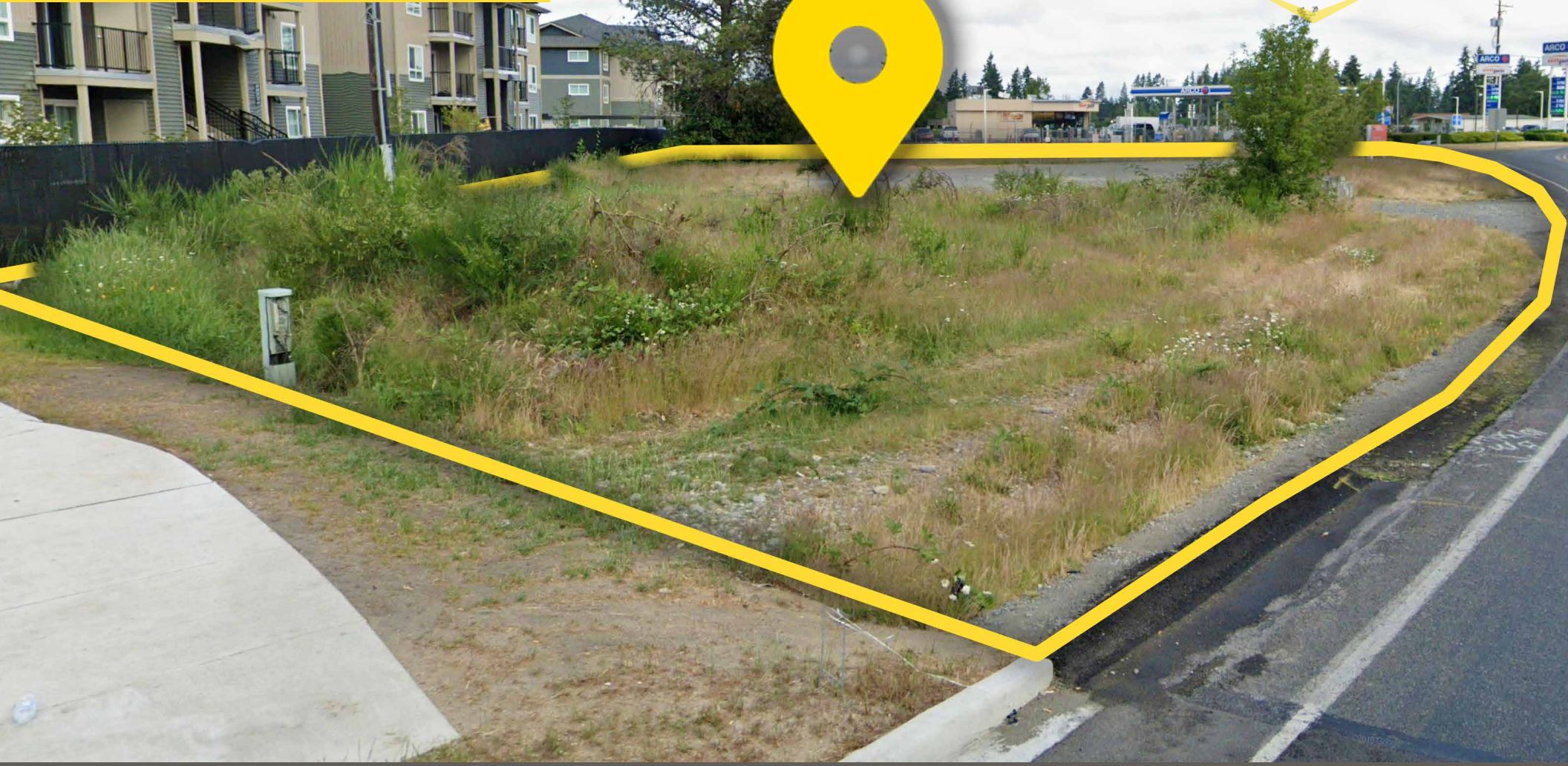


**FOR SALE**

XXX 8th Ave E  
Spanaway, WA 98387



**8TH & MOUNTAIN HWY LAND**

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**8TH & MOUNTAIN HWY LAND** features .73 acres now available for sale. Zoned Community Centers (CC) allowing a wide variety of uses. Recorded sewer easement in place. Phase I and II inspections are already completed.

