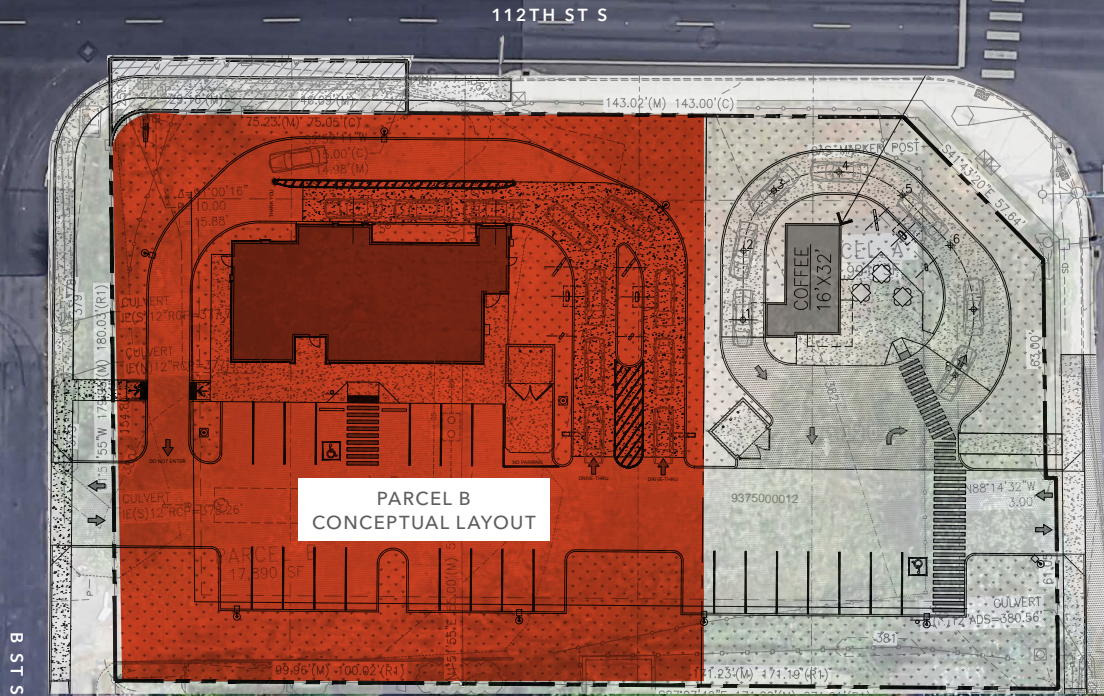


FOR SALE

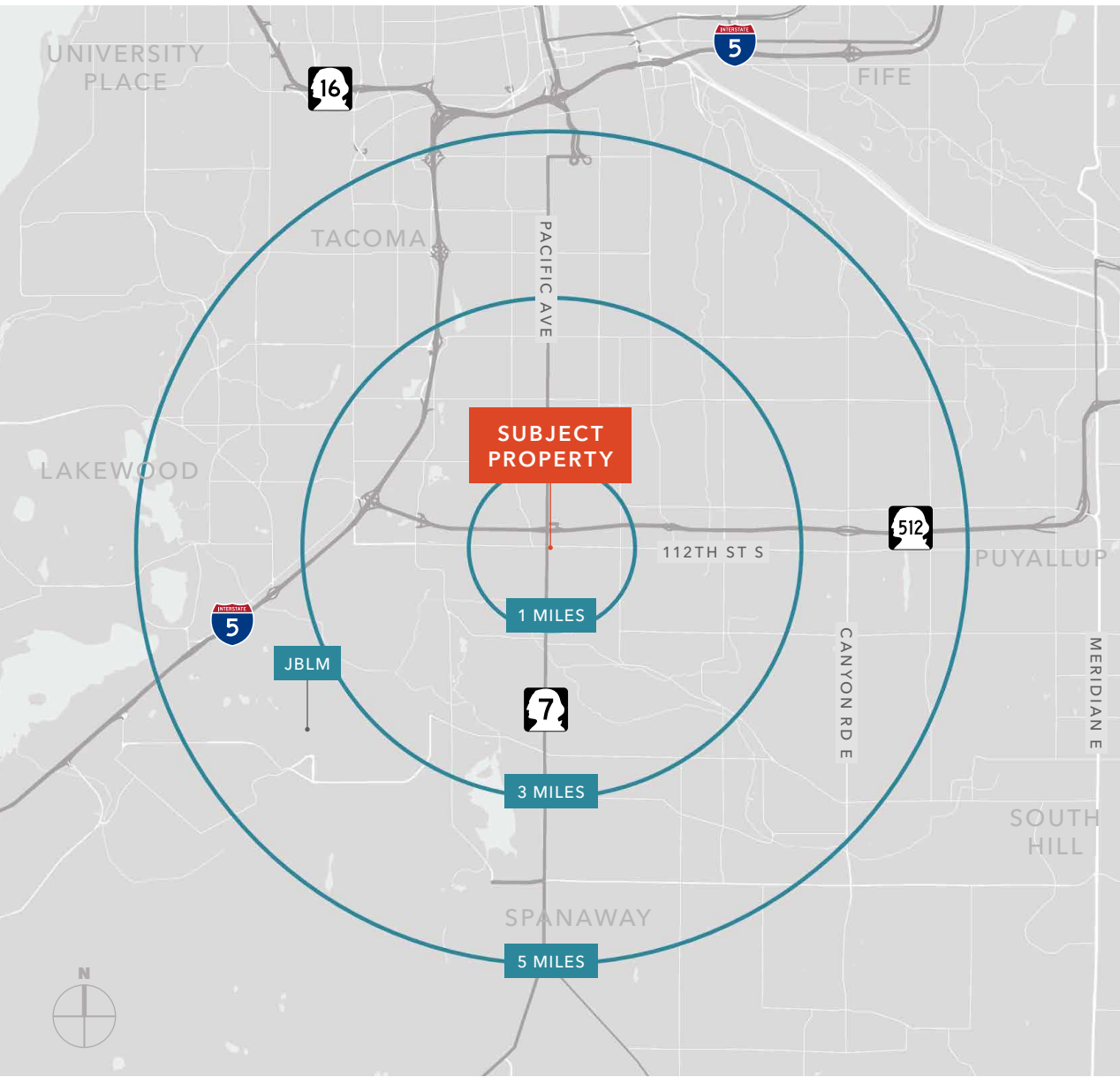
COMMERCIAL PAD SITE

SE Corner of 112th and B Street

11207 B ST, TACOMA, WA 98444



PARCEL B
CONCEPTUAL LAYOUT



±27,998 SF Land (±0.64 acres)

Level ground

16,000+ cars per day

Located 2 minutes from Highway 512

161 feet on 112th and approximately 154 feet on B St Zoned CMUD

Price \$499,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2025)	16,418	92,837	241,028
Average HH Income (2025)	\$92,508	\$101,069	\$108,202
Estimated HH (2025)	5,870	34,188	90,077



 **40,893+ VEHICLES**
Average Daily Traffic

POTENTIAL USES

(to be verified by buyer)

CONDITIONAL USES

- Administrative Government Services
- Community and Cultural Services
- Day-Care Centers
- Education
- Health Services
- Postal Services
- Public Park Facilities
- Public Safety Services
- Religious Assembly
- Transportation
- Electrical Facilities
- Natural Gas Facilities
- Pipelines
- Sewage Collection Facilities
- Sewage Treatment Facilities
- Stormwater Facilities
- Telecommunication Towers or Wireless
- Facilities
- Utility or Public Maintenance Facilities
- Waste Disposal Facilities
- Waste Transfer Facilities
- Water Supply Facilities
- Amusement and Recreation
