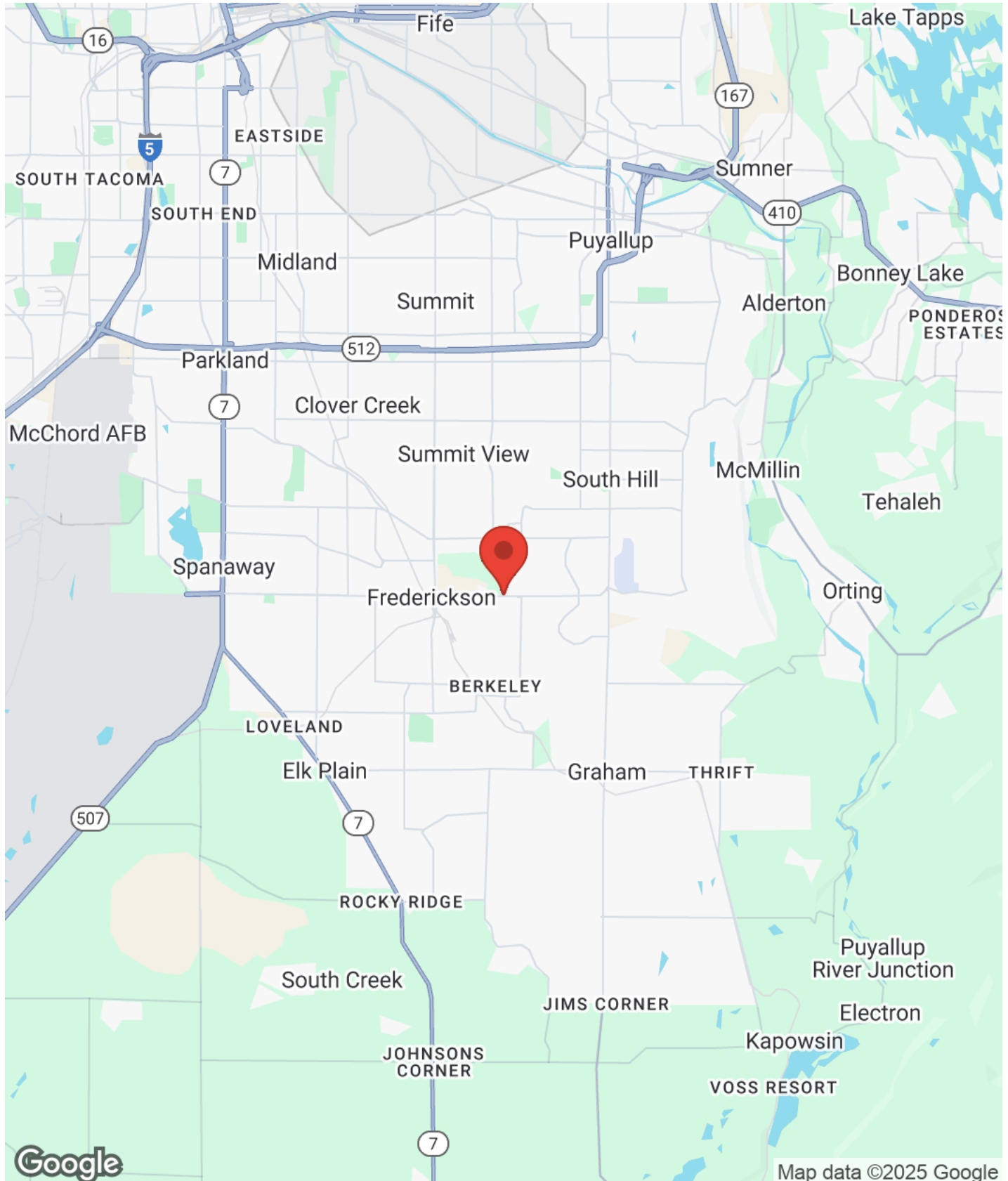
BUSINESS MAP

7301 176TH STREET EAST



REGIONAL MAP