**FOR SALE**

**.73 ACRES      \$575,000**

- Direct access to Hwy 7 (Mountain Highway)
- Across from Walmart Super Store
- Next to a brand new Sonic Drive-In
- Gateway by Vintage 216 - Affordable apartment units under construction behind property

**TENANTS**





# DEMOGRAPHICS

## POPULATION

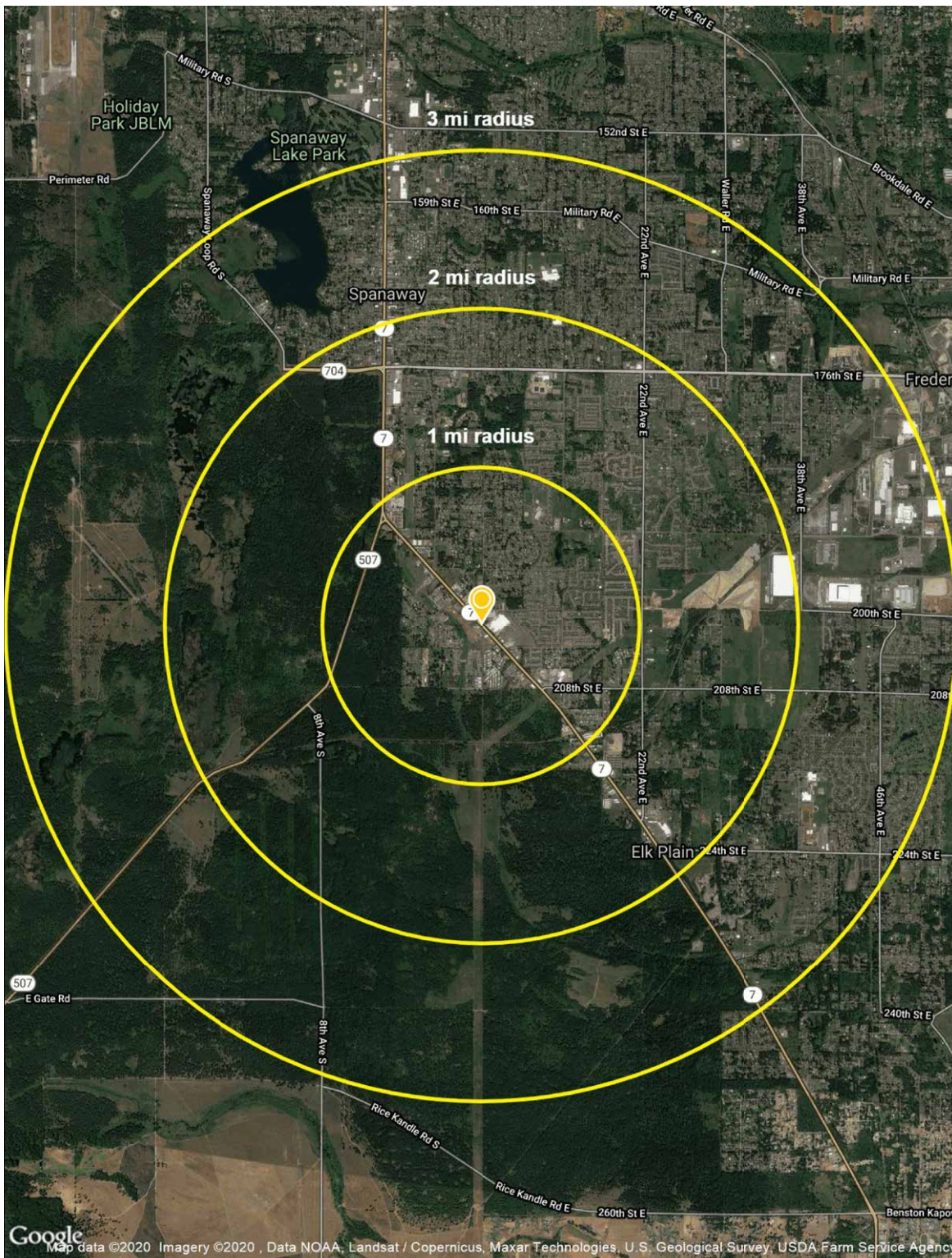
Mile 1	Mile 2	Mile 3
8,493	21,773	42,211

