

400 SW WYCOFF RD

PORT ORCHARD, WA 98367



*21+ Acre lot for large lot subdivision
just across Kitsap County Lines for
Sale*

Zoning: Rural Residential (1 DU/5 AC)

Large old growth timbers with timbering estimates
over \$900K

Property consists of two parcels totaling just over
21.31 acres of land

- 352301-3-010-2009
- 022201-2-003-2000

A boundary line adjustment (BLA) is in progress to
reduce lot 352301-3-010-2009 by 0.25 acres

Conveniently located directly off the main
thoroughfare of Madrona Road SW and private
Wycoff Road SW

\$1,250,000

SALE PRICE

BRUCE BARKER, MBA

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KIDDER.COM

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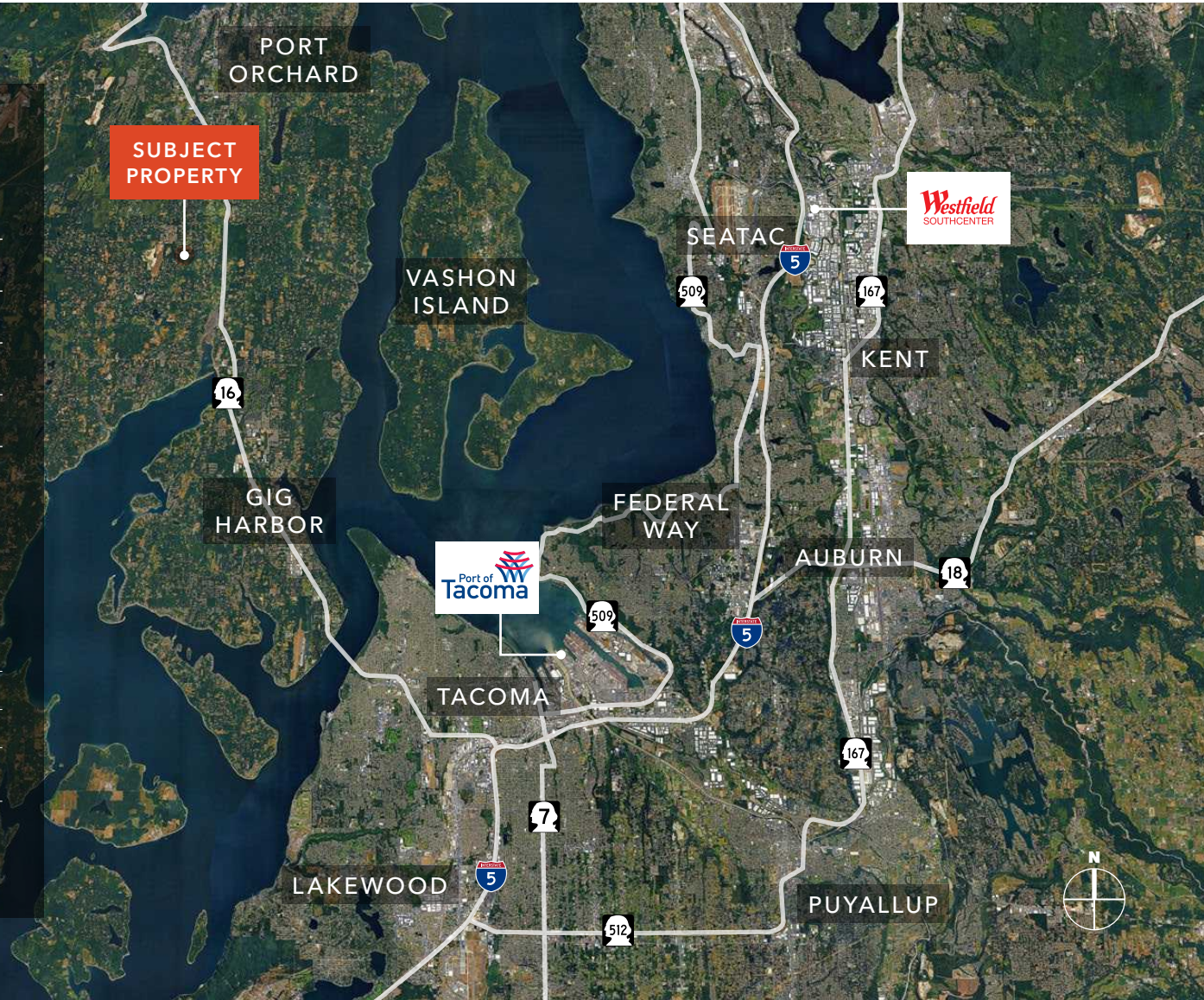
DRIVE TIMES

