

EVERY DOOR

# Frederickson Development

17313 22nd Avenue E, Tacoma, WA 98445

EXCLUSIVELY LISTED BY | INDY BASRA WITH EVERY DOOR REAL ESTATE

E V E R Y   D O O R

# Executive Summary

THE OFFERING

**Prime      Five      Acre      Development      Site**  
*in Tacoma, Washington*

Every Door Real Estate is pleased to present an exceptional opportunity to acquire the Frederickson Development Site — a flat, rectangular 5-acre parcel designed for a **mix of duplex and triplex homes**. The project will be delivered as a Preliminary Plat, with approved site plans and permits to begin site work. All site improvements — including utilities, grading, and paving — will be completed by the buyer. This setup aligns with what most larger builders are accustomed to: purchasing land ready for site development and moving directly into construction.

Tacoma Narrows Bridge

## Site Overview

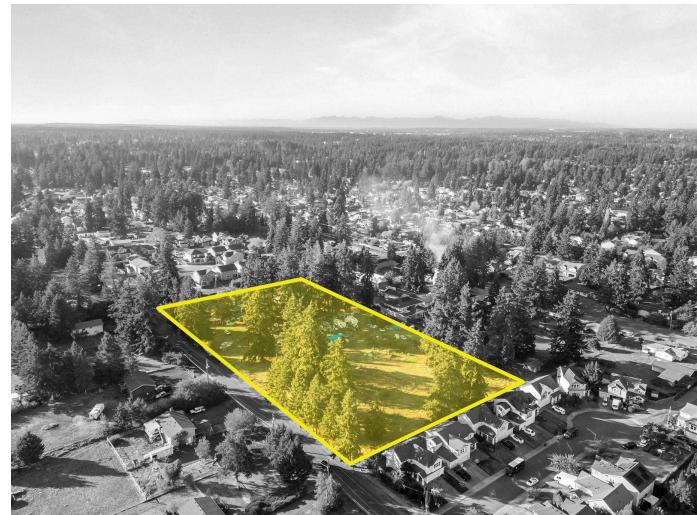
### PROPERTY HIGHLIGHTS

<b>Purchase Price</b>	\$2,499,999
<b>Address</b>	1760600159, 1760600157, 1760600155
<b>Site Area</b>	36,013 SF   0.83 Acres
<b>Parcel(s)</b>	RM24
<b>Zoning</b>	35'

