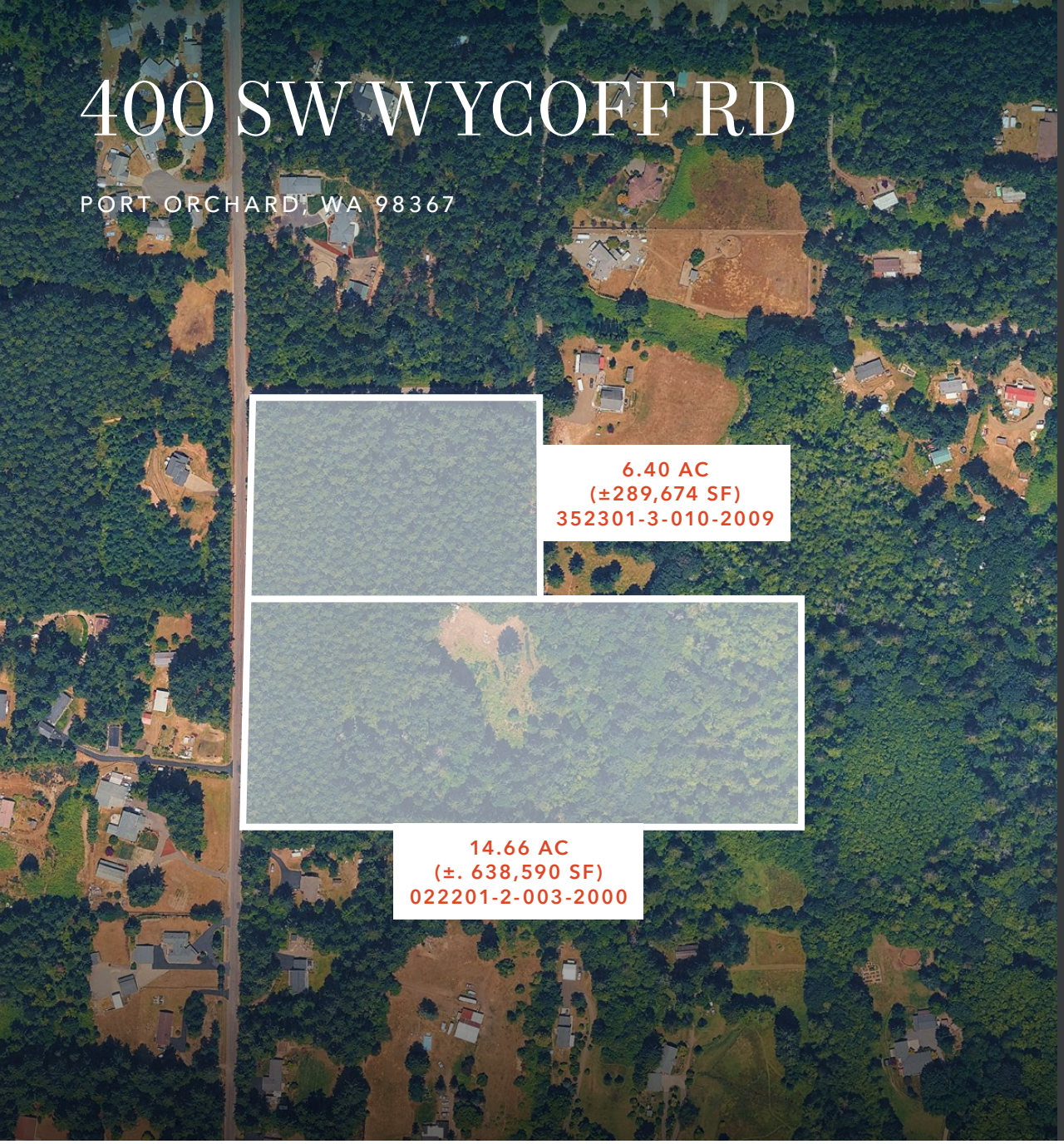
400 SW WYCOFF RD

PORT ORCHARD, WA 98367



21+ Acre lot for large lot subdivision just across Kitsap County Lines for Sale

Zoning: Rural Residential (1 DU/5 AC)

