

FOR SALE

UNIVERSITY PLACE LANDMARK DEVELOPMENT SITE

6802 27TH ST W, UNIVERSITY PLACE, WA 98466



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Uncover the potential of a 4.7-acre multifamily development site at the entrance to Fircrest and University Place, capitalize on the local amenities along with Tacoma, Gig Harbor, Lakewood, and JBLM only a short drive away. Strategically positioned just opposite the Fircrest Golf Club.

PROPERTY OVERVIEW

LOT SIZE	204,849 SF
ZONING	MU-U / I-75
SALE PRICE	\$6,000,000

DEMOGRAPHICS 2024

	1 Mile	3 Miles	5 Miles
EST. HH	6,953	44,339	104,312
EST. POPULATION	15,965	104,175	242,800
AVG HH INCOME	\$121,701	\$123,227	\$121,056

\$6M

SALE PRICE
& OWNER FINANCING

4.7 AC

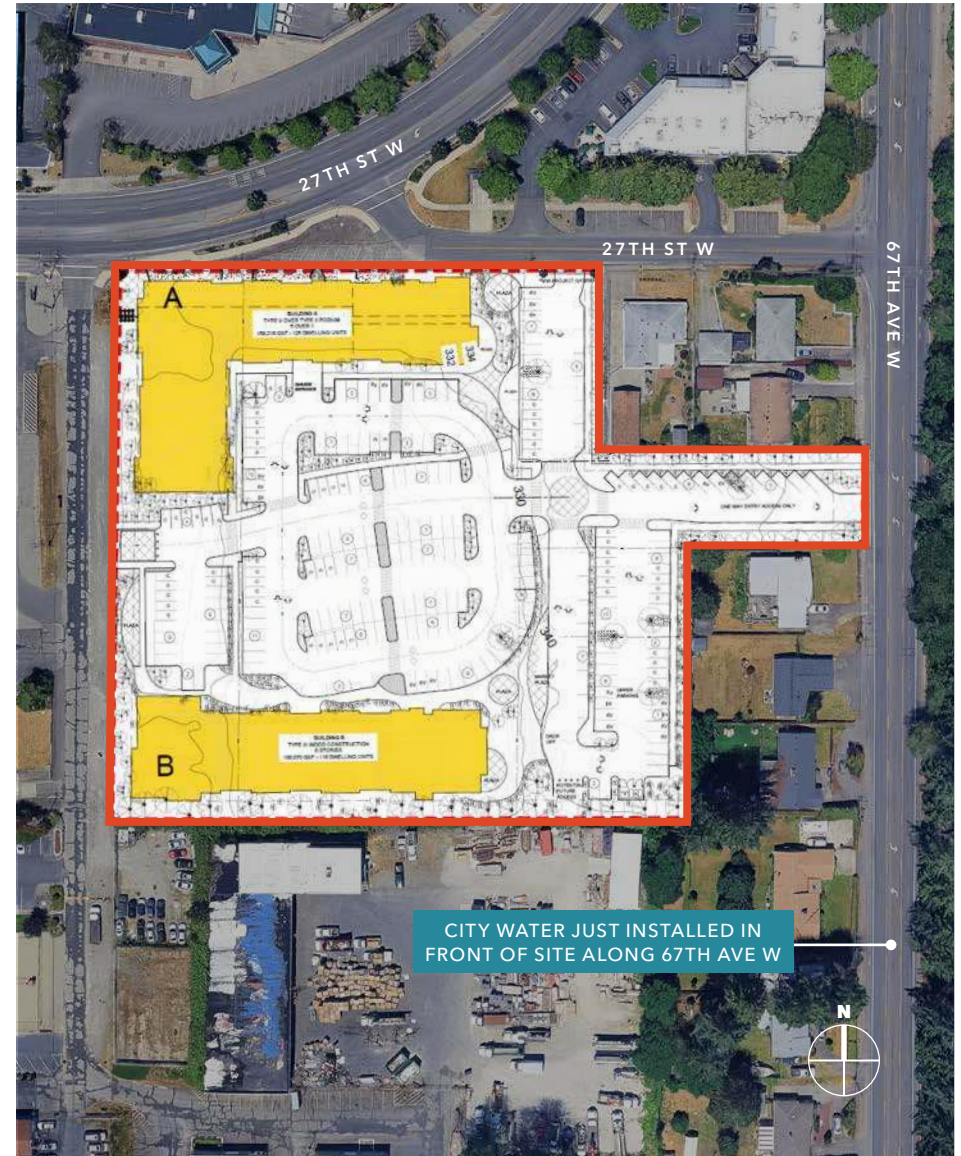
LOT SIZE

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DEMOGRAPHICS

POPULATION

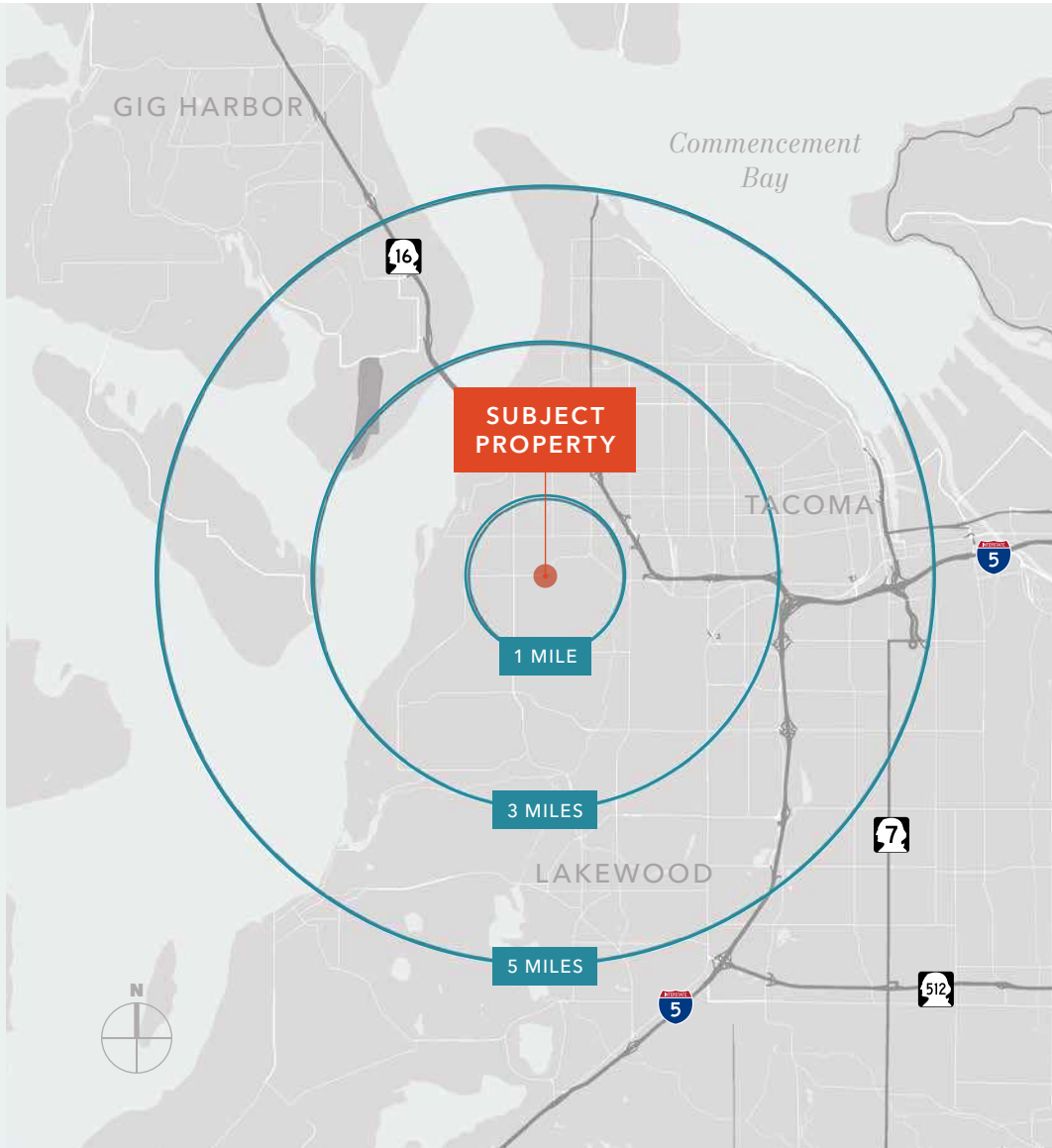
	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,007	93,101	216,004
2020 CENSUS	15,662	104,011	239,166
2024 ESTIMATED	15,965	104,175	242,800
2029 PROJECTED	16,595	104,702	247,327

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.5	38.2	37.9
% FEMALE	52.1%	50.8%	49.9%
% MALE	47.9%	49.2%	50.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$85,019	\$92,142	\$91,035
2029 MEDIAN PROJECTED	\$86,457	\$94,415	\$92,696
2024 AVERAGE	\$121,701	\$123,227	\$121,056
2029 AVERAGE PROJECTED	\$127,367	\$128,927	\$125,951



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ZONING

Mixed Use - Urban/Industrial (MU-U/I75). The MU-U/I75 zone, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West north of 27th Avenue West. The MU-U/I75 zone recognizes many of the existing uses in these areas as appropriate, while maintaining a separation of these uses from adjoining residential uses. A building height of 75 feet is allowed in the MU-U/I75 zone. To mitigate visual impacts a maximum building height of 45 feet is allowed adjacent to single-family residential zones. Building types and construction include multiplexes,

