

Lakewood High Density Development Opportunity

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COMMERCIAL

LOCATION	Lakewood, Washington
ADDRESS	9314 - 9316 & 9320 - 9330 Bridgeport Way, Lakewood, WA
ZONING	Central Business District (CBD)
LOT SIZE	6.79 Acres
DENSITY	Allowed - 100 Dwelling Units per Acre
BUILDING HEIGHT MAX	90 feet

OFFERING MEMORANDUM



Executive Summary

Offering

This offering memorandum outlines a unique opportunity to capitalize on a prime development site in Lakewood, WA.

The combination of strategic location, zoning potential, and proximity to key economic and transportation hubs positions this property as a premier investment opportunity.

We are pleased to present a prime development opportunity in the heart of Lakewood, Washington. This offering consists of two adjacent parcels totaling 6.79 acres, strategically zoned for development within the Downtown Central Business District. This site is ideal for a mixed-use or residential project, offering substantial development potential.

LOCATION	Lakewood, Washington
ADDRESS	9314 - 9316 & 9320 -9330 Bridgeport Way, Lakewood, WA
PARCEL NORTH	5140001351
PARCEL SOUTH	5140001191

Fraser Elliott Commercial

425-998-7068 | info@thefirmrealestate.com

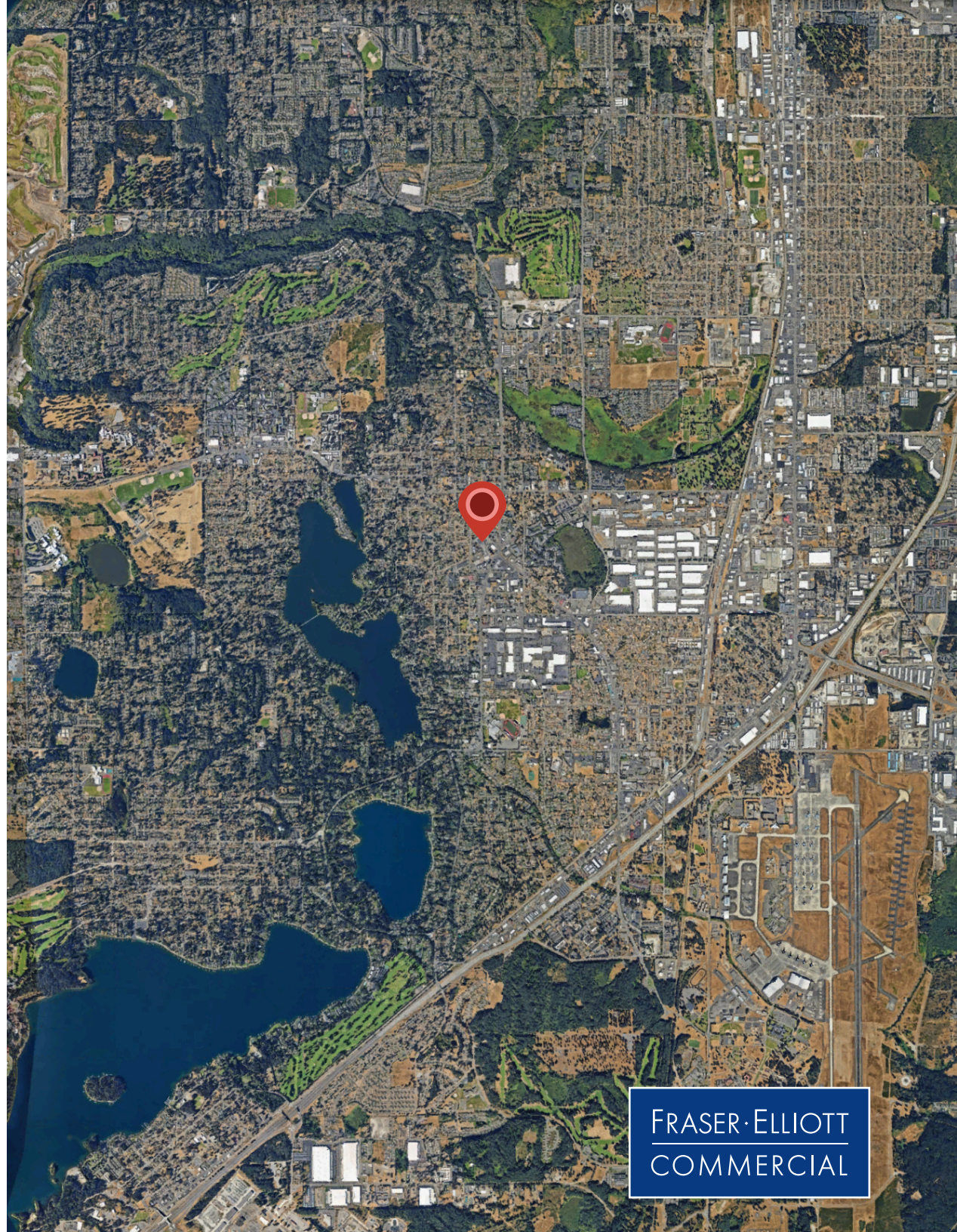


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Executive Summary

Investment Highlights

- Strategic Location: Situated in Lakewood's thriving CBD, with proximity to major cities and transportation networks.
- High Development Density: Zoning allows for substantial development across the combined parcels.
- Economic Drivers: Proximity to JBLM and local amenities provide strong demand drivers and economic stability
- Infrastructure and Accessibility: Excellent transit connectivity and access to Interstate 5 enhance the site's appeal and development potential



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Zoning Summary

ZONING	Central Business District (CBD)
LOT SIZE	6.79 Acres
DENSITY	Allowed - 100 Dwelling Units per Acre
BUILDING HEIGHT MAX	90 feet

Development Potential

- Given the CBD zoning and the allowable density the site is primed for significant development. Potential uses include:
- **Mixed-Use Development:** Combining residential units with ground-floor commercial space to create a vibrant, walkable community.
- **High-Density Residential:** Ideal for multi-family housing, catering to both market-rate and affordable housing needs.

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Surrounding Infrastructure

McChord Airforce Base: Part of JBLM, McChord provides a substantial economic base and employment opportunities, attracting a steady influx of personnel and supporting businesses.

JBLM (Joint Base Lewis-McChord): The property is in close proximity to one of the largest military bases on the West Coast, located just 3 miles to the east, fostering significant economic and community activity.

Parks and Recreation: The area is rich in green spaces and recreational facilities, including Lakewood Towne Center and Fort Steilacoom Park, promoting a high quality of life for residents.