Large old growth timbers with timbering estimates over $900K

Property consists of two parcels totaling just over 21.31 acres of land

- **352301-3-010-2009**
- **022201-2-003-2000**

A boundary line adjustment (BLA) is in progress to reduce lot 352301-3-010-2009 by 0.25 acres

Conveniently located directly off the main thoroughfare of Madrona Road SW and private Wycoff Road SW

$1,250,000

SALE PRICE

BRUCE BARKER, MBA
253.722.1459 | bruce.barker@kidder.com

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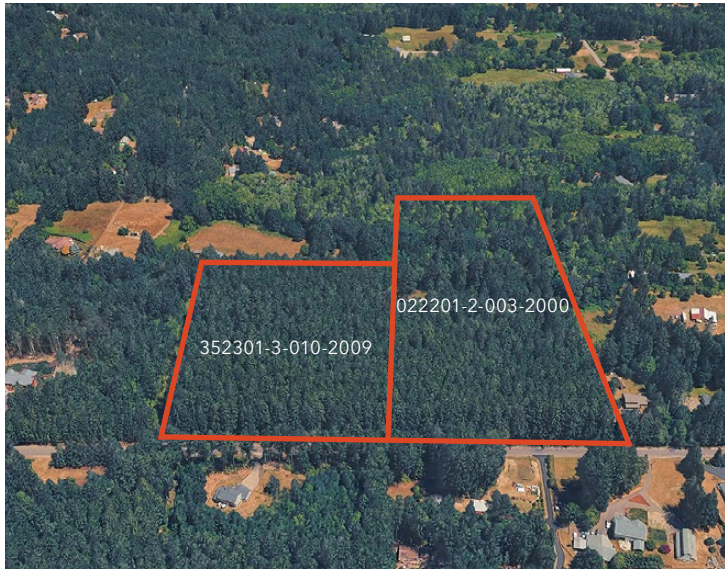

