



**COLDWELL  
BANKER  
COMMERCIAL**  
DANFORTH

**FOR SALE**

## 17.89 ACRES ON MOUNTAIN HIGHWAY

\$5,500,000

19406 Mountain Hwy E  
Spanaway, WA 98387

### AVAILABLE SPACE

17.89 Acres

### AREA

Located at the Roy Y. The approved Urban Corridor (UC) rezone allowing for high density multi-family development is effective on 10/1/21.



### OFFICE

Kim Adams  
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SALE

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## OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	17.89 Acres
Market:	Spanaway
Submarket:	Roy Y
Price / SF:	\$7.06

## PROPERTY OVERVIEW

17.89 acres on Mt. Hwy (SR7 or Pacific). Located adjacent to the Roy Y, Near Walmart, JBLM. Zoning designation now UC (Urban Corridor) effective October 1, 2021. **The Urban Corridor (UCOR) zone classification allows for high density multi-family residential, retail/shopping, grocery, restaurants, office, civic uses, and other amenities and services.** The classification allows for auto-oriented uses and larger square footage retailers. Density 12-60 units per acre.

## PROPERTY HIGHLIGHTS

- 17.89 acres on Mountain Highway (SR 7 / Pacific Avenue)
- New UC (Urban Corridor) Zoning effective 10/1/21
- UC allows for Multi-Family with 12-60 units per acre and 45' - 65' height limit
- Adjacent to Roy "Y"
- Near Walmart, Home Depot and JBLM
- 675' of Mountain Highway frontage

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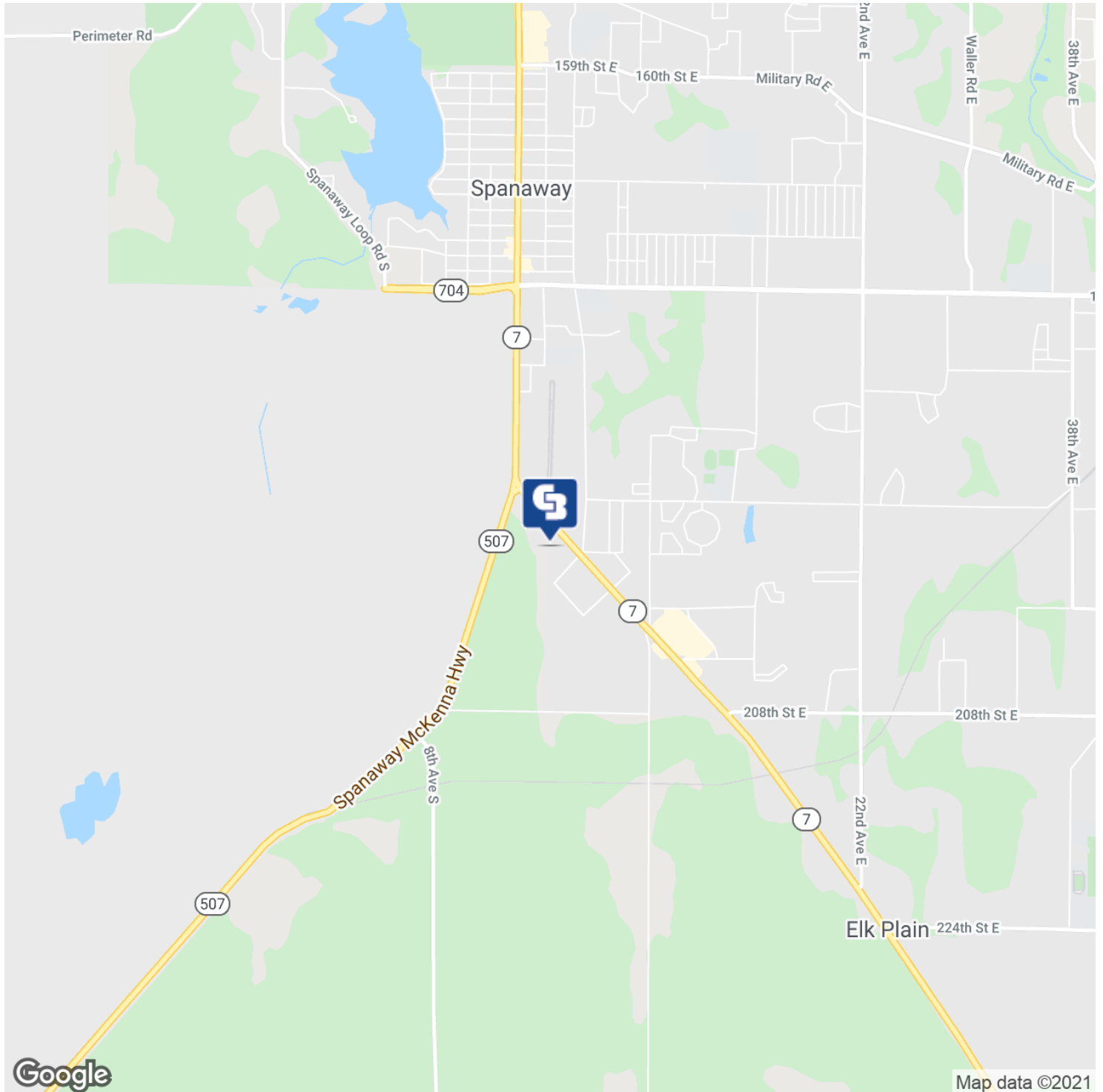




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