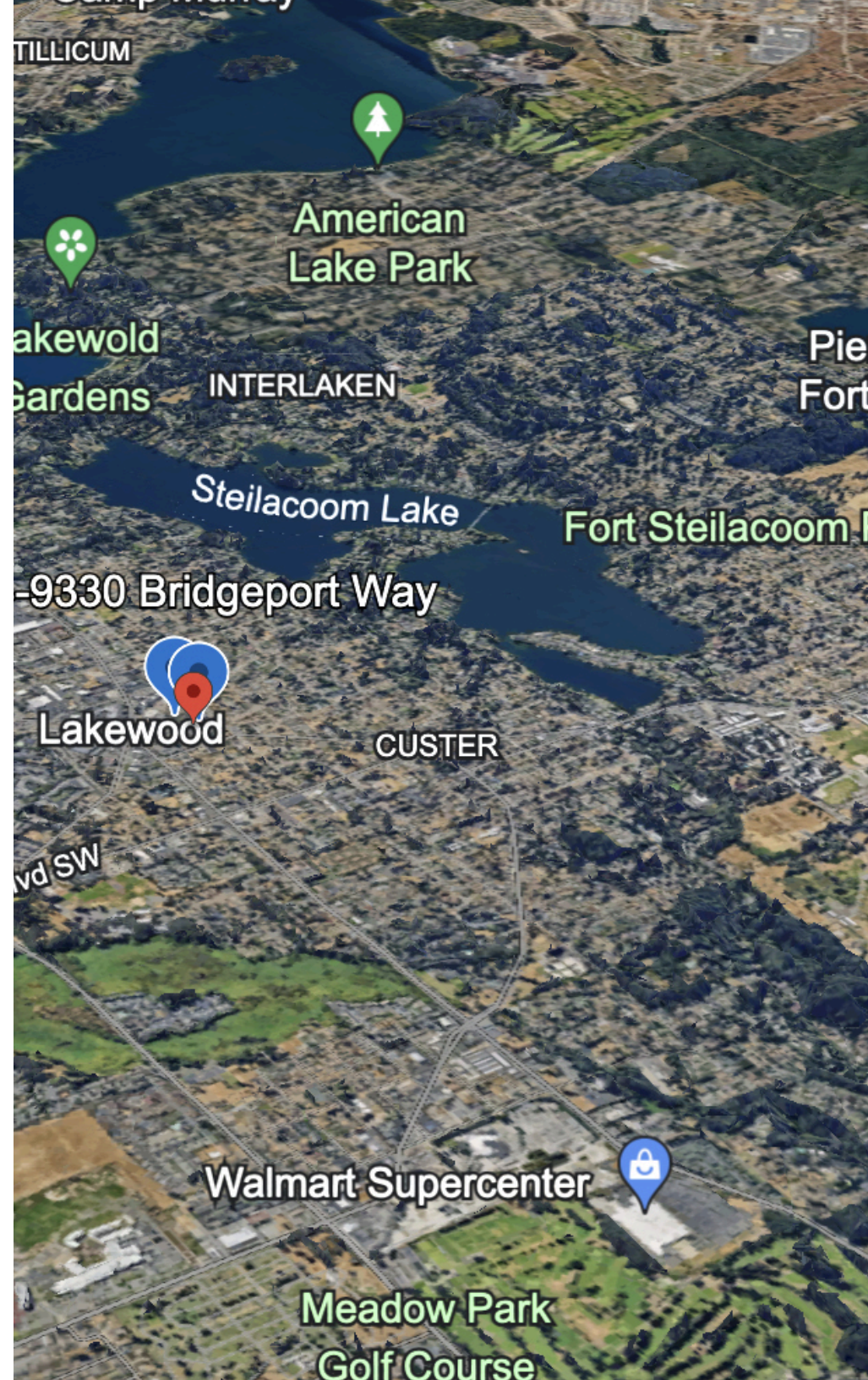
Retail and Commercial Amenities: Lakewood's CBD is a bustling area with a variety of shops, restaurants, and service providers, ensuring vibrant community engagement.

Neighborhood Analysis

- Lakewood, Washington, nestled in Pierce County near Seattle, is famed for its natural allure and vibrant community of approximately 60,000 residents.
- Its close proximity to Joint Base Lewis-McChord, a significant military hub, profoundly influences both its economy and cultural fabric.
- The city's landscape is adorned with scenic lakes such as Lake Steilacoom, adding to its charm and offering recreational opportunities.
- Lakewood boasts retail hotspots like Lakewood Towne Center, contributing to its blend of suburban comforts and urban

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Location

Shops and Services

- Lakewood Towne Center - Major shopping center.
- Lakewood Pavilion - Significant shopping destination.
- Target - Retail store.

