Kidder Mathews

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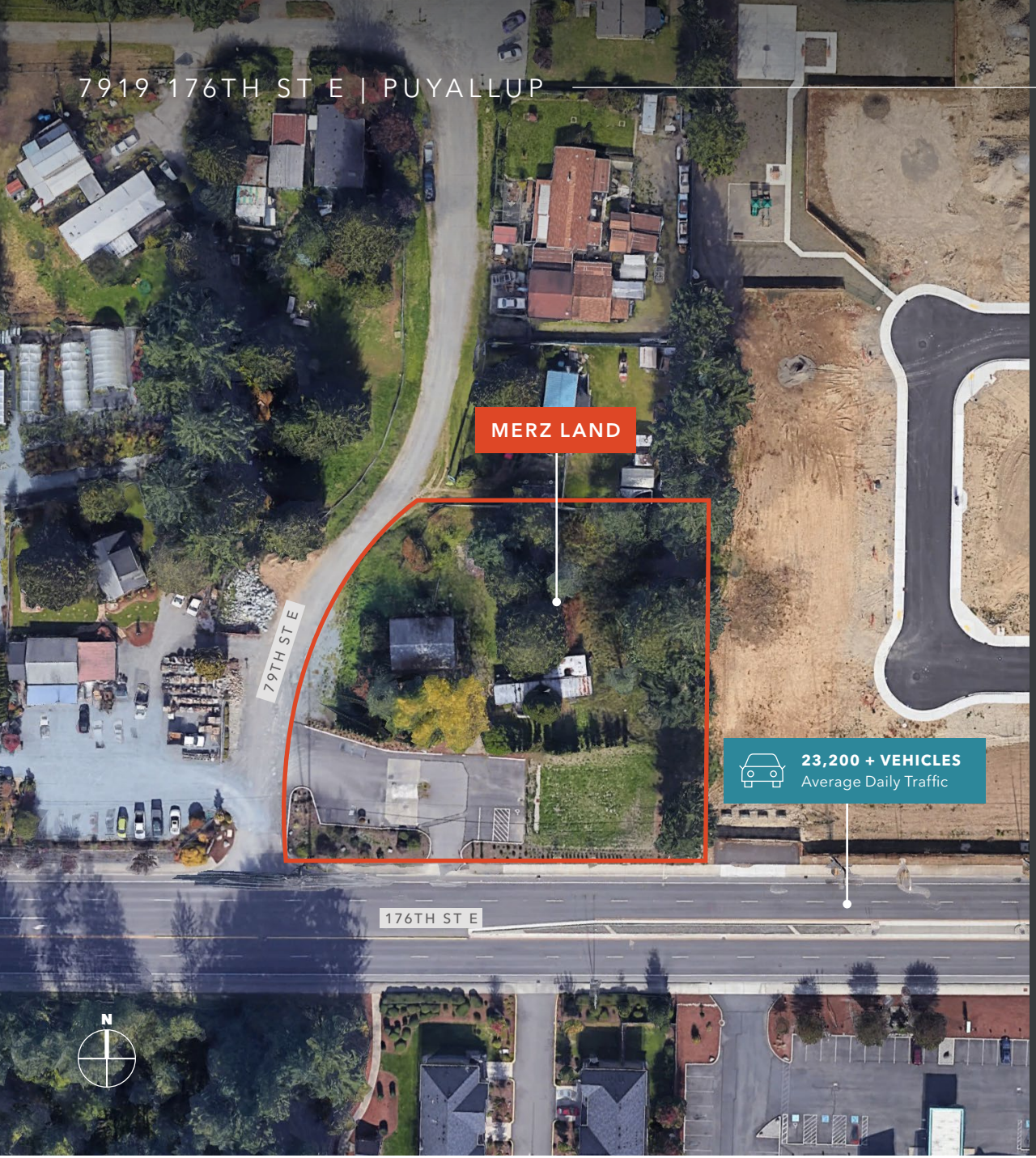
FOR SALE

MERZ LAND

±1.04 Acres of Prime Land Available in Puyallup, WA

7919 176TH ST E, PUYALLUP, WA



PROPERTY OVERVIEW

AVAILABLE	±1.04 Acres ±250 Ft of frontage on 176th
ZONING	Neighborhood Corridor, Frederickson Community Plan
USE	Multifamily, retail, and various commercial
COMMUNITY	A community well is on the site requiring a setback area
PRICE	Call listing broker for details

