

**FOR SALE**

XXX Mountain Highway E  
Spanaway, WA



# MOUNTAIN HWY LAND

Tim Weber | Jeremiah Durr | Don Whittles | Blake Weber

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

# MOUNTAIN HIGHWAY AT 8TH AVE E:

42,000 SF LAND (.96 ACRES)

PRICE: \$699,950 (\$16.67 PSF)

- Direct access to HWY 7 (Mountain HWY)
- Across from Walmart Super Store
- Next to a brand new Sonic Drive-in
- Gateway by Vintage 216 - Affordable apartment units under construction behind property
- Sewer is stubbed to the site
- Zoning: MUD
- Parcel #: 5001550030



Population



Average HH Income

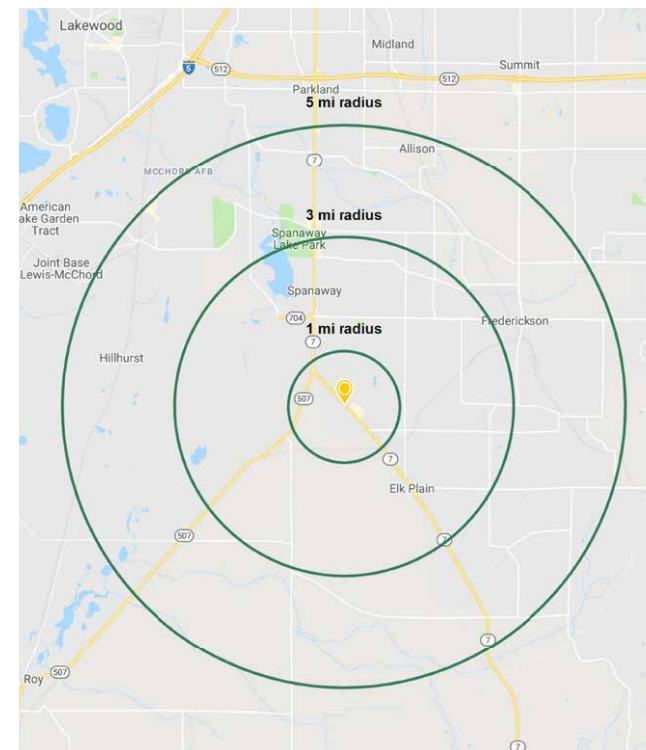


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	7,924	\$77,923	3,172
Mile 3	40,816	\$85,261	18,914
Mile 5	95,848	\$86,110	42,585