- Billboards
- Building Materials and Garden Supplies
- Commercial Centers
- Eating and Drinking Establishments
- Lodging
- Storage and Moving
- Wholesale Trade
- Basic Manufacturing
- Contractor Yards

- Food and Related Products
- Industrial Services and Repair
- Intermediate Manufacturing and
- Intermediate/Final Assembly
- Motion Picture, Television and
- Radio Production Studios
- Off-site Hazardous Waste
- Treatment and Storage Facilities

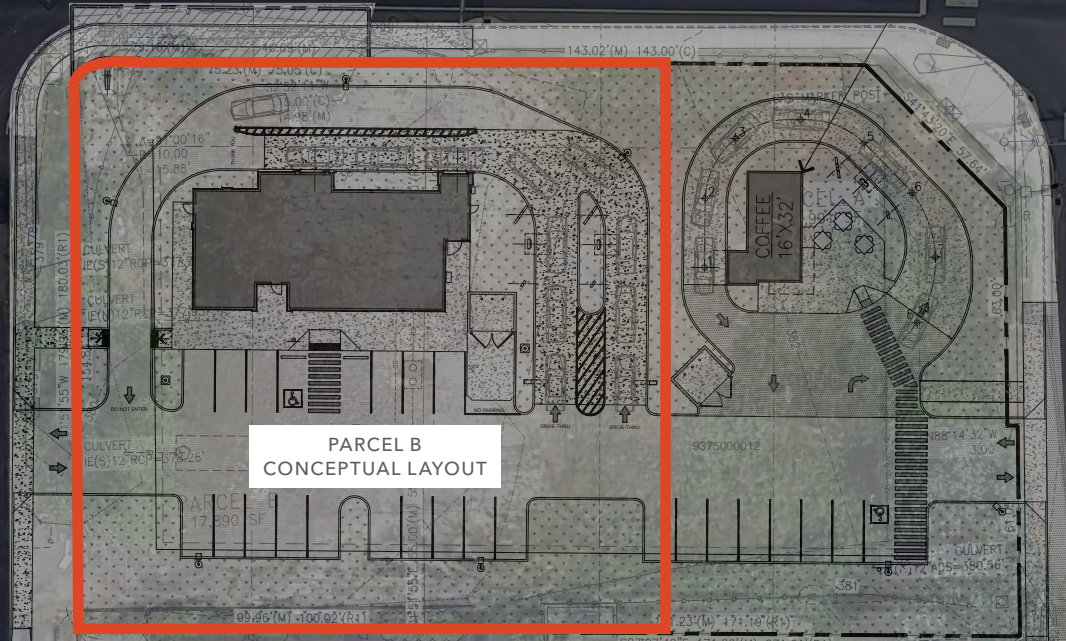
OUTRIGHT USES

- Agricultural Product Sales
- Agricultural Services
- Agricultural Supply Sales
- Bulk Fuel Dealers P
- Business Services
- Buy-Back Recycling Center
- Food Stores
- Mobile, Manufactured and

- Modular Home Sales
- Motor Vehicles and Related
- Equipment Sales, Rental, Repair and
- Services
- Personal Services
- Pet Sales and Services
- Rental and Repair Services
- Sales of General Merchandise
- Printing, Publishing and Related
- Industries
- Recycling Processor
- Salvage Yards/Vehicle Storage
- Warehousing, Distribution and
- Freight Movement

*Uses To Be Verified With Pierce County

11207 B ST



PARCEL B
CONCEPTUAL LAYOUT

Exclusively listed by

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km Kidder
Mathews