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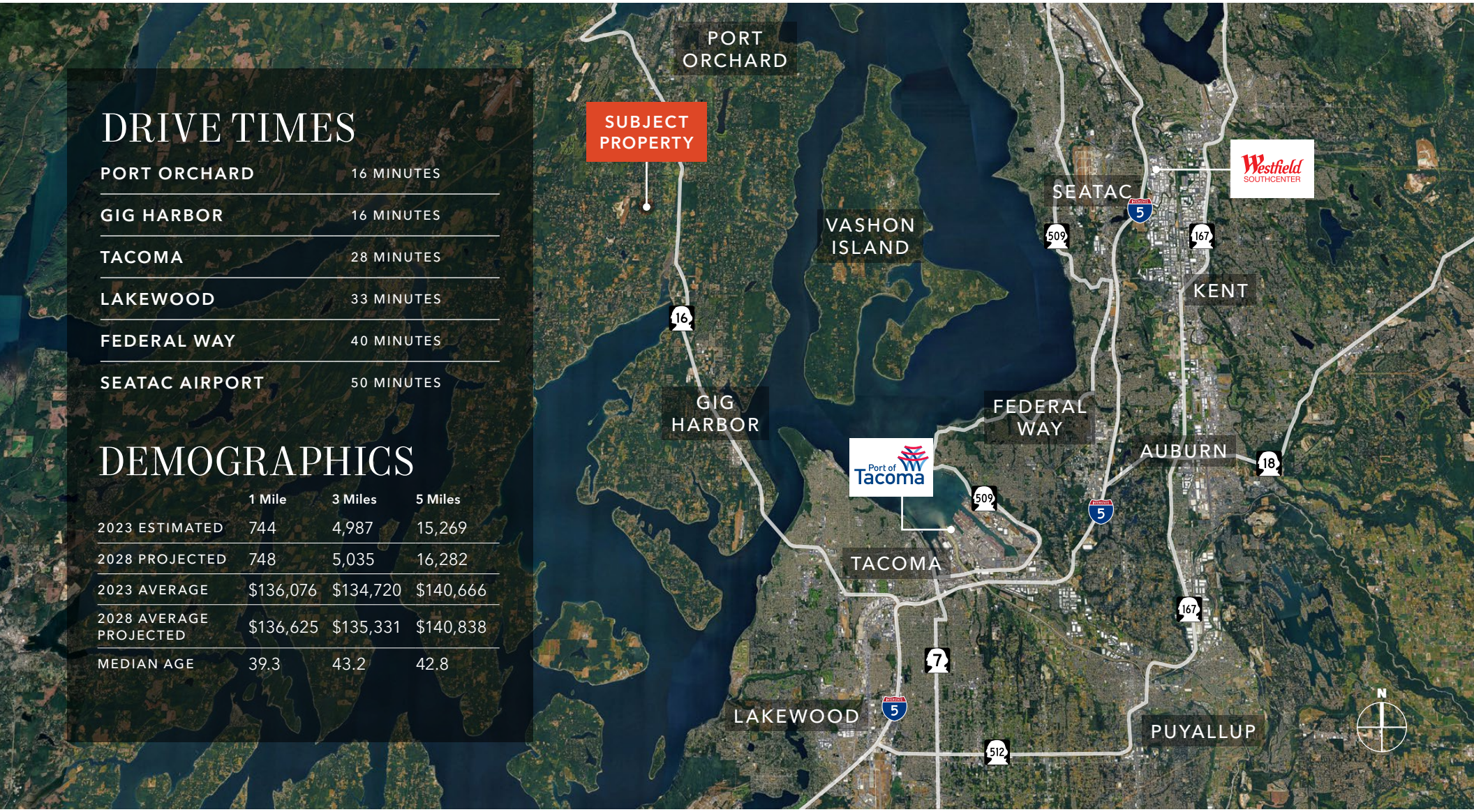
DRIVE TIMES

PORT ORCHARD	16 MINUTES
GIG HARBOR	16 MINUTES
TACOMA	28 MINUTES
LAKEWOOD	33 MINUTES
FEDERAL WAY	40 MINUTES
SEATAC AIRPORT	50 MINUTES

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED	744	4,987	15,269
2028 PROJECTED	748	5,035	16,282
2023 AVERAGE	$136,076	$134,720	$140,666
2028 AVERAGE PROJECTED	$136,625	$135,331	$140,838
MEDIAN AGE	39.3	43.2	42.8



