

FOR SALE

# *UNIQUE DEVELOPMENT OPPORTUNITY*

## *BACK ON THE MARKET*

Port Orchard, WA 98367

 REDUCED PRICE



*The subject site consists of 9.13 acres\* on three contiguous parcels of undeveloped land in the city of Port Orchard, WA.*

*\*±3.78 acres are estimated to be buildable, per a recent wetland survey.*

## PROPERTY FEATURES

**\$ 1,050,000**

### EXCELLENT ACCESS

The property is located in Port Orchard, just north of the busy Bethel Road SE and SE Lund Avenue intersection.

Future Ingress/Egress easements are available with seller, who owns property to the north.

### HIGHLY VISIBLE LOCATION

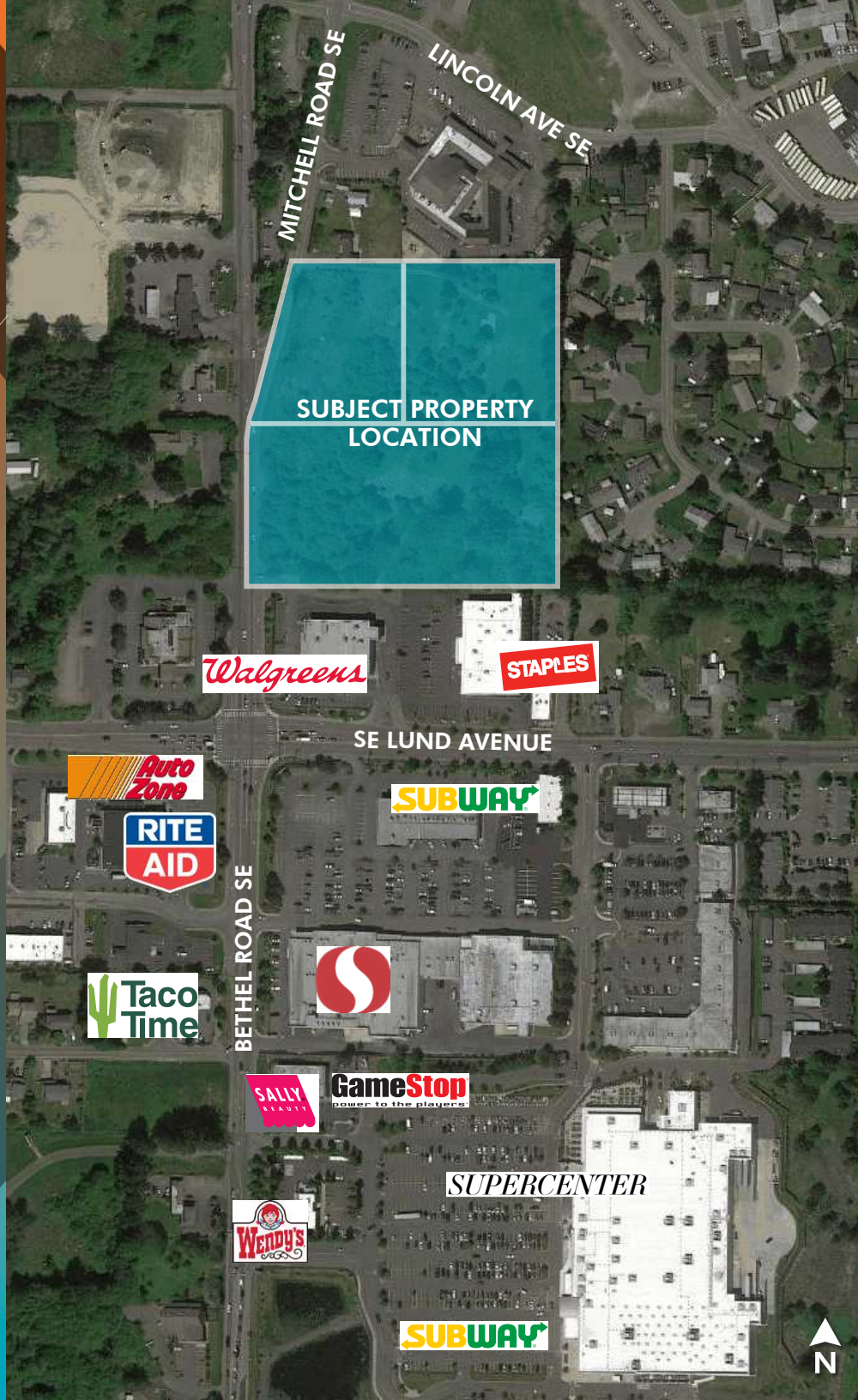
With over 15,000 cars per day, the property is located directly north of shopping centers anchored by a thriving Walgreens, Staples, Safeway and a Supercenter.

