

PUYALLUP THUN FIELD ACREAGE

*38.49 AC Raw Land
Available for Sale*

164TH ST E & 110TH AVE E
PUYALLUP, WA

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PUYALLUP THUN
FIELD ACREAGE



110TH AVE E

164TH ST E

170TH ST E



Strategically located raw industrial zoned land near Meridian Ave E, ideal for development in a rapidly expanding market

PROPERTY HIGHLIGHTS

±5.50 - 6.75 acres of usable / developable land area (dependent on buffer averaging and potential wetland mitigation strategy). **BUYER TO VERIFY.**

38.49 total acres

Parcel 1: 041927-1031

Parcel 2: 041927-1030

\$2,500,000 Sale Price

Employment Center (EC) zoning - designated for industrial, manufacturing, corporate office, and business services

→ [ZONING TABLE](#)

Utility Providers:

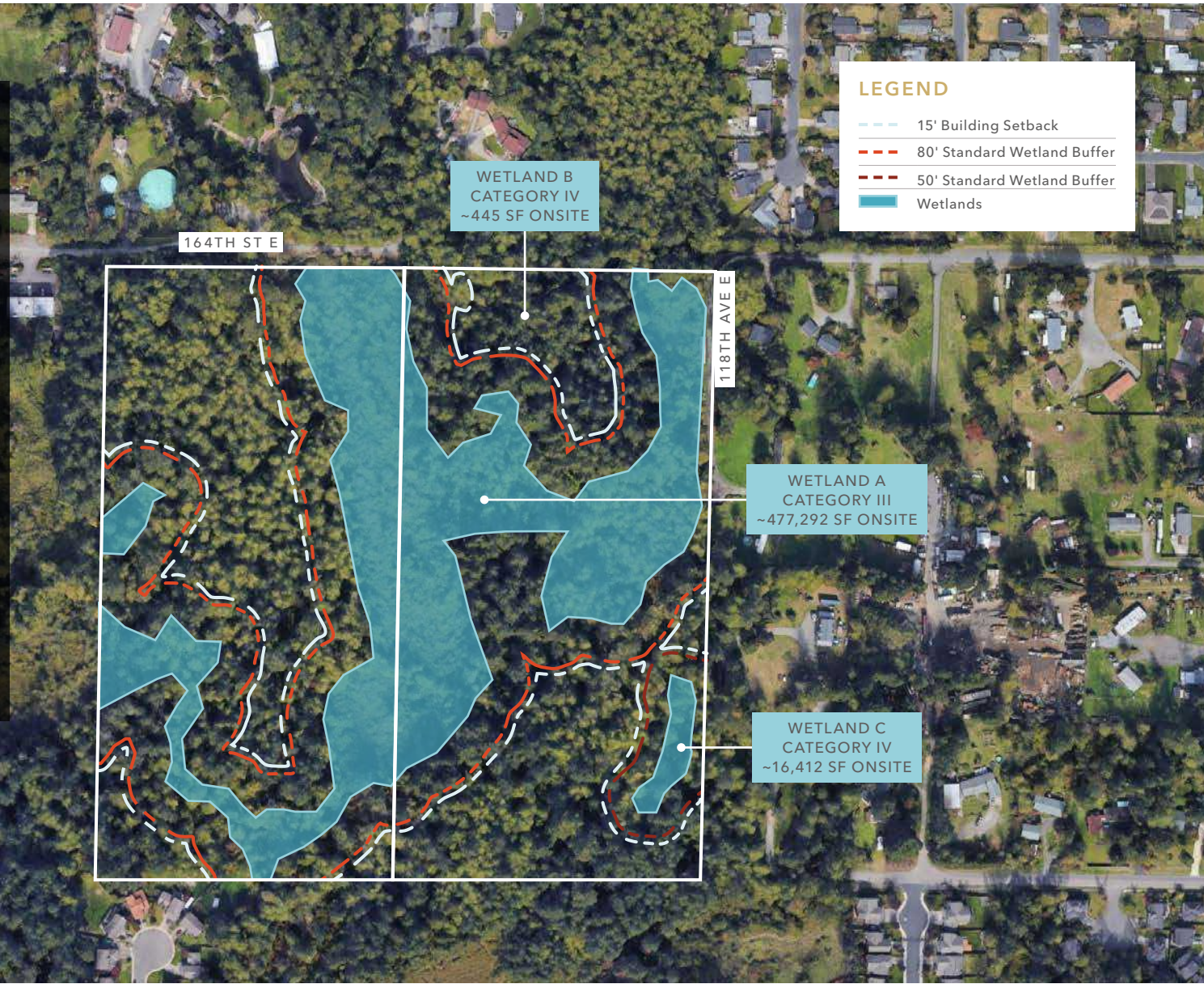
- Power & Gas: Puget Sound Energy
- Water: Firgrove Mutual Water Company

