

An aerial photograph of a suburban neighborhood. In the foreground, a large, irregularly shaped lot is outlined with a white line. This lot is densely wooded with tall evergreen trees. To the left and right of this lot are residential streets with houses and lawns. In the background, a range of mountains is visible under a clear sky, with a prominent mountain peak in the center.

EVERY DOOR

Frederickson Development

17313 22nd Avenue E, Tacoma, WA 98445

EXCLUSIVELY LISTED BY | INDY BASRA WITH EVERY DOOR REAL ESTATE

EVERY DOOR

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

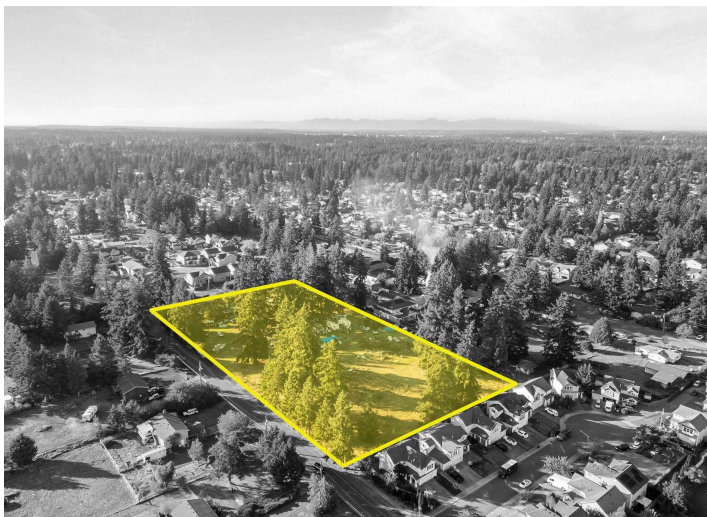
PROPERTY HIGHLIGHTS

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

ENTITLEMENT HIGHLIGHTS

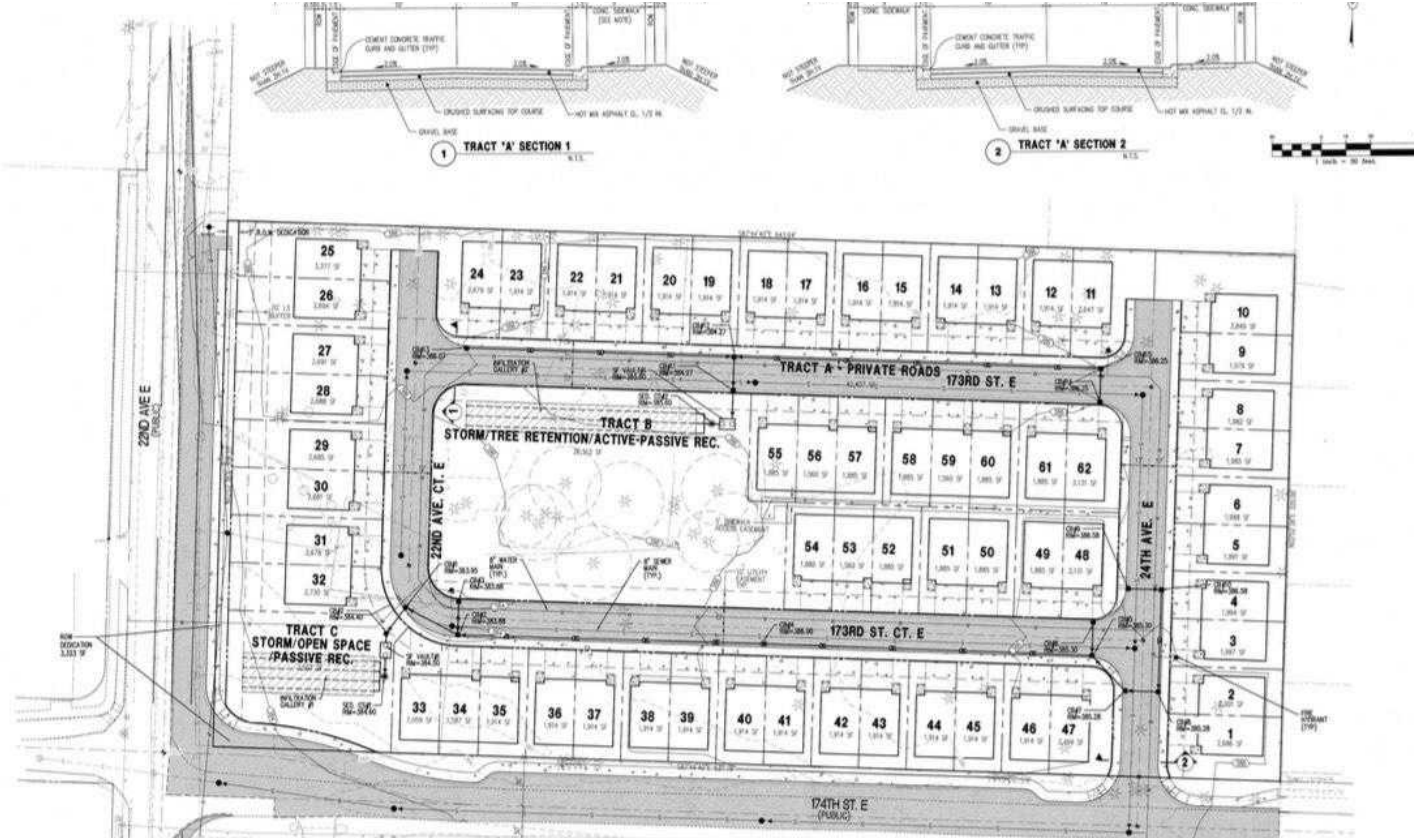
Entitled Use	Multifamily Residential
Units	120 Total 55 - 2BD/2BTH, 1,000 SF 65 - 3BD/2BTH, 1,380 SF
Parking	256 Total 75 Garage stalls 111 Surface stalls (standard) 60 Surface stalls (compact) 10 ADA surface stalls
Building	5
Building Height(s)	3-4 Stories

