

344TH ST LAND

FOR SALE



KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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3215 SW 344TH ST | FEDERAL WAY, WA

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RACHEL CORP

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EXECUTIVE SUMMARY



3215 SW 344TH ST | FEDERAL WAY, WA



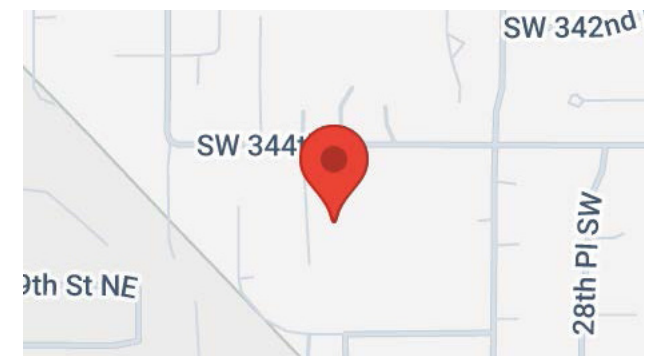
OFFERING SUMMARY

AVAILABLE AC:	5.36 (233,482 SF)
SALE PRICE:	Unpriced
FRONTAGE:	SW 344th St
ZONING:	RS7.2
UTILITIES:	In Street
COUNTY:	King



PROPERTY HIGHLIGHTS

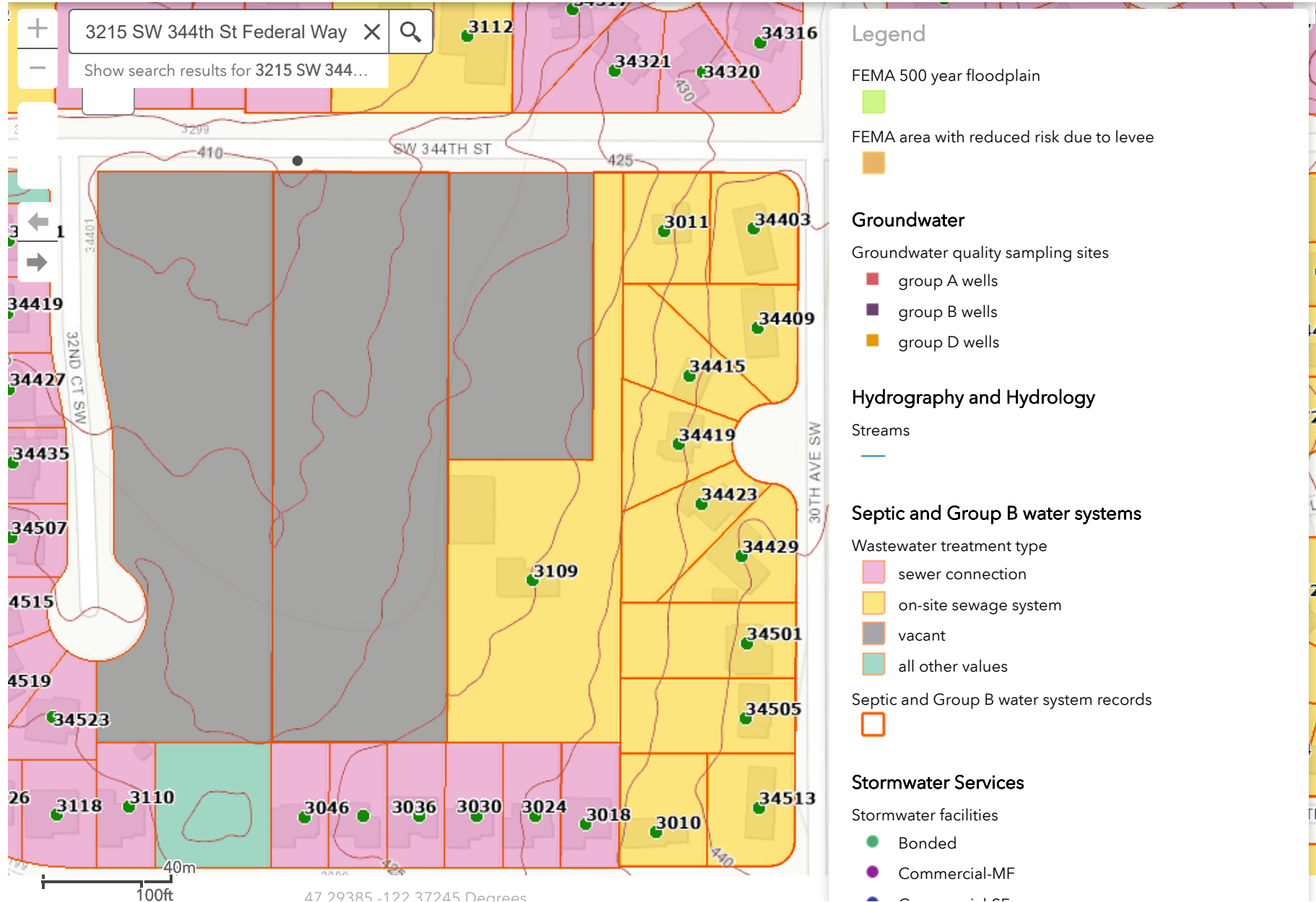
- 5.36 acres (233,482 sf)
- 3 Parcels: 2421039104, 2421039049, 2421039059
- Zoned RS7.2
- Surrounded by SF developments
- All utilities in street
- Property fenced
- Access from 344th St and 32nd Ct SW
- King County