## AVERAGE HH INCOME

Mile 1	Mile 2	Mile 3
\$70,699	\$77,538	\$82,760

## DAYTIME POPULATION

Mile 1	Mile 2	Mile 3
3,458	9,394	19,033



SUMMARY



LOCATION DETAILS



Across from  
Walmart Super Store



Access to 8th &  
Mountain HWY  
intersection



216 apartments &  
over 800 homes  
under construction  
closeby



27,000 CPD  
Mountain HWY

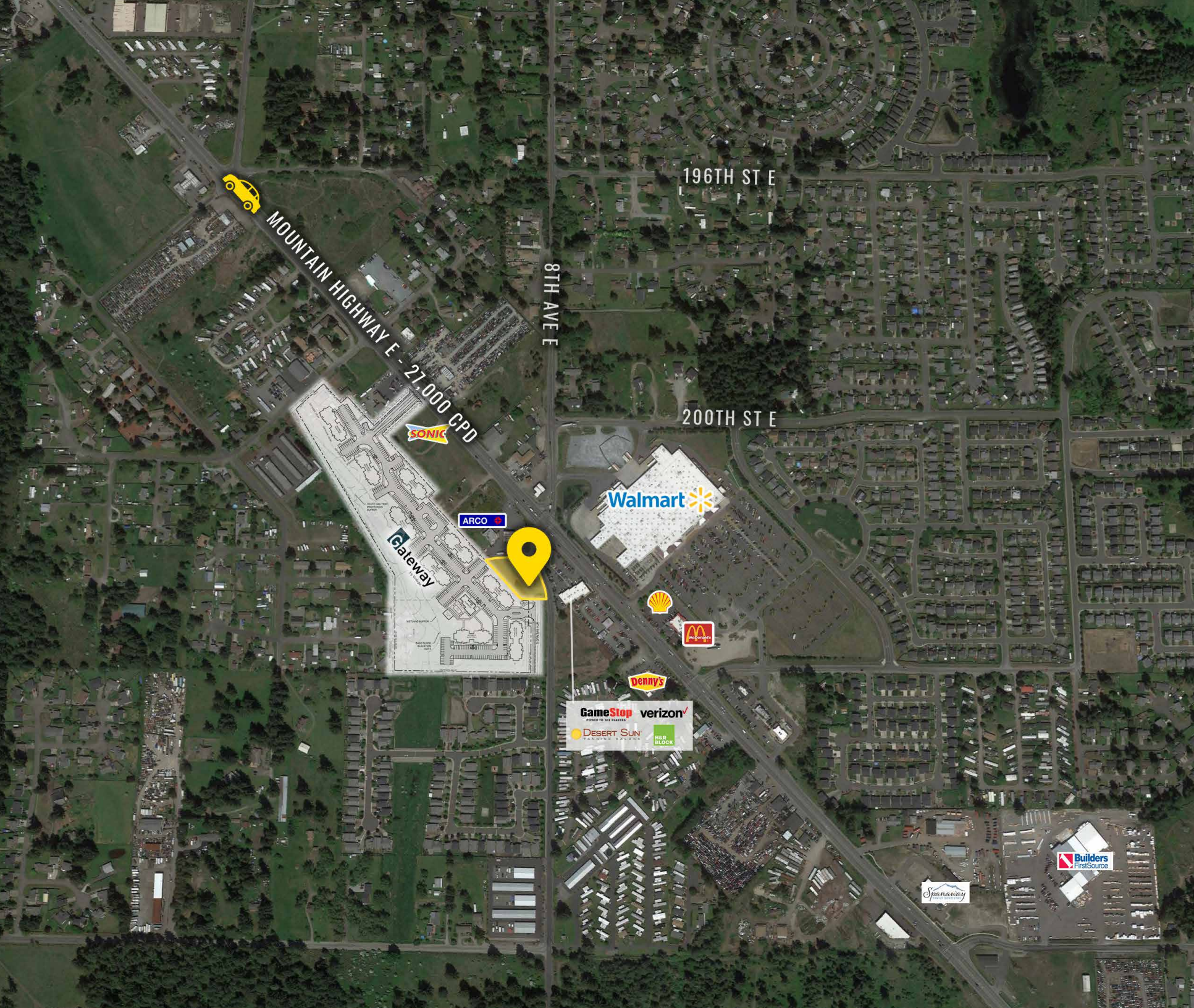


LOCATION DETAILS





LOCATION AERIAL



MOUNTAIN HIGHWAY E - 21,000 CPD

196TH ST E

8TH AVE E

200TH ST E

SONIC

ARCO

Gateway

Walmart

Shell

McDonald's

Denny's

GameStop verizon

DESERT SUN H&R BLOCK

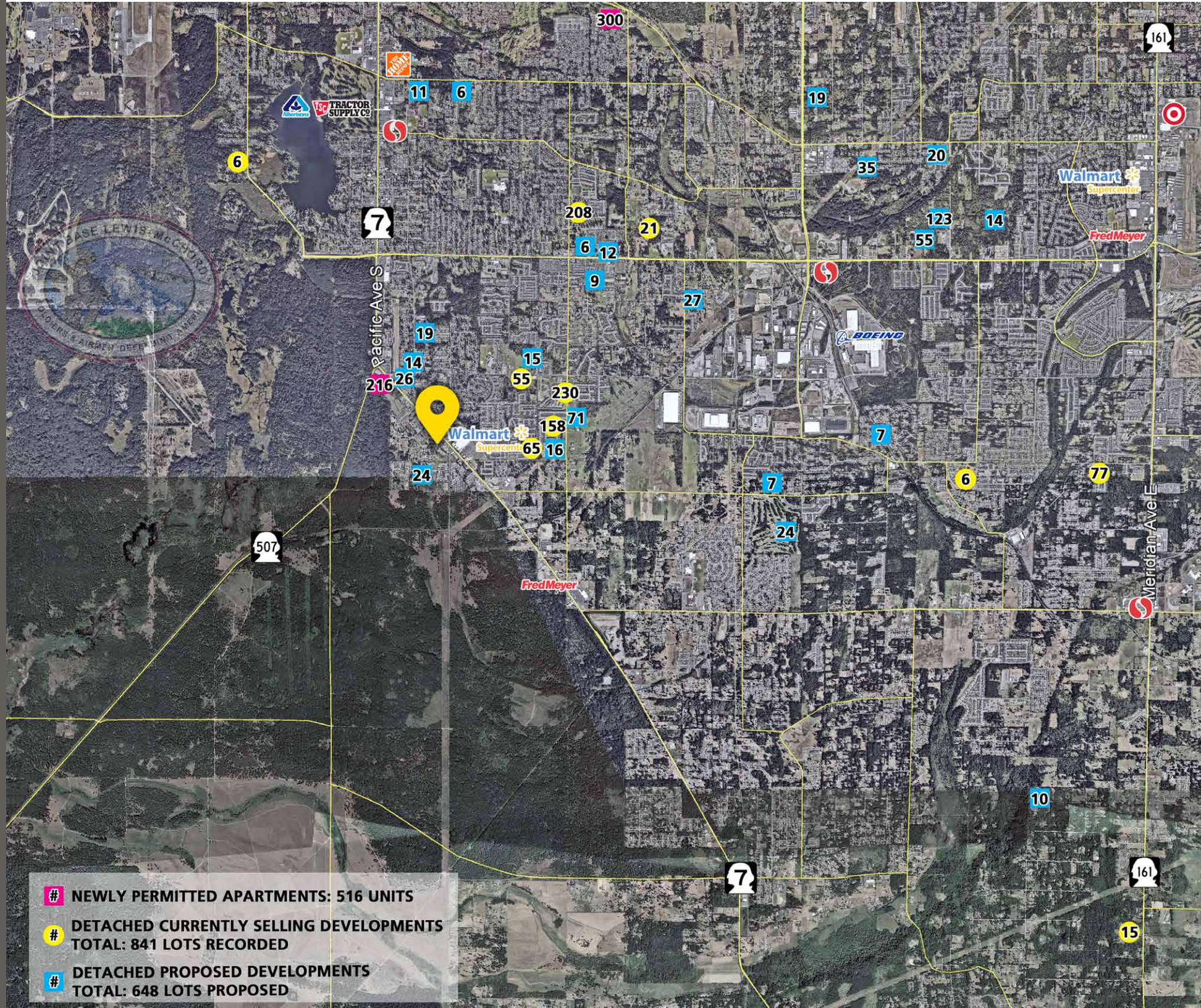
Builders FirstSource

Spanaway



# HOUSING AERIAL

- # NEWLY PERMITTED APARTMENTS: 516 UNITS
- # DETACHED CURRENTLY SELLING DEVELOPMENTS TOTAL: 841 LOTS RECORDED
- # DETACHED PROPOSED DEVELOPMENTS TOTAL: 648 LOTS PROPOSED







**SPANAWAY, WA** was established in 1890 and is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-Mchord, the largest joint base on the West Coast and one of the largest in the U.S. It is also only 10 miles away from the major city Tacoma, WA.



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**PATRIC GRISSOM**

253.284.3635

[pgrissom@firstwesternproperties.com](mailto:pgrissom@firstwesternproperties.com)



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.