EVERY DOOR



Site Plan Garden Style with 5 Buildings

EVERY DOOR



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

MULBERRY II DUPLEX & TRIPLEX
CONCEPTUAL DRAINAGE & UTILITY PLAN

Designed: [blank] Drawn: [blank]

Checked: [blank] [blank]

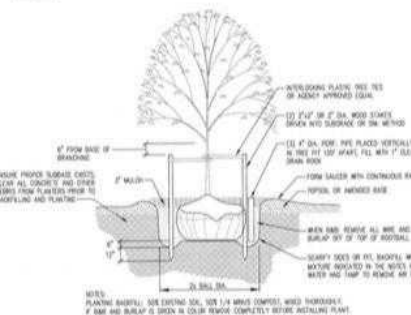
Scale: 1" = 30' Horiz. 1" = 10' Vert.

North Arrow

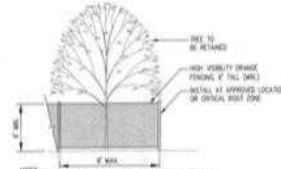
EVERY DOOR



TOTAL DWELLING UNITS	62 UNITS
TOTAL RECREATION REQUIRED	5,000 SF (80% OF 62)
TOTAL ACTIVE RECREATION REQUIRED	7,700 SF (25 PERCENT OF TOTAL)
TOTAL RECREATION PROVIDED	24,019 SF
ACTIVE RECREATION PROVIDED	8,250 SF (35 PERCENT OF TOTAL REQUIRED)



814



THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND LEAVING, AND NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE TREE PROTECTION ZONE (TPZ). NO BRUSH CLEANS WITHIN THE TPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE (BROAD) COCKLES, NO CUTS OR FALLS, UTILIZING REMOVAL NOTIFICATIONS TO STAKEOUT, OR CONCRETE ROE BATES SHOULD WITHIN THE TPZ NO WHEEL, CABLE OR OTHER DEVICES