### FLEXIBLE ZONING

Commercial Mixed Use (CMU) zoning allows for a variety of uses and business types. Such uses include, but are not limited to, multi-family, retail, restaurants, libraries, museums, churches, transit lots, day cares, offices, and more.

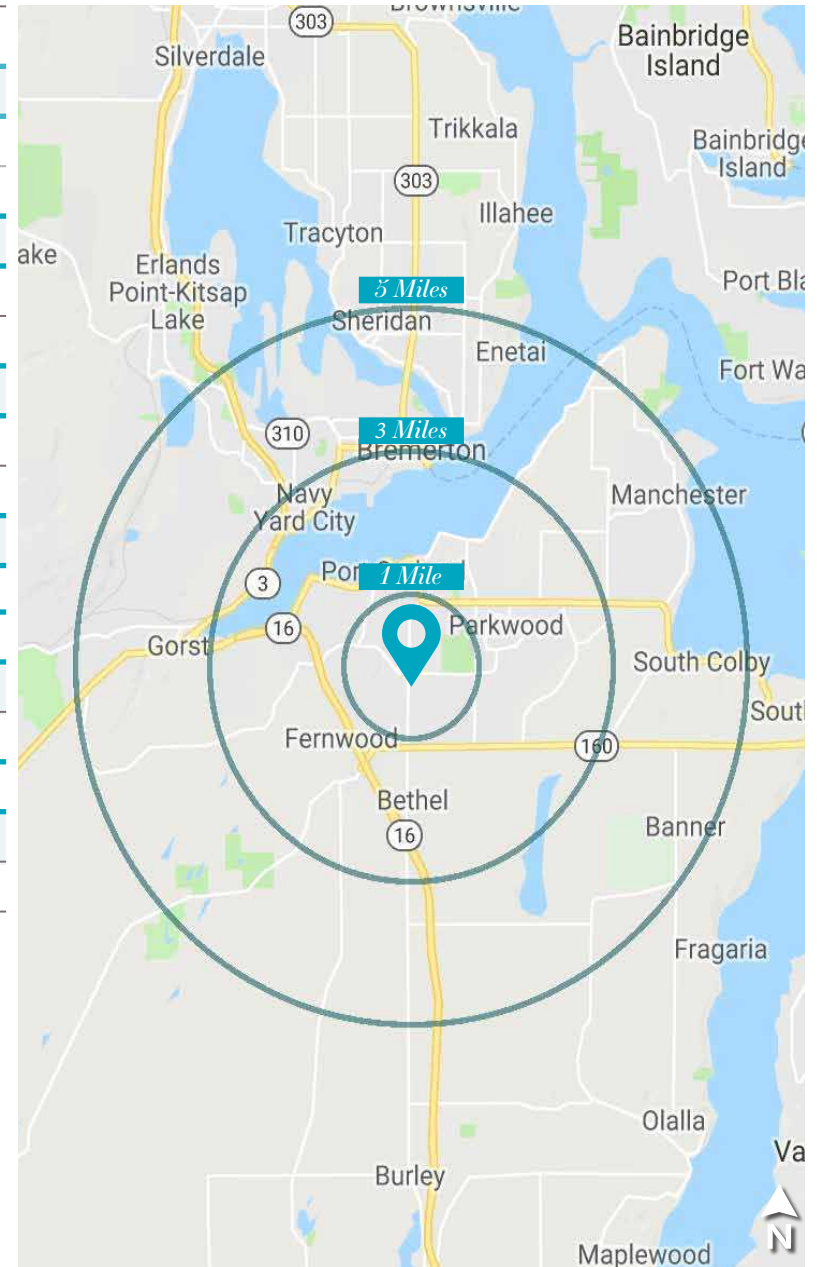
### UTILITIES

The subject site is on city water and sewer and has all utilities run to the site.



## DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2025 Population - Current Year Estimate	8,439	47,384	103,418
2025-2030 Annual Population Growth Rate	1.34%	1.08%	0.75%
<b>Households</b>			
2025 Households - Current Year Estimate	3,174	16,915	39,985
2025-2030 Annual Household Growth Rate	1.34%	1.21%	0.83%
<b>Household Income</b>			
2025 Average Household Income	\$99,535	\$109,376	\$109,289
2025-2030 Average Household Income	\$113,715	\$123,650	\$122,476
<b>Housing Units</b>			
2025 Occupied Housing Units	3,174	16,915	39,985
<b>Education</b>			
2023 Population 25 and Over	5,811	32,094	73,005
Bachelor's Degree or Higher	1,227 (21.1%)	8,744 (27.2%)	21,575 (29.6%)
<b>Place of Work</b>			
2025 Businesses	314	1,244	2,642
2025 Employees	2,663	13,623	26,616



## TRAFFIC COUNTS



Bethel Road SE and Mitchell Road SE 15,521 cars per day

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