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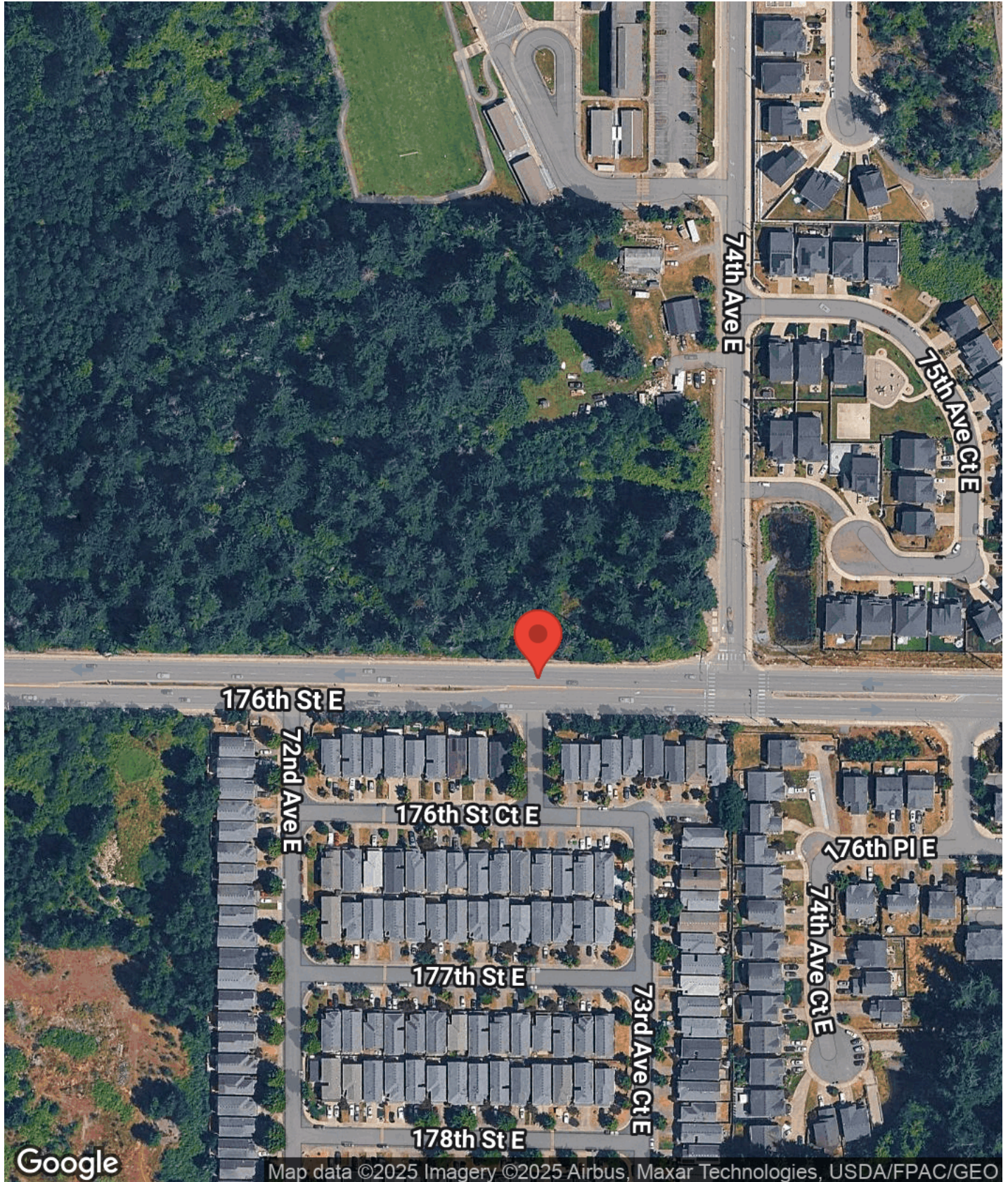