TREES TO REMOVE				
TREE #	DIMENSIONS	SPECIES	DOMINANT	
8881	52	ORNUS ALBA	Y	
8882	18	ORNUS ALBA	Y	
8883	8	ORNUS ALBA		
8884	8	ORNUS ALBA		
8885	36	ORNUS ALBA	Y	
8886	14	ORNUS ALBA		
8887	14	ORNUS ALBA		
8888	14	ORNUS ALBA		
8889	18	ORNUS ALBA		
8890	18	ORNUS ALBA		
8891	18	ORNUS ALBA		
8892	18	ORNUS ALBA	Y	
8893	12	ORNUS ALBA		
8894	12	ORNUS ALBA		
8895	12	ORNUS ALBA		
8896	12	ORNUS ALBA		
8897	12	ORNUS ALBA		
8898	12	ORNUS ALBA		
8899	12	ORNUS ALBA		
8900	12	ORNUS ALBA		
8901	12	ORNUS ALBA		
8902	8	ORNUS ALBA	Y	
8903	8	ORNUS ALBA		
8904	8	ORNUS ALBA		
8905	18	ORNUS ALBA		
8906	36	ORNUS ALBA	Y	
8907	36	ORNUS ALBA	Y	
8908	36	ORNUS ALBA	Y	
8909	36	ORNUS ALBA	Y	
8910	36	ORNUS ALBA	Y	
8911	36	ORNUS ALBA	Y	
8912	36	ORNUS ALBA	Y	
8913	36	ORNUS ALBA	Y	
8914	36	ORNUS ALBA	Y	
8915	36	ORNUS ALBA	Y	
8916	36	ORNUS ALBA	Y	
8917	8	ORNUS ALBA		
8918	12	ORNUS ALBA		
8919	12	ORNUS ALBA		
8920	12	ORNUS ALBA		

TREE #	DIMENSIONS	STATUS
0130	6	DOUGLAS-FIR
0052	6	DOUGLAS-FIR
0055	12	DOUGLAS-FIR
0054	0	DOUGLAS-FIR
0056	0	DOUGLAS-FIR
0058	11	DOUGLAS-FIR
0059	12	DOUGLAS-FIR
0060	12	DOUGLAS-FIR
0060	12	DOUGLAS-FIR
0061	8	DOUGLAS-FIR
0062	13	DOUGLAS-FIR
0066	11	DOUGLAS-FIR
0067	21	DOUGLAS-FIR
0068	17	DOUGLAS-FIR
0069	14	DOUGLAS-FIR
0069	6	DOUGLAS-FIR
0067	13	DOUGLAS-FIR
0069	13	DOUGLAS-FIR
0068	17	DOUGLAS-FIR
0069	17	DOUGLAS-FIR
0077	10	DOUGLAS-FIR
0078	52	DOUGLAS-FIR

1. THIS TREE PLAN HAS BEEN PREPARED BY DON GARRÉAU
PERCE CERTAINTY QUALIFIED PROFESSIONAL FORESTER.
2. TREES LOCATED ALONG THE PROPERTY'S FRONTAGE ARE NOT
INCLUDED IN THE TREE RETENTION CALCULATIONS OR

TREES TO SAVE				
TREE #	DIM. (INCHES)	SPECIES	TREE CREDITS	DISCOUNT
1001	12	DOUGL. AS. FUR.	3	✓
1002	14	DOUGL. AS. FUR.	3	✓
1003	28	DOUGL. AS. FUR.	3	✓
1004	26	DOUGL. AS. FUR.	3	✓
1005	14	DOUGL. AS. FUR.	3	✓
1006	12	DOUGL. AS. FUR.	3	✓
1007	16	DOUGL. AS. FUR.	3	✓
1008	14	DOUGL. AS. FUR.	3	✓
1009	12	DOUGL. AS. FUR.	3	✓
1010	14	DOUGL. AS. FUR.	3	✓
1011	16	DOUGL. AS. FUR.	3	✓
1012	14	DOUGL. AS. FUR.	3	✓
1013	12	DOUGL. AS. FUR.	3	✓
TOTAL TREE CREDITS			37.8	

TEMPORARY EROSION PROTECTION FENCING WILL BE INSTALLED PER DETAIL ON THIS SHEET AND AS INDICATED ON THE PLAN FROM E. CLEARING AND GRADING. IT IS ANTICIPATED THAT CLEARING AND GRADING PLANS WILL BE APPROVED BY SUMMER OF 2025.