### ENTITLEMENT HIGHLIGHTS

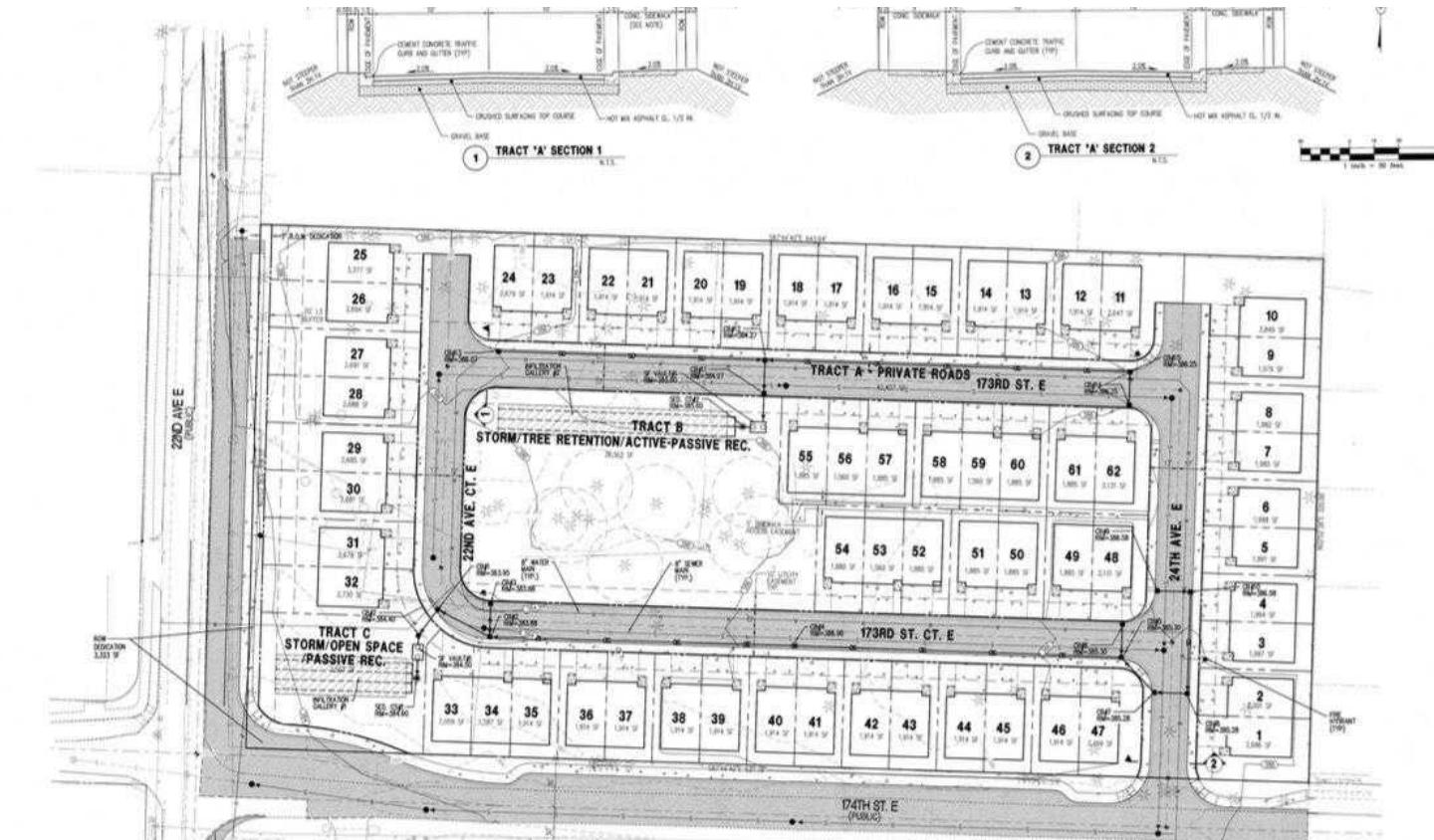
<b>Entitled Use</b>	Multifamily Residential
<b>Units</b>	120 Total 55 - 2BD/2BTH, 1,000 SF 65 - 3BD/2BTH, 1,380 SF
<b>Parking</b>	256 Total 75 Garage stalls 111 Surface stalls (standard) 60 Surface stalls (compact) 10 ADA surface stalls
<b>Building</b>	5
<b>Building Height(s)</b>	3-4 Stories

EVERY DOOR



## EVERY DOOR

## **Site Plan** Garden Style with 5 Buildings



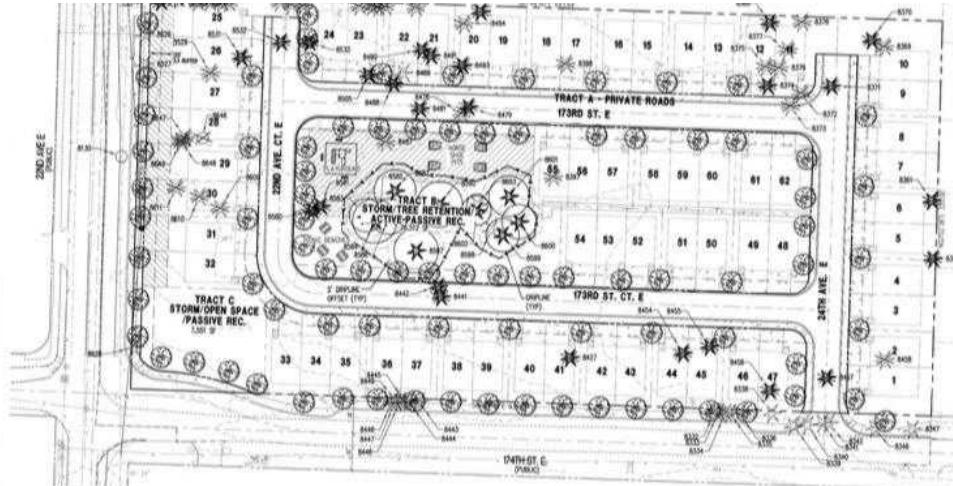
C.E.S. NW INC.  
CIVIL ENGINEERING & SURVEYING