townhouses, live-work units, courts, commercial, liner and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium. The form of development in the MU-U/I75 zone would generally be mixed use with a focus on residential upper floors with active uses at the ground floor level. On 27th Street, the ground floor level needs to be designed to support retail, restaurants, office space, and other active uses, while on other street frontages, the ground floor level could be designed to support residential uses. Uses allowed in the MU-U/I75 zone include light and clean industries, storage and warehousing, vehicle sales, service and repair, contractor yards, retail sales, eating and drinking establishments, professional offices, amusement and

recreational, multifamily, senior housing and assisted living, parks, government services, utility and public maintenance facilities and public transportation services. Development and redevelopment in the MU-U/I75 zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, functional and attractive signage, traffic control and privately coordinated management and maintenance. Buffers and design elements shall be incorporated into all new developments and substantial redevelopments to mitigate adverse impacts that may be associated with the transition to adjacent zones and land uses.

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DRIVE TIME

LAKEWOOD 10 MINUTES

PORT OF TACOMA 18 MINUTES

JBLM 20 MINUTES

SEATAC AIRPORT 35 MINUTES

SEATTLE 50 MINUTES

PORT OF SEATTLE 55 MINUTES

SUBJECT
PROPERTY

LAKEWOOD

JOINT BASE
LEWIS-MCCHORD

Port
of Seattle

SEATTLE

RENTON

AIRPORT

SEATAC

Poverty Bay

KENT

FEDERAL
WAY

Port of
Tacoma

SPANAWAY

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