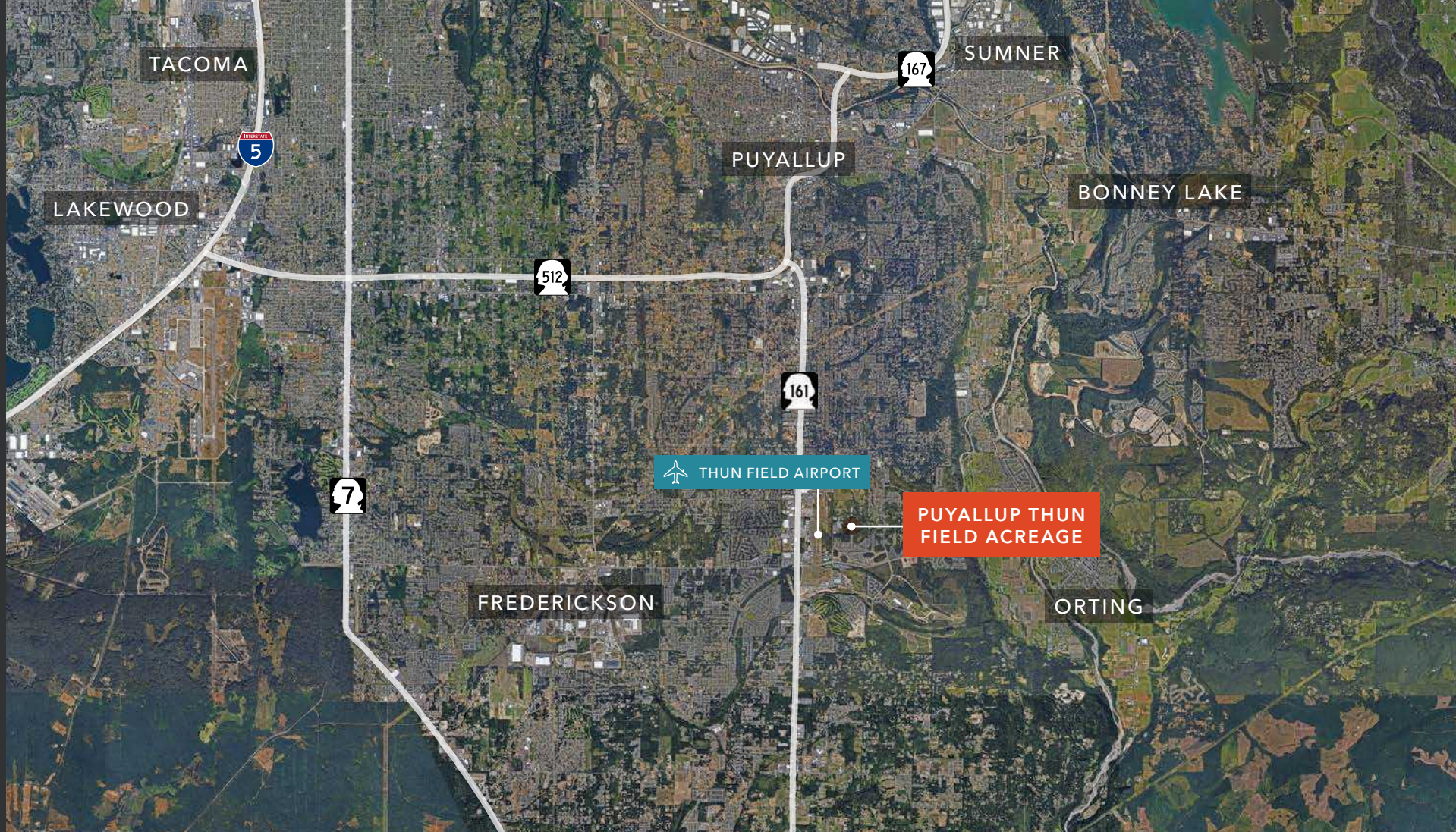
→ [VIEW ESTIMATED USABLE LAND](#)



**PRE-DEVELOPMENT
STUDIES COMPLETED
BY SELLER**

- Wetlands study completed, including delineation and approvals from Pierce County & Army Corps, as well as wetland buffer recording with sign installation completed (Pierce County)
- Topographical and Boundary Surveys completed
- Geotechnical Report
- Phase I Environmental Site Assessment
- Due diligence materials available upon request





For more information, contact

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