## ELBERRY II DUPLEX & TRIPLEX CONCEPTUAL DRAINAGE & UTILITY PLAN

11

## **Building Plan Level One**

## EVERY DOOR



#### **TREES TO REMOVE**

## TREES TO REMOVE

### TREES IN RIGHT OF WA

TERM #	DBN/INCHES	BRIDES	TRUE CREDITS	SIGNIFICANT
8481	37	DIGITAL-FIR	3	V
8484	38	DIGITAL-FIR	3	V
8485	39	DIGITAL-FIR	3	V
8486	39	DIGITAL-FIR	3	V
8487	34	DIGITAL-FIR	3	V
8488	37	DIGITAL-FIR	3	V
8489	37	DIGITAL-FIR	3	V
8490	32	DIGITAL-FIR	3.5	
8499	37	DIGITAL-FIR	3	V
8500	37	DIGITAL-FIR	3	V
8601	33	DIGITAL-FIR	3	V
8602	34	DIGITAL-FIR	3	V

#### Tree Protection Timeline

**TREE RETENTION NOTES**

#### **TREE RETENTION NOTES:**

#### RECREATION STATISTICS.

TOTAL DRILLING UNITS	83 (NETS)
TOTAL RESERVATION REQUIRED	25,000 SF (30% OF 83)
TOTAL ACTIVE RESERVATION REQUIRED	1,750 SF (25 PERCENT OF TOTAL)
TOTAL RESERVATION PROVIDED	30,614 SF
HOME RESERVATION PROVIDED	8,256 SF (27 PERCENT OF TOTAL REQUIRED)
NONHOME RESERVATION PROVIDED	22,358 SF (73 PERCENT OF TOTAL REQUIRED)

**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
1000 10TH AVENUE, SUITE 2000  
SEATTLE, WASHINGTON 98101  
(206) 467-1200

**ELBERRY II DUPLEX & TRIPLEX**  
PRELIMINARY LANDSCAPE  
AND TOPO SURVEY PLAN

#### STREET TREE PLANTING & STAKING DETAILS

## Tacoma Highlights

TACOMA, known as the City of Destiny, shines as one of the nation's most livable and walkable cities, boasting a vibrant downtown core, excellent public transportation, and an array of recreational marvels. From scenic waterfront parks and captivating entertainment hubs to enriching museums and diverse retail experiences, Tacoma has it all. Recent rejuvenation efforts, including enhanced freeway access, the introduction of a light rail system, a revamped waterfront, and new cultural institutions, have paved the way for an affluent tenant influx. As the second-largest city in Puget Sound and Washington's third largest, Tacoma is a vibrant home to 221,000 residents.

Anchored by a robust education and employment framework, prominent names like the Health System, CHI Franciscan, Boeing, and Amazon bolster the local workforce. Tacoma is also home to major public and institutional employers like the University of Washington – Tacoma, Port of Tacoma, and Joint Base Lewis - McCord. Tacoma has benefited from domestic migration from in recent years as residents look for quality and relative affordability, as the cost of living in Tacoma-Pierce County is 31% cheaper than living in Seattle. Tacoma is strategically placed almost equidistant from Seattle and Olympia, Washington's largest city and capital, respectively, allowing residents easy commutes to employers scattered across the I-5 corridor.

