

# 144TH & CANYON ROAD

FOR SALE: \$2,700,000

5425 144TH ST E | PUYALLUP WA 98375

## PERMIT-READY, ENTITLED LAND IN EC ZONING



### SALE INFORMATION

#### Land Size

99,334 SF

#### Sale Price

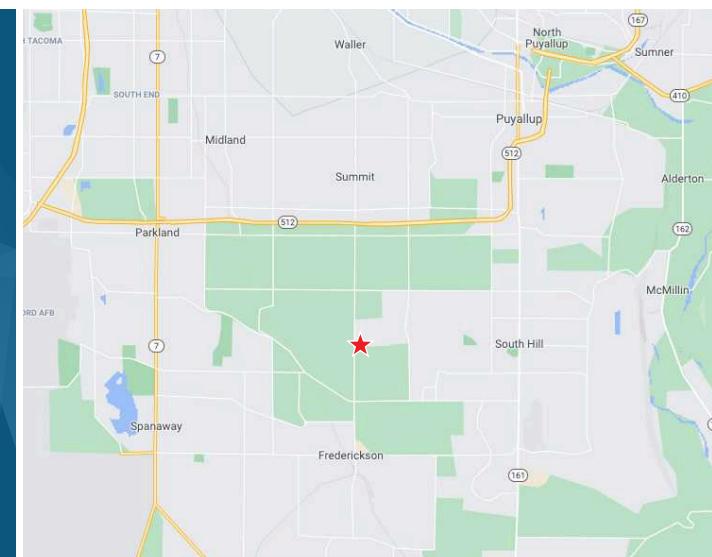
\$2,700,000

#### Zoning

Employment Corridor

#### PROPERTY FEATURES

- Permit ready, fully entitled 2.28 acres on the NE corner of 144th and Canyon Road E at signalized intersection.
- Access is from 144th, so the expense of a collector/distributor lane is not needed. A rare non-wetland Canyon Road location.
- Completely permitted for a 20' tall, 7,500 SF building along with a 3,125 SF indoor storage area, plus yard space. Permit can be modified and adapted for other designs or needs.
- Employment Corridor Zoning allows for a range of uses, including motor vehicle uses, multifamily, etc.
- Pierce County EC zoning allows for a variety of uses: shop, warehouse, retail, or industrial outdoor storage.
- Plans available for review by request.



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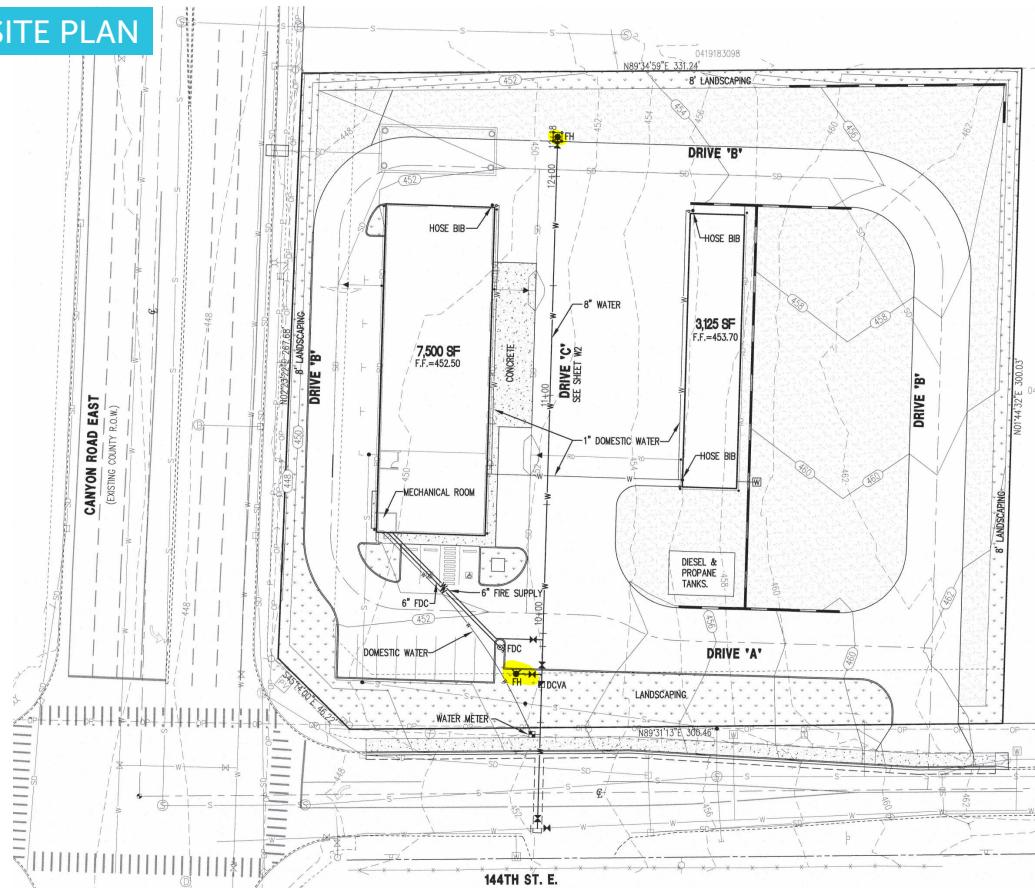
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## POTENTIAL SITE PLAN