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	14,620	46,243	86,582
MEDIAN HH INCOME	$114,664	$115,732	$117,615
EMPLOYMENT	938	5,695	11,543

CENTERS AND CORRIDORS - URBAN ZONE CLASSIFICATIONS

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Town Center TCTR	Urban Corridor UCOR
RESIDENTIAL USE				
Group Home		C		C
Mobile Home				
Mobile Home Park				
Multi-Family Housing		P	P	P
Residential Care Facilities		P	P	P
Senior Housing		P	P	P
Single-Family Detached Housing	P			
Two-Family Housing (Duplex)	P			
CIVIC USE				
Administrative Government Services	P	P	P	P
Community and Cultural Services		P2;C1,3	P1-5	P1-5
Day-Care Centers	P	P	P	P
Education	P4,5	P1,2	P1-3;A4,5	P
Health Services	P1,2	P1	P1,2	P1,2
Postal Services	P2	P1	P1	P
Public Park Facilities	P4	P1,2,4	P1,2,4	P
Public Safety Services	P1;C2,3	P1	P1	P1,2
Religious Assembly		P1,2;C3	P1,2	P
Transportation	P1,2;C3	P1	P1,2	P1-3
UTILITIES USE				
Electrical Facilities	P	P	P	P
Electrical Generation Facilities	C			
Natural Gas Facilities	P	P1,2;C3	P1,2,5;C3	P1;C3
Organic Waste Processing Facilities	C			

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Town Center TCTR	Urban Corridor UCOR
UTILITIES USE				
Pipelines	P	P	P	P
Sewage Collection Facilities	P	P	P	P
Sewage Treatment Facilities	C	C	C	C
Surface Water Management Activities	P	P	P	P
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;C2	P1;C2	P1;PL2;C3
Utility or Public Maintenance Facilities	P	P1;C2	P1;C2	P1;C2
Waste Disposal Facilities				
Waste Transfer Facilities	P1,2,4	P1;C2	P1;C2	P1,2
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3
OFFICE/BUSINESS				
Administrative & Professional Offices	P	P	P	P
RESOURCE USE				
Agritourism	P1			
Agricultural Services	P			
Agricultural Supply Sales	P			P
Animal Production, Boarding, and Slaughtering	P1			P1
Crop Production	P			
Fish Processing, Hatcheries, and Aquaculture	C			
Forestry	P2			
Surface Mines				
Telecommunication Towers or Wireless Facilities	P1;PL2,3;C4	P1;C2	P1;C2	P1;PL2;C3

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COMMERCIAL USE				
Adult Business				
Amusement and Recreation	C3	P1;C6	P1-4	P1-5
Billboards				
Building Materials and Garden Supplies	P5-6	P1,2	P1-4	P
Business Services	P	P1	P1	P
Commercial Centers			P	P
Eating and Drinking Establishments	P	P1,3	P	P
Lodging			P2	P2,5
Mobile, Manufactured and Modular Home Sales	P			P
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1, 2, 4-5	C2	P1	P1-4
Rental and Repair Services	P		P1	P
Sales of Merchandise and Services	P1	P1-3	P	P
Storage and Moving	C			P
Wholesale Trade	P		P1	P
INDUSTRIAL USE				
Basic Manufacturing				
Contractor Yards	P			
Food and Related Products	P		P1	P1
Industrial Services and Repair	P			
Intermediate Manufacturing and Intermediate/Final Assembly	P			C1-3
Off-site Hazardous Waste Treatment and Storage Facilities	C			
Recycling Collection and Processing Facilities	C			
Salvage Yards/Vehicle Storage	C			
Warehousing, Distribution, and Freight Movement	P1-3			

OTHER URBAN ZONE CLASSIFICATIONS

MPC	Master Planned Community
EBPC	Employment Based Planned Community
AIR	Airport Overlay
MRO	Mineral Resource Overlay

NOTES

P	Permitted
C	Requires Conditional Use Permit
A	Requires Administrative Use Permit
PL	Priority Loction Creteria
NUMBER	Refers to lever of Use Type allowed. When no number is present, all levels of the Use Type are allowed.

MERZ LAND

For more information on this property, please contact

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