## FACTS & STATS

**1st**

Largest City in  
Pierce County

**2nd**

Largest City in  
Puget Sound

**3rd**

Largest City in  
Washington State

**950,000**

Residents in Pierce  
County

**31%**

Lower Cost of Living  
Than Seattle

**221,000**

Population in  
Tacoma

**#3**

Best Places to Live  
in the U.S., 2023  
(Bankrate.com)

**#12**

Best Places for  
Business & Careers,  
2019 (Forbes)

## Employment Overview

### Tacoma's Largest Notable Employers

**Joint Base Lewis McCord**  
55,000 employees

**Multicare**  
20,945 employees

**Virginia Mason Franciscan Health**  
5,682 employees

**Emerald Queen Casino & Hotel**  
2,146 employees

**Amazon**  
1,800 employees

**Boeing**  
1,550 employees

**State Farm**  
1,219 employees

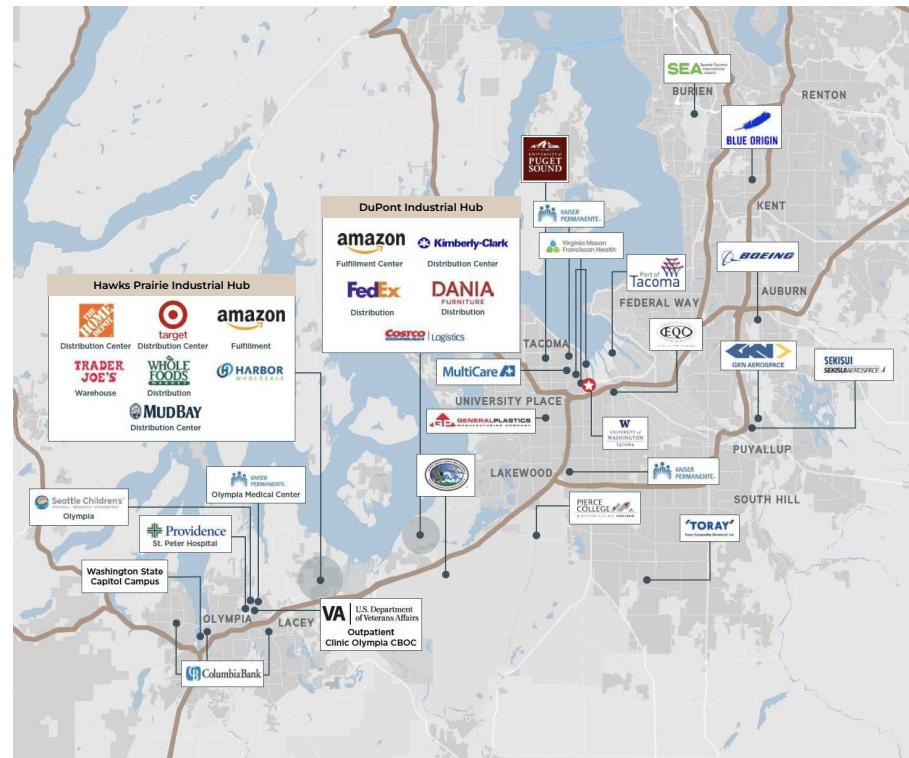
**Pierce College**  
670 employees

**Kaiser Permanente**  
750 employees

**University of Washington Tacoma**  
687 employees

**Columbia Bank (Umpqua Bank)**  
675 employees

**University of Puget Sound**  
269 employees



## Major Employers

### JOINT BASE LEWIS-MCCORD

Located just 8 minutes from Pacific Ridge, Joint Base Lewis-McChord (JBLM) is a world-class military installation and one of the largest in the United States. The base supports approximately 44,000 active-duty service members, 15,000 civilian and contract employees, and a vibrant community of over 50,000 family members. JBLM also serves more than 100,000 local retirees and their families, making it one of the region's most influential employers and economic drivers. Recognized as the premier military installation in the Pacific Northwest, JBLM continues to be one of the most requested duty stations in the U.S. Army.

