

12702 160TH ST EAST

INVESTMENT OFFERING

PUYALLUP, WA 98374

RESIDENTIAL DEVELOPMENT SITE OFFERING

An aerial photograph of a residential development site. A large yellow rectangular callout box is centered over a wooded area. The surrounding area shows existing residential streets and houses. The callout box contains the text: 'THREE BUILDABLE PARCELS WITH ASSIGNED ADDRESSES, CONSISTING OF 13.89 TOTAL ACRES'.

THREE BUILDABLE
PARCELS WITH
ASSIGNED ADDRESSES,
CONSISTING OF 13.89
TOTAL ACRES

SELLER FINANCING AVAILABLE WITH 20% DOWN PAYMENT



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All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

PROPERTY SUMMARY

Address:	12702 160th St E Puyallup, WA 98366
Type:	Vacant land/development site
Size:	13.89 acres
Parcels:	3 contiguous parcels
Zoning:	Moderate Density Single Family/Residential Resource
Sale Price:	\$675,000

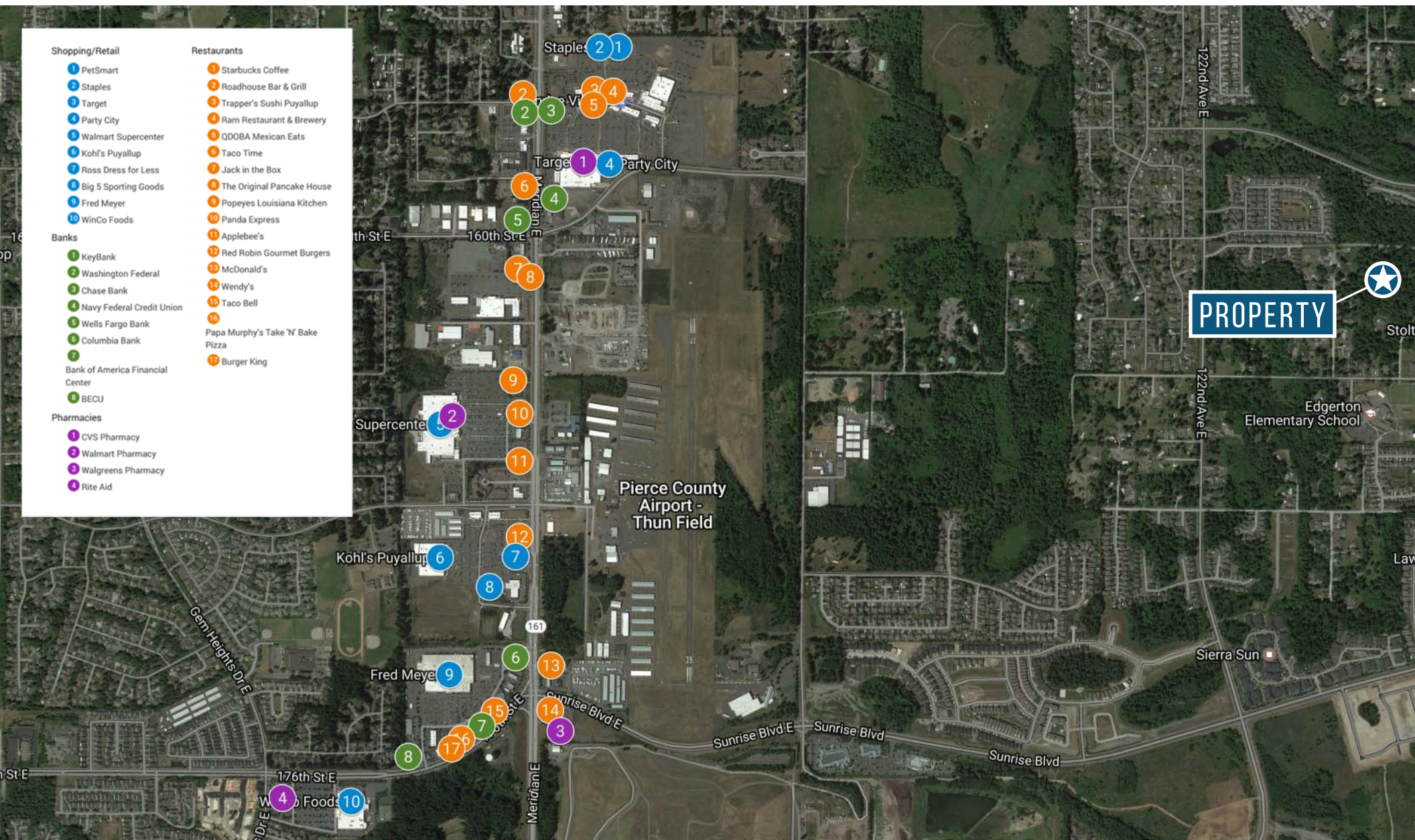


PROPERTY DESCRIPTION

Three large, private, estate-worthy building parcels located adjacent to the Sunrise Master Planned Development. The surrounding area has been experiencing rapid growth with tons of new, high-end homes. Power is already in 160th Street East and sewer and water are nearby. Water availability letter and engineered design in hand. This rare opportunity offers the privacy, space and tranquility of a rural setting with easily accessible luxuries and amenities nearby.



NEARBY AMENITIES



DEMOGRAPHICS

POPULATION	2016 Estimated Population	8,784	60,340	131,676
	2021 Projected Population	9,280	63,784	139,116
	2010 Census Population	8,479	56,030	121,276
	2000 Census Population	4,838	36,235	83,753
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	5.1%	4.2%	3.6%
	2016 Median Age	34.1	33.8	34
HOUSEHOLDS	2016 Estimated Households	2,885	20,753	45,957
	2021 Projected Households	3,044	21,905	48,490
	2010 Census Households	2,766	19,229	42,197
	2000 Census Households	1,561	12,689	29,262
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	5.3%	4.0%	3.6%
RACE AND ETHNICITY	2016 Estimated White	79.2%	77.7%	78.0%
	2016 Estimated Black or African American	4.6%	4.7%	4.5%
	2016 Estimated Asian or Pacific Islander	7.1%	6.8%	6.6%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.9%
	2016 Estimated Other Races	8.5%	9.9%	10.0%
	2016 Estimated Hispanic	8.0%	8.8%	8.8%
INCOME	2016 Estimated Average Household Income	\$92,881	\$86,313	\$86,715
	2016 Estimated Median Household Income	\$85,504	\$75,083	\$75,556
	2016 Estimated Per Capita Income	\$30,519	\$29,717	\$30,307
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.5%	1.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.5%	5.1%	5.1%
	2016 Estimated High School Graduate	29.6%	29.6%	30.0%
	2016 Estimated Some College	25.7%	27.0%	27.4%
	2016 Estimated Associates Degree Only	11.5%	12.6%	12.1%
	2016 Estimated Bachelors Degree Only	17.5%	15.2%	15.6%
	2016 Estimated Graduate Degree	11.4%	9.0%	8.2%