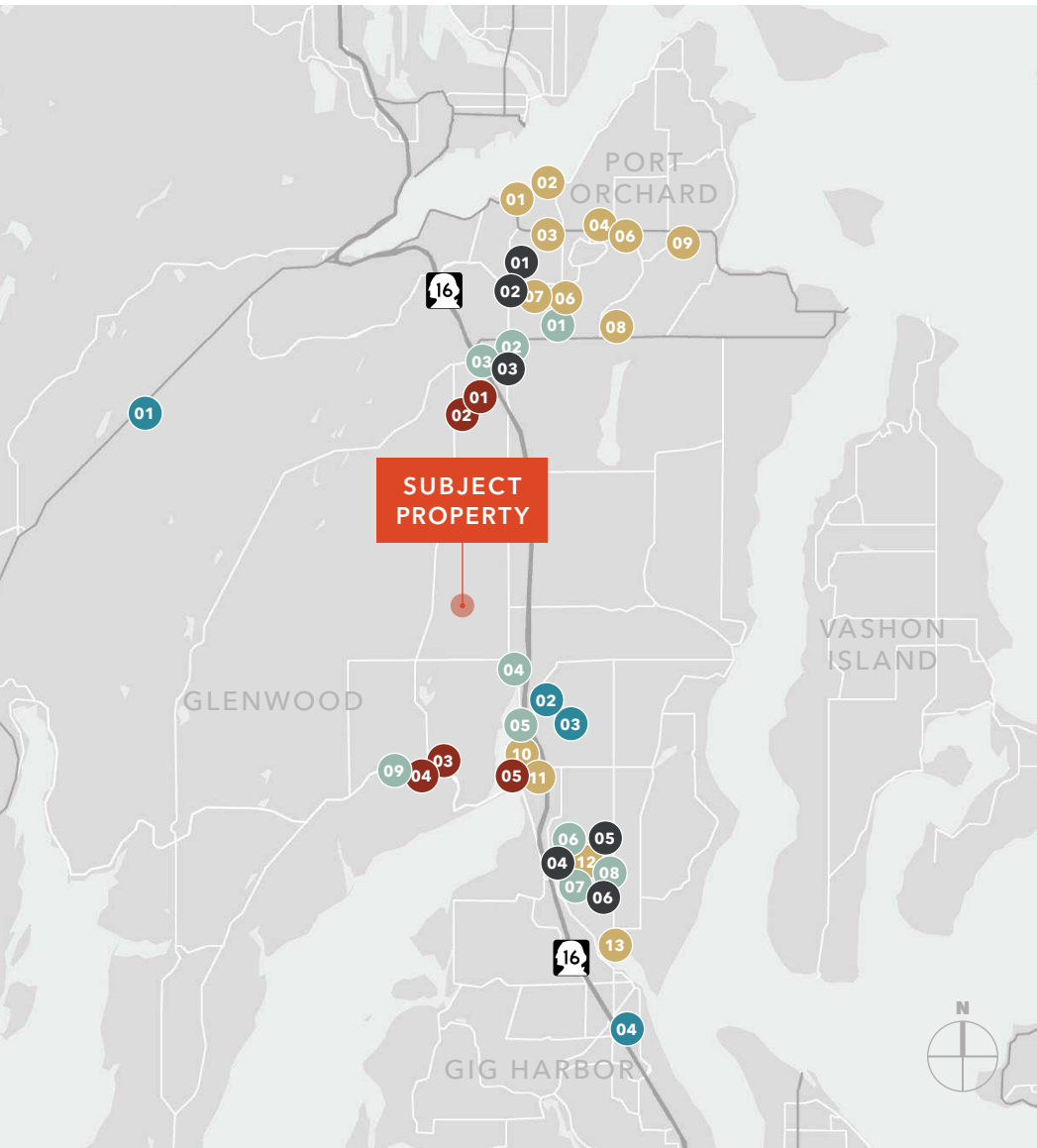
PORT ORCHARD	16 MINUTES
GIG HARBOR	16 MINUTES
TACOMA	28 MINUTES
LAKWOOD	33 MINUTES
FEDERAL WAY	40 MINUTES
SEATAC AIRPORT	50 MINUTES

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	744	4,987	15,269
2028 PROJECTED	748	5,035	16,282
2023 AVERAGE	\$136,076	\$134,720	\$140,666
2028 AVERAGE PROJECTED	\$136,625	\$135,331	\$140,838
MEDIAN AGE	39.3	43.2	42.8

SUBJECT PROPERTY





EAT + DRINK

- 01 Mina's Cafe
- 02 Brickhouse 714 Bar & Grill
- 03 Taqueria Mucho
- 04 Pho Season
- 05 Spiro's Pizza & Pasta
- 06 Wendy's
- 07 Tapatios Mexican Grill
- 08 Blue Agave
- 09 East Teriyaki
- 10 Easy Thai Easy Go
- 11 Local Boys Tap Room
- 12 Mod Pizza
- 13 Morso Bistro

BANKS

- 01 Kitsap Bank
- 02 Bank of America
- 03 Umpqua Bank
- 04 Chase Bank
- 05 Key Bank
- 06 BECU Credit Union

SHOPS

- 01 Walmart
- 02 Fred Meyer
- 03 Safeway
- 04 Burley Store
- 05 Bridgeway Market
- 06 Target
- 07 Costco
- 08 Walgreens
- 09 Dollar Tree

MEDICAL

- 01 Harrison Belfair Urgent Care
- 02 St. Anthony's Hospital
- 03 MultiCare Urgent Care
- 04 Franciscan Urgent Care

CAFFEINE

- 01 Revive Coffee
- 02 Gravity Coffee
- 03 Morning Star Espresso
- 04 Ravensara Espresso
- 05 Cutters Point