4th largest  
military base

4th largest  
employer in  
Washington State

#1 employer in  
Pierce County

\$12B  
economic  
impact

55K employees

### PORT OF TACOMA

The Port of Tacoma is one of Pierce County's largest economic drivers, supporting approximately 52,100 jobs (including 18,000 direct jobs) and generating about \$4.4 billion in labor income. In 2015, the ports of Tacoma and Seattle joined forces to form the Northwest Seaport Alliance (NWSA), a collaborative partnership that manages marine cargo operations for both ports. Today, the NWSA ranks among the top container gateways in North America, handling tens of billions of dollars in international trade each year and connecting the Puget Sound region to more than 200 global markets.

### AEROSPACE

Pierce County plays a vital role in Washington's thriving aerospace sector, which ranks among the state's leading industries. The region is home to more than 80 aerospace-related firms, contributing to design, manufacturing, and advanced materials innovation. The Boeing Company, one of the world's largest aerospace manufacturers, operates key facilities in nearby Auburn, Kent, Renton, and Puyallup, supporting thousands of jobs throughout the South Puget Sound. Other major employers include Toray Composite Materials America, Inc., General Plastics Manufacturing Company, GKN Aerospace, and Sekisui Aerospace, Inc. In addition, Blue Origin, headquartered in the Kent Valley, employs over 2,500 people and continues to expand the region's reputation as a hub for aerospace technology and innovation.

### HEALTHCARE

Anchoring this dynamic growth is MultiCare Health System, a major healthcare employer in Tacoma, with more than 25,000 employees and providers across Washington. MultiCare's flagship, Tacoma General Hospital, is home to a 24-hour Level II trauma center and is connected to major cancer-care and neonatal services. In addition, Virginia Mason Franciscan Health remains a key employer in the region. Tacoma's workforce also includes significant organizations such as Kaiser Permanente, the Korean Women's Association, Community Health Care, TRA Medical Imaging, DaVita, and many others.

## Proximity to South Puget Sound's Leading Employers

### Fast Facts

- **10,000+ businesses** (estimate)
- **6,700 million** (\$6.7 B) in annual business revenue (estimate)
- **125 million SF of commercial** and industrial space (estimate)
- **252,000 employees** (estimate)
- 37,000 jobs added over the last decade (estimate)
- 49,000 manufacturing jobs (estimate)
- 22,000 aerospace/outer-space jobs (estimate)
- 19% of Washington State's employment in Global Trade & Supply Chain Management (estimate)

### Major Employers



9,600 Washington State Employees  
128K in SeaTac Office (Opened in 2020)



4,000 Employees at Kent Distribution Center



58K Washington State Employees  
2.5K in Kent  
15K in Renton



3,500 Employees  
233K in Kent HQ

### Other Notable Employers



## Tacoma's Dome District: Transit Oriented Neighborhood

The Dome District is one of Tacoma's most connected and energetic urban neighborhoods, positioned at the core of the city's transportation network. This bustling business and entertainment hub offers exceptional access to downtown Tacoma, the Thea Foss Waterway, and regional destinations throughout Pierce County. Bordered by Downtown Tacoma, Interstate 5, and the Port of Tacoma, the district serves as a key crossroads for commerce and commuters alike. Anchored by the iconic Tacoma Dome, the area is also home to Tacoma Dome Station, a major multimodal transit center for Pierce Transit, Sound Transit's Sounder and Link Light Rail, and Amtrak. With

its mix of restaurants, shops, services, and cultural attractions, the Dome District continues to grow as a dynamic destination for residents, visitors, and businesses seeking convenience and connection.