NET DEVELOPABLE AREA (NDA)	4.78 ACRES
NET TREE UNITS REQUIRED	3.76 ACRES
TOTAL NET TREE UNITS AVAILABLE	75 UNITS (20 UNITS @ 3.76 AC)
NET TREE UNITS PRODUCED	38 UNITS
NET TREE UNITS PRODUCED	58 UNITS (84 TREE UNITS)
TOTAL TREE UNITS PRODUCED	123 NET UNITS
NET SURPLUS TREES	88 TREES
REQUIRED SIGNIFICANT TREES TO REMAIN	11 TREES (10 PERCENT)

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TREE PLAN PREPARED BY:

 10/10/05
 DONALD SARRÉAU
 PROFESSIONAL
 FORESTER

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MULBERRY II DUPLEX & TRIPLEX
PRELIMINARY LANDSCAPE
AND TREE RETENTION PLAN

Designed	0.49
Drawn	0.49
Checked	0.49

EVERY DOOR

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

221,000

Population in
Tacoma

31%

Lower Cost of Living
Than Seattle

#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

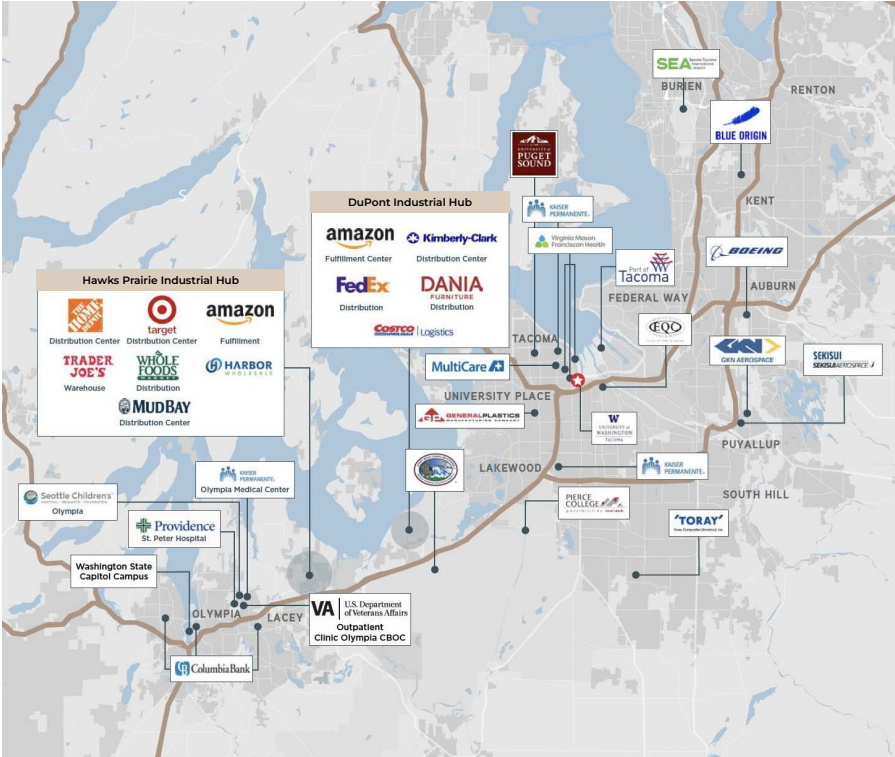
Pierce College
670 employees

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
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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

BLUE ORIGIN

3,500 Employees
233K in Kent HQ

EVERY DOOR

Other Notable Employers



OMAX

A Hypertherm Associates Brand



Sysco

PACCAR

MIKRON



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.

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.

Designated Regional Growth Center

10.5B

Planned 2019-2029
Infrastructure & Capital
Investments

40K+

Jobs in
Tacoma

3

Light Rail
Stations

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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