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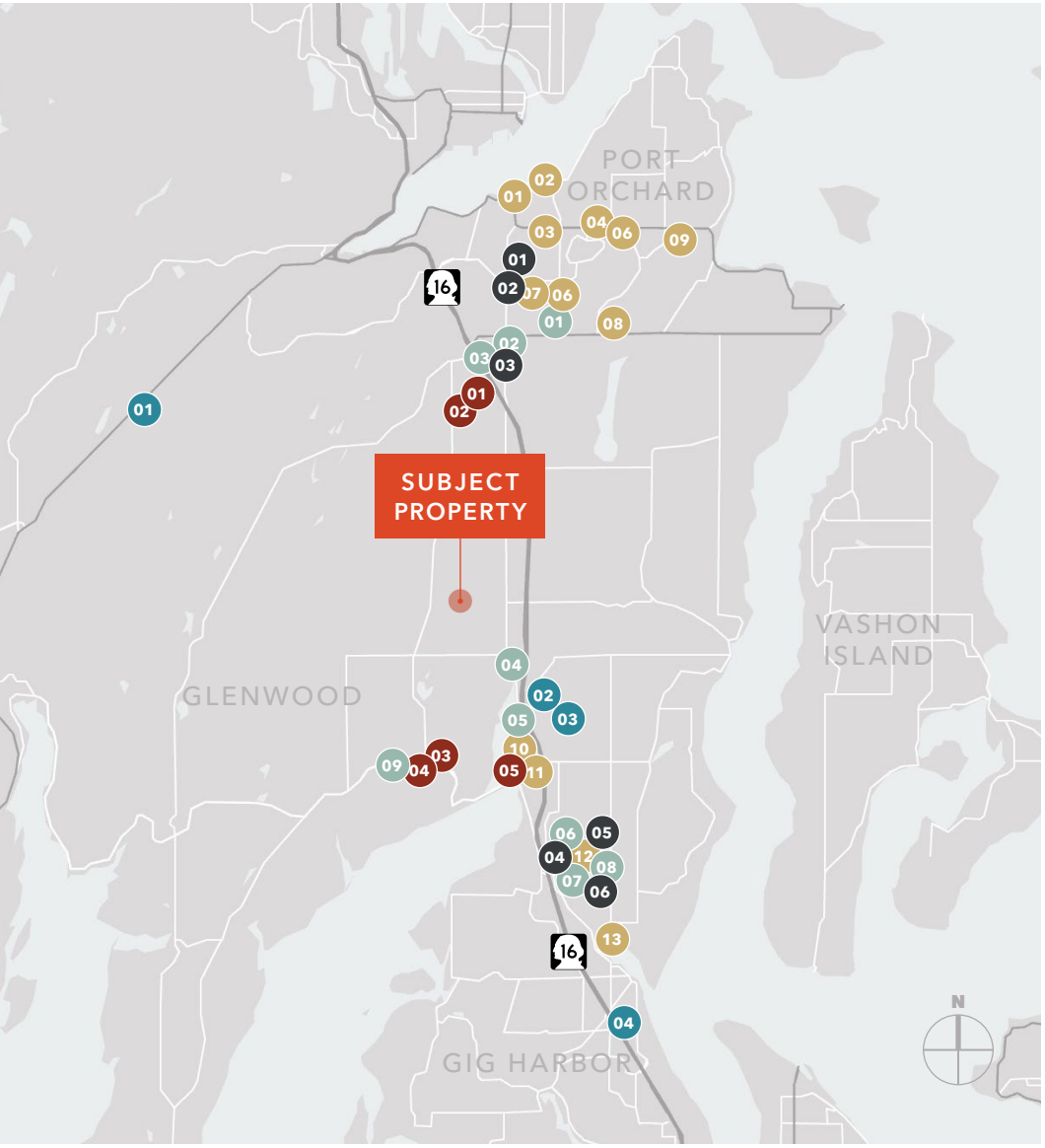

EAT + DRINK

01 Mina's Cafe
02 Brickhouse 714 Bar & Grill
03 Taquieria Mucho
04 Pho Season
05 Spiro's Pizza & Pasta
06 Wendy's
07 Tapatios Mexican Grill
08 Blue Agave
09 East Teriyaki
10 Easy Thai Easy Go
11 Local Boys Tap Room
12 Mod Pizza
13 Morso Bistro

BANKS

01 Kitsap Bank
02 Bank of America
03 Umpqua Bank
04 Chase Bank
05 Key Bank
06 BECU Credit Union

SHOPS

01 Walmart
02 Fred Meyer
03 Safeway
04 Burley Store
05 Bridgeway Market
06 Target
07 Costco
08 Walgreens
09 Dollar Tree

MEDICAL

01 Harrison Belfair Urgent Care
02 St. Anthony's Hospital
03 MultiCare Urgent Care
04 Franciscan Urgent Care

CAFFEINE

01 Revive Coffee
02 Gravity Coffee
03 Morning Star Espresso
04 Ravensara Espresso
05 Cutters Point

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