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AERIAL MAP

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Google

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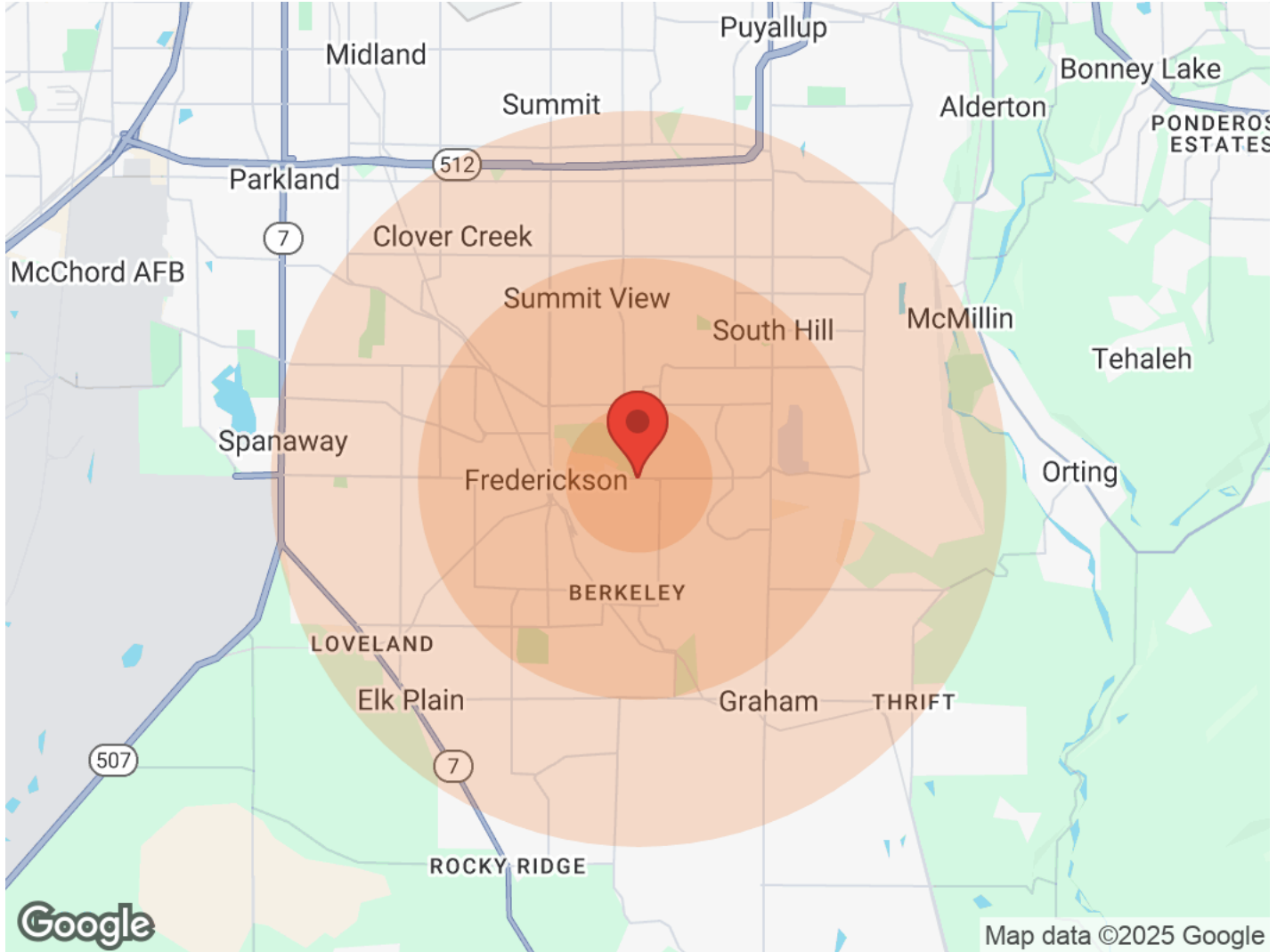


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,434	36,077	82,264
Female	6,097	34,867	83,367
Total Population	12,531	70,944	165,631

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,960	16,228	36,848
Ages 15-24	2,221	11,840	26,067
Ages 25-54	4,725	26,674	62,925
Ages 55-64	1,448	8,109	19,055
Ages 65+	1,177	8,093	20,736

Race	1 Mile	3 Miles	5 Miles
White	9,394	55,305	129,411
Black	548	3,410	8,294
Am In/AK Nat	59	240	602
Hawaiian	93	756	2,420
Hispanic	1,669	6,583	14,683
Multi-Racial	3,452	15,398	35,022

Income	1 Mile	3 Miles	5 Miles
Median	\$72,745	\$74,634	\$68,940
< \$15,000	153	994	3,325
\$15,000-\$24,999	275	1,084	3,626
\$25,000-\$34,999	105	1,144	4,065
\$35,000-\$49,999	651	3,310	8,020
\$50,000-\$74,999	982	5,725	13,547
\$75,000-\$99,999	587	4,622	10,763
\$100,000-\$149,999	941	5,109	10,437
\$150,000-\$199,999	275	1,103	2,457
> \$200,000	119	371	1,059

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,268	24,213	59,986
Occupied	3,988	22,899	56,574
Owner Occupied	3,201	18,478	41,888
Renter Occupied	787	4,421	14,686
Vacant	280	1,314	3,412

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