TOPOGRAPHY & UTILITIES



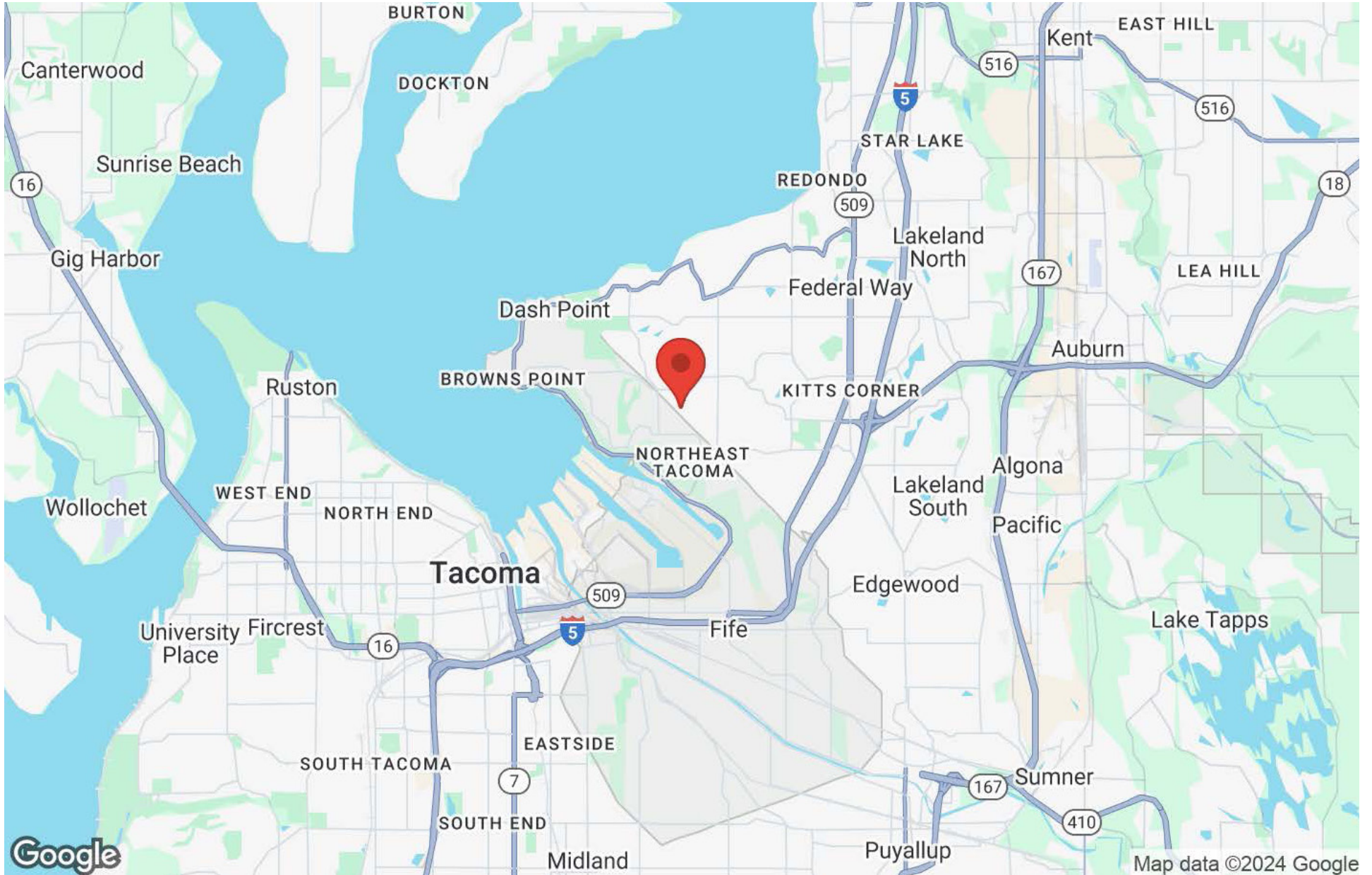
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LOCATION MAPS