## RENDERING OF PLANS



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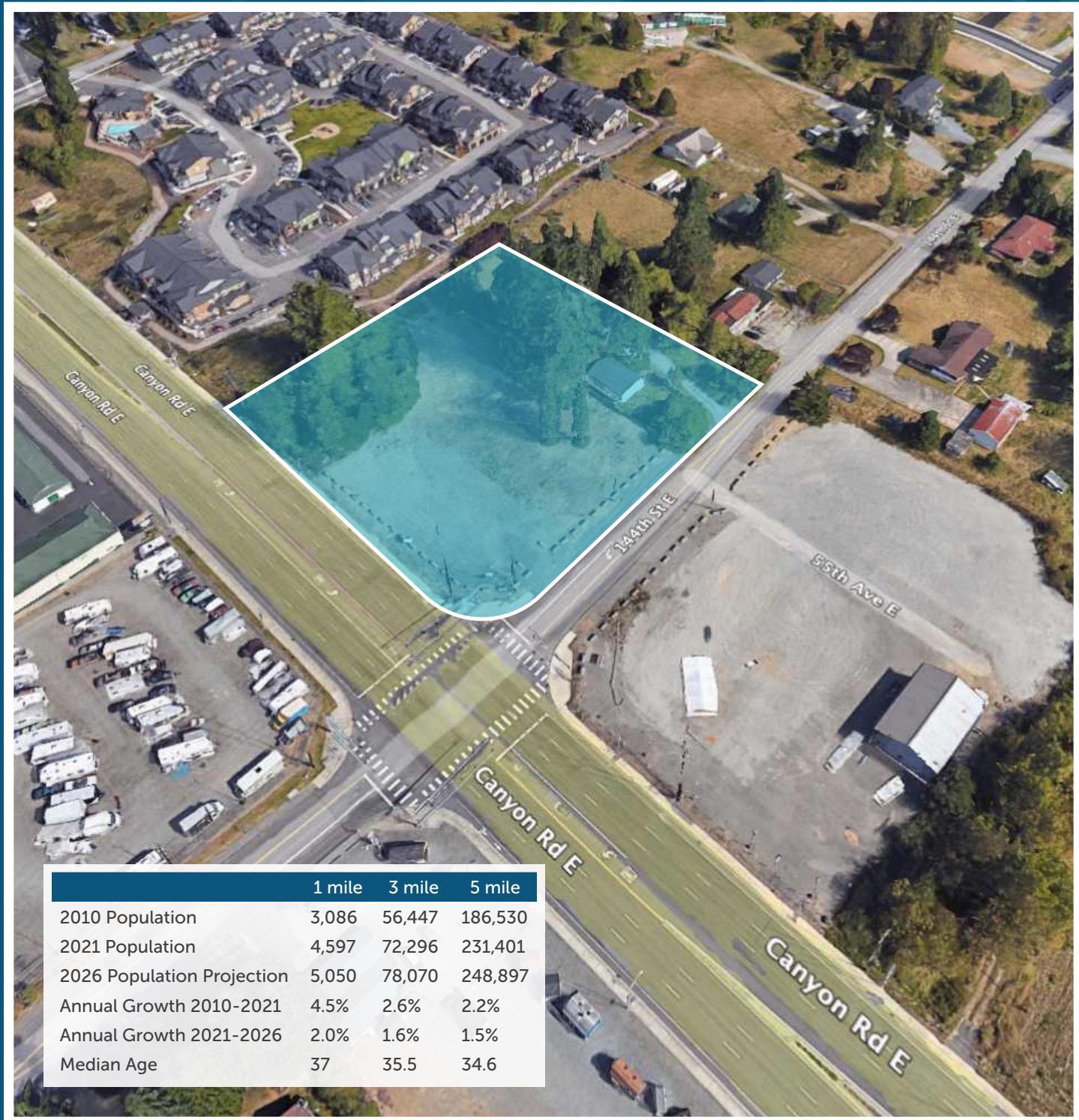
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	1 mile	3 mile	5 mile
2010 Population	3,086	56,447	186,530
2021 Population	4,597	72,296	231,401
2026 Population Projection	5,050	78,070	248,897
Annual Growth 2010-2021	4.5%	2.6%	2.2%
Annual Growth 2021-2026	2.0%	1.6%	1.5%
Median Age	37	35.5	34.6

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