## Tacoma Activities

### Entertainment & Arts

#### **The Tacoma Dome**

*Largest indoor venue in the state of Washington – 21,000 seating capacity*

#### **Cheney Stadium**

*Home to the Tacoma Rainiers*

#### **Tacoma Mall**

*150 stores and restaurants: Nordstrom, H&M, Apple, lululemon, Cheesecake Factory, BJ's Brewhouse, and Texas de Brazil*

#### **Emerald Queen Casino**

#### **Tacoma Art Museum**

#### **Museum Of Glass**

#### **Washington State History**

#### **Museum**

#### **Lemay - America's Car Museum**

#### **Pantages Theater**

#### **Brewery Blocks**

#### **Tacoma Town Center**

### Outdoor Recreation & Activities

#### **Crystal Mountain Ski Resort**

*Largest ski resort in Washington State*

#### **Point Defiance Park & Point Defiance Zoo & Aquarium**

*3 Million annual visitors  
Only combined zoo and aquarium in the PNW*



#### **Chambers Bay Golf Course**

*Home of the 2015 US Open*

#### **Tacoma And Ruston Waterfront**

#### **Mount Rainier National Park**

#### **Wright Park And W.W. Seymour**

#### **Botanical Conservatory**

Chambers Bay Golf Course

## Higher Education

### Pacific Lutheran University

#### Awards & Recognition

Washington State's #1 Best Small College to Help Graduates Find a Job. Ranked #9 in the nation for Financial Aid by LendEDU. Named one of the Top 10 Best Value Schools in the West by U.S. News and World Report.

**1888**

Founded

**2,400**

Undergrad  
Students

**300**

Graduate  
Students

**12:1**

Student to  
Staff Ratio

### University of Washington Tacoma

#### Awards & Recognition

UW Tacoma's overall economic impact to the state of Washington is \$313.5 million. The university is ranked the #1 Top Performer for Social Mobility in the West and #2 Best Bang for Your Buck in the West by Washington Monthly. Additionally, 8 out of 10 alumni choose to stay and work in Washington State.

**1990**

Founded

**1,400**

Undergrad  
Students

**700**

Graduate  
Students

**10,000**

Master Plan  
to Grow  
Enrollment

### University of Puget Sound

#### Awards & Recognition

The university is recognized as one of 40 "Colleges That Change Lives" and has earned a four-star rating in Money magazine's "Best College in America" listing. It has also been named among the Princeton Review's Best Regional Colleges (Western), Best Value Colleges, and Top 20 "Most Beautiful Campuses in America."

**1888**

Founded

**1,900**

Undergrad  
Students

**300**

Graduate  
Students

**275**

Full & Part  
Time Staff

## South Sound Overview

### Sea-Tac

SeaTac, Washington covers about 10.06 square miles and is home to roughly 31,000 residents. The city includes more than 900 licensed businesses, with over 70 ranked among the Fortune 1000. Major employers such as Alaska Airlines and Horizon Air have their headquarters here. Seattle-Tacoma International Airport (SEA), located within the city, serves as a key regional economic driver—supporting nearly 175,000 jobs statewide, generating \$10.5 billion in employee compensation, and producing about \$33.4 billion in business output.

### Designated Regional Growth Center

**10.5B**

Planned 2019-2029  
Infrastructure & Capital Investments

**40K+**

Jobs in Tacoma

**3**

Light Rail Stations

### Sea-Tac Airport's Growing Economic Potential

Driven by the region's strong economy, air travel at Seattle-Tacoma International Airport (SEA) continues to grow. Passenger volumes are projected to reach about 66 million annually by 2034, up from roughly 50 million today. This increase is expected to create tens of thousands of new jobs both at the airport and across the tourism and hospitality industries. Major investments include the completed International Arrivals Facility, terminal and concourse renovations, and upgraded baggage and roadway systems. These projects will generate thousands of construction jobs and expand opportunities for businesses of all sizes.

**22.5B**

In Business Revenue

**12th**

Busiest Airport in the US

**87K+**

Direct Jobs

**151K+**

Jobs Generated

**66M**

Annual Passengers  
Projected by 2034

EVERY DOOR

# Thank you

CONTACT INFO:

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