## NEARBY TENANTS



LOCATION DETAILS



Across from  
Walmart Super Store



Direct access to  
Mountain HWY



216 apartments &  
over 800 homes  
under construction  
closeby

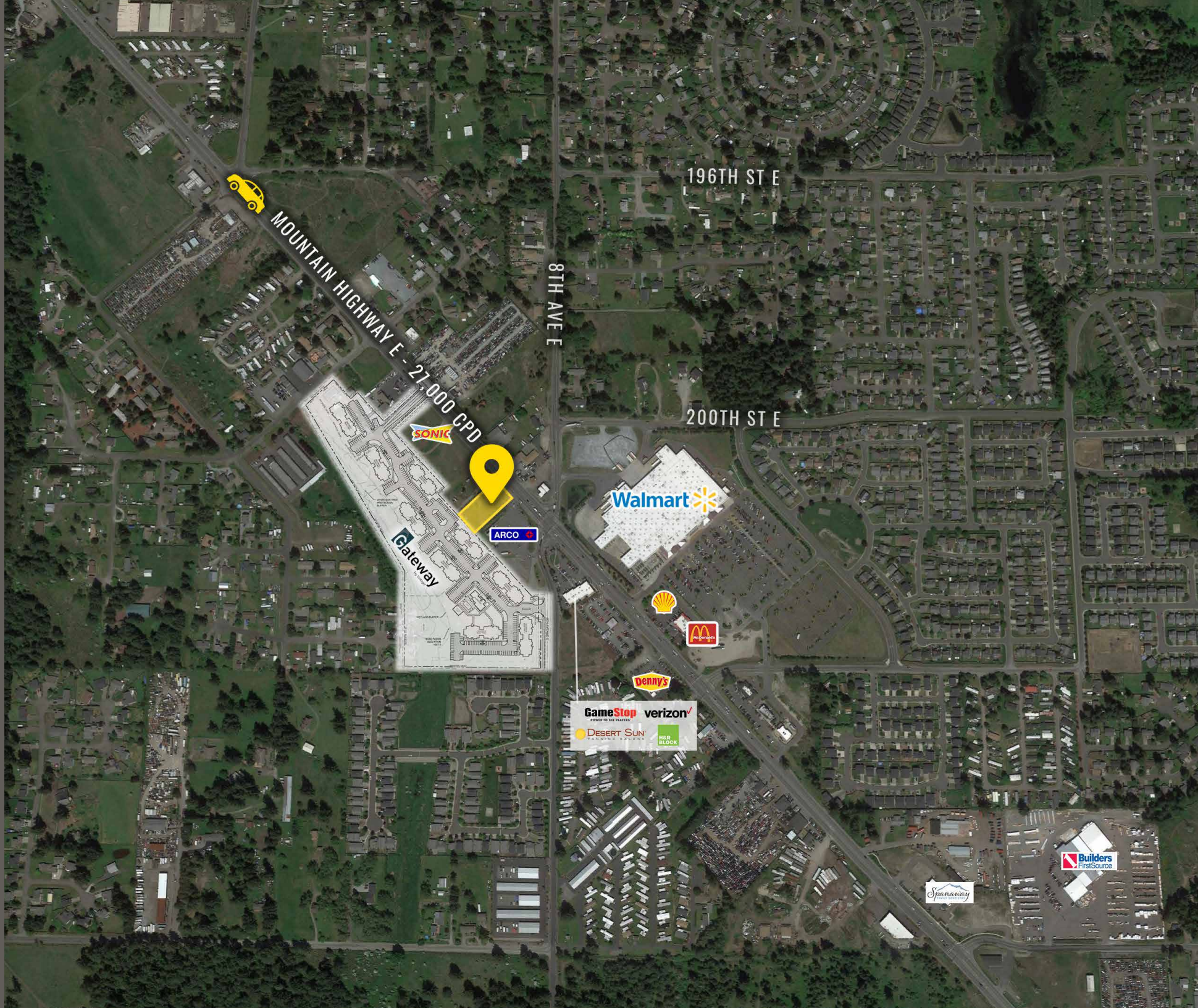


27,000 CPD  
Mountain HWY

LOCATION DETAILS



# LOCATION DETAILS



MOUNTAIN HIGHWAY E - 21,000 CPD

196TH ST E

8TH AVE E

200TH ST E

SONIC

Gateway



ARCO

Walmart



Denny's

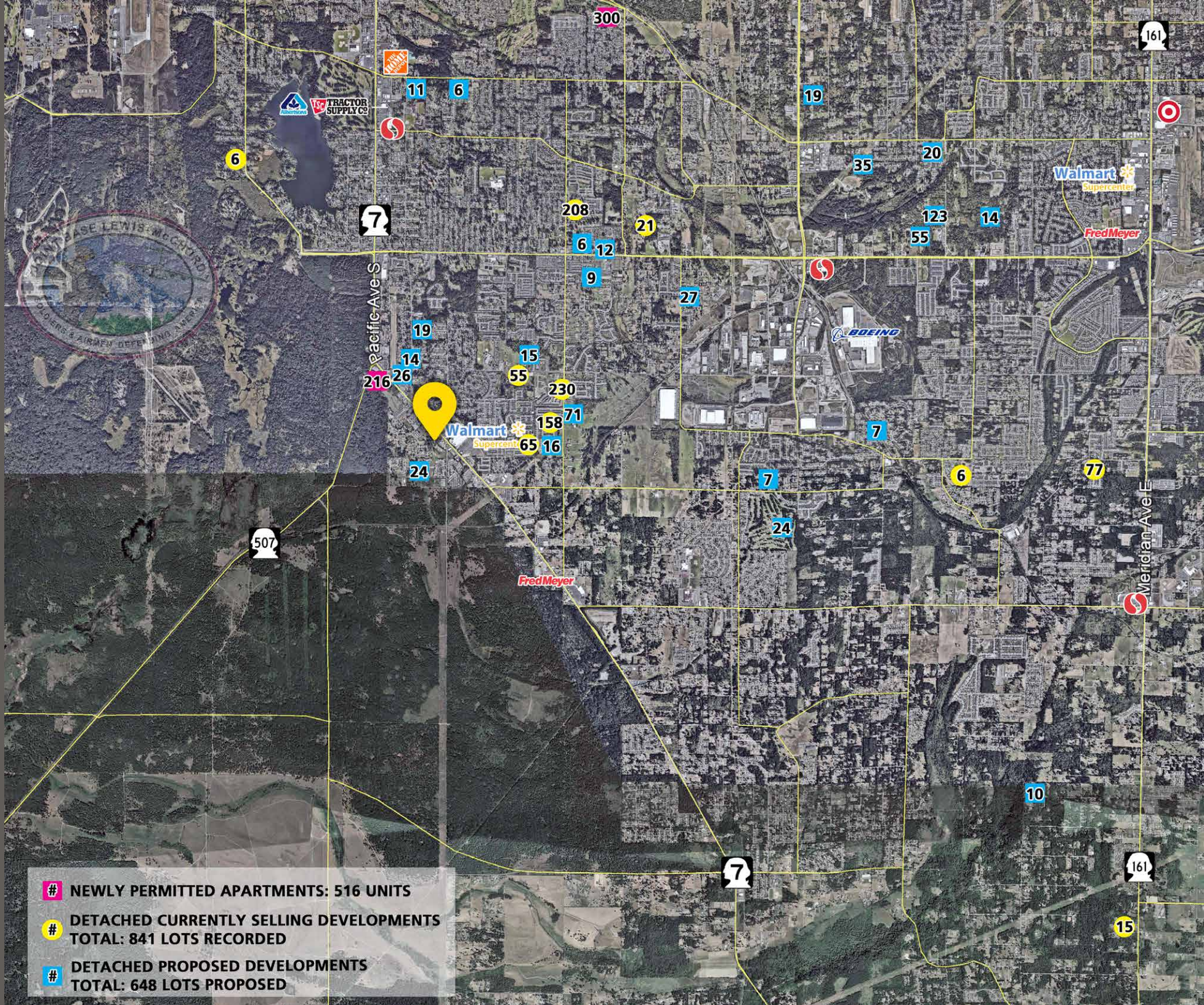
GameStop verizon

DESERT SUN H&R BLOCK

Spanaway

Builders FirstSource

# 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



**RETAIL FOCUSED. RESULTS DRIVEN.**

**TIM WEBER**

253.471.5502  
tweber@firstwesternproperties.com

**JEREMIAH DURR**

253.471.5506  
jdurr@firstwesternproperties.com

**DON WHITTLES**

253.471.5509  
dwhittles@firstwesternproperties.com

**BLAKE WEBER**

253.284.3646  
bweber@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404  
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