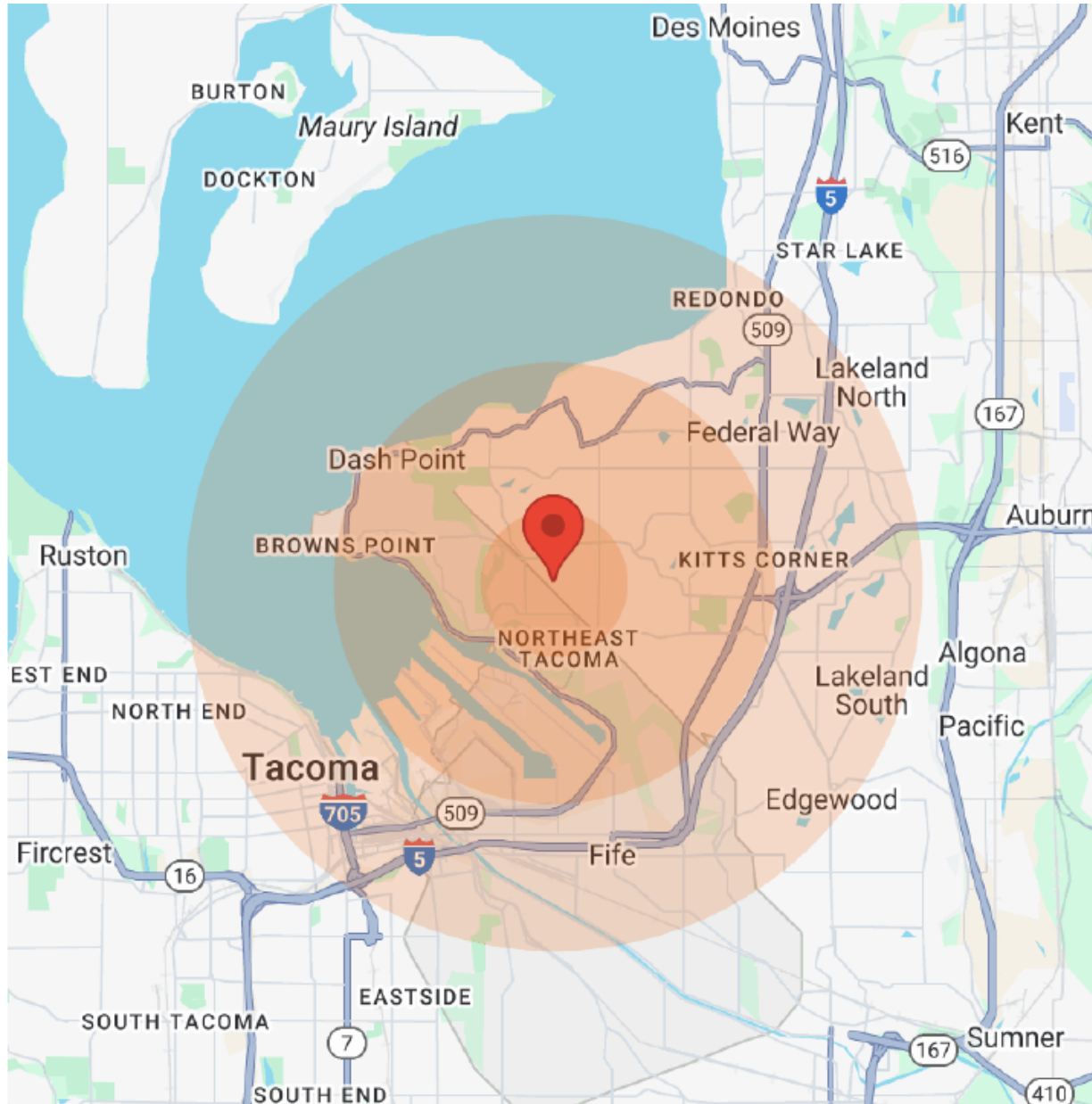


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DEMOGRAPHICS

3215 SW 344TH ST | FEDERAL WAY, WA



Population	1 Mile	3 Miles	5 Miles
Male	11,490	40,011	86,830
Female	11,318	40,958	89,965
Total Population	22,808	80,969	176,795

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,150	16,655	35,164
Ages 15-24	3,679	11,593	23,628
Ages 25-54	9,250	32,931	70,449
Ages 55-64	2,741	10,053	22,401
Ages 65+	1,988	9,737	25,153

Race	1 Mile	3 Miles	5 Miles
White	14,499	52,413	118,017
Black	1,947	6,171	13,459
Am In/AK Nat	90	328	1,241
Hawaiian	306	1,206	2,333
Hispanic	3,716	12,603	24,843
Multi-Racial	6,450	21,488	45,338

Income	1 Mile	3 Miles	5 Miles
Median	\$73,283	\$70,652	\$60,482
< \$15,000	446	2,430	7,982
\$15,000-\$24,999	473	2,323	5,913
\$25,000-\$34,999	748	2,960	6,774
\$35,000-\$49,999	858	3,890	9,443
\$50,000-\$74,999	1,693	5,954	13,608
\$75,000-\$99,999	1,564	4,696	9,391
\$100,000-\$149,999	1,307	4,669	9,641
\$150,000-\$199,999	458	1,713	3,300
> \$200,000	145	808	2,040

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,470	32,421	75,931
Occupied	7,995	30,314	70,227
Owner Occupied	5,565	18,869	39,467
Renter Occupied	2,430	11,445	30,760
Vacant	475	2,107	5,704