Banks

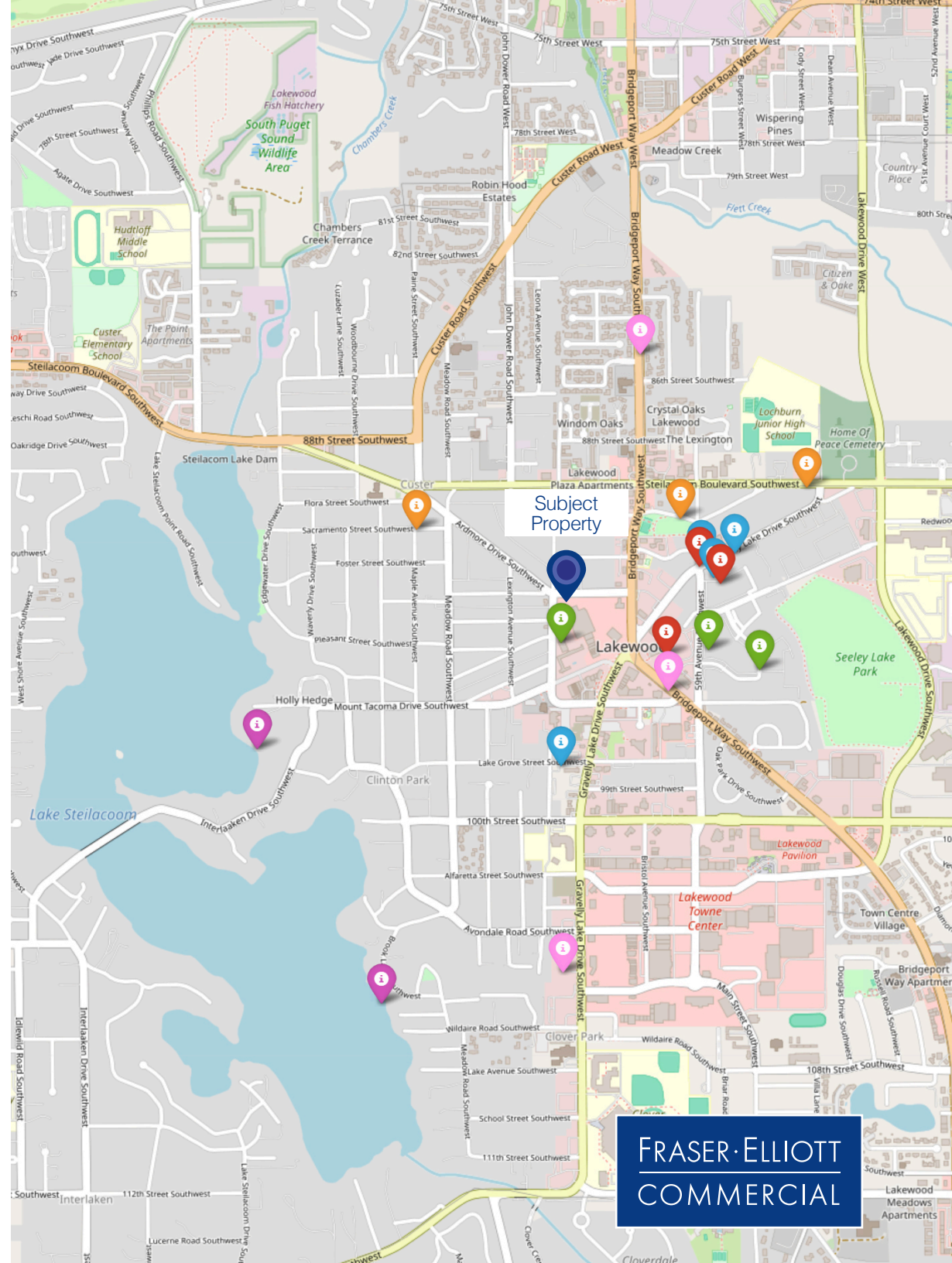
- Chase Bank - 9315 Bridgeport Way SW.
- Bank of America - 9323 Gravelly Lake Dr SW.
- Wells Fargo - 10015 Gravelly Lake Dr SW.

Stores

- Safeway - 10223 Gravelly Lake Dr SW.
- Walmart - 7001 Bridgeport Way W.
- Best Buy - 5830 Lakewood Towne Center Blvd SW.
- Restaurants and Bars (Red markers)
- Carrs Restaurant - Local restaurant.
- RAM Restaurant & Brewery - Restaurant and bar.
- El Pulgarcito - Salvadoran restaurant.

Parks

- Fort Steilacoom Park - Large park.
- Harry Todd Park - Community park.
- Schools (Orange markers)
- Clover Park High School - High school.
- Lakewood Elementary School - Elementary school.
- Hudtloff Middle School - Middle school.





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For more detailed information or to schedule a site visit,
please contact: 425-998-7068
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