

FOR SALE

SE Corner of State Route 165 & Ryan Road
Buckley, WA 98321



PERKINS PRAIRIE:
168 NEW HOMES
COMING SOON



BUCKLEY LAND

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

BUCKLEY LAND:

SALE PRICE: \$3,700,000.00 (\$5.96 PSF)

14.24 ACRES (620,333 SF)

**PARCELS: 9540100353
0619033036
0619102037**

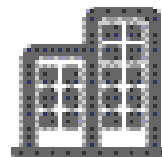
- Zoned Central Commercial
- Adjacent to the City of Buckley Fire Department
- Directly off of SR-410
- Near Perkins Prairie Development - bringing 168 new single family homes to the immediate area



Population



Average HH Income

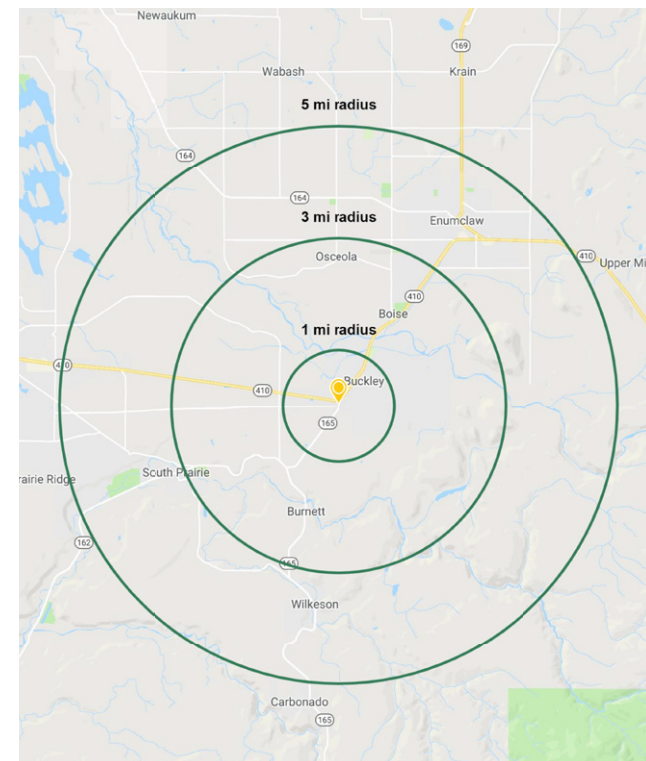


Daytime Population

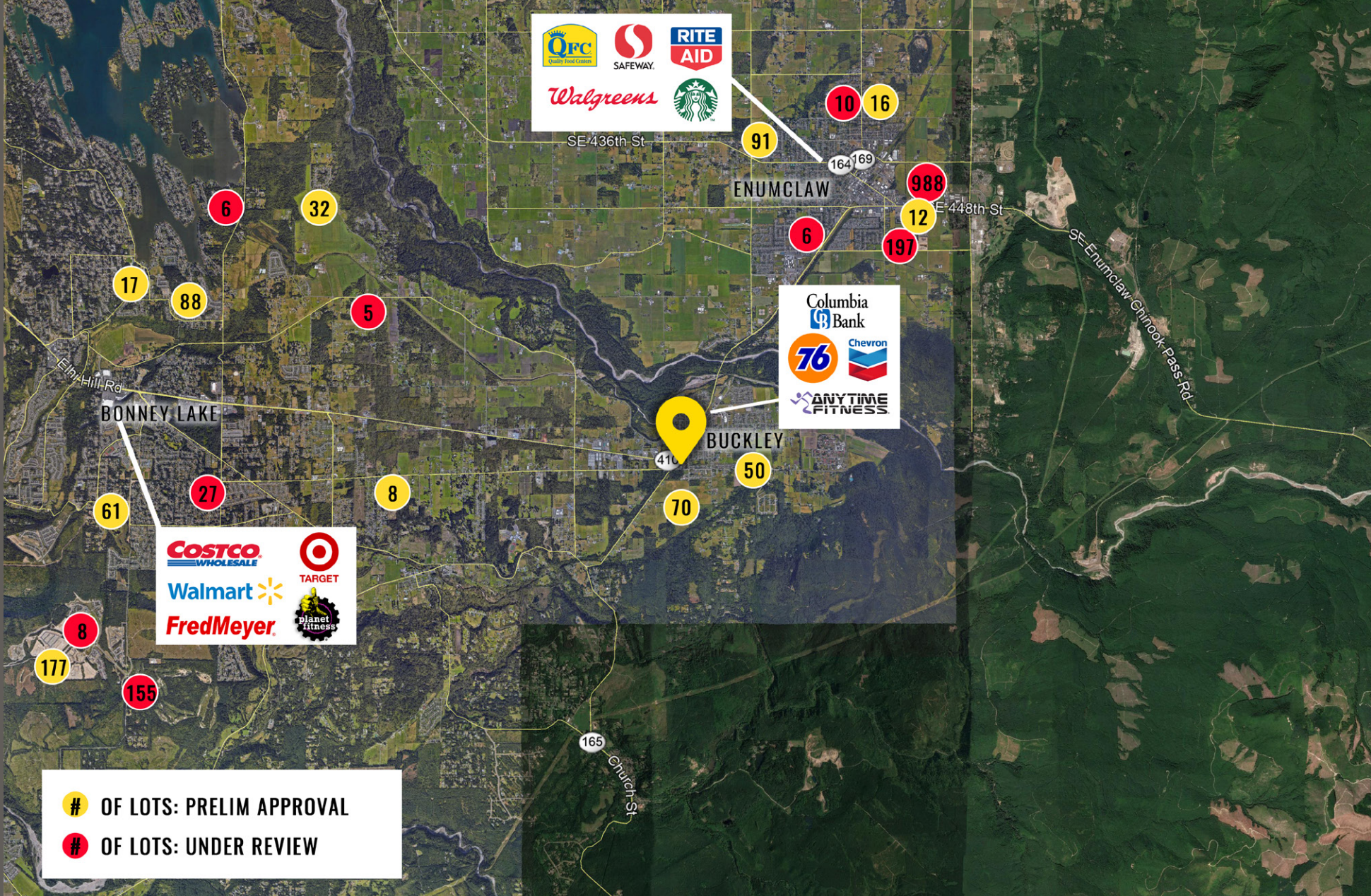
Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	3,394	\$75,284	2,095
Mile 3	10,926	\$99,674	6,996
Mile 5	36,764	\$96,589	20,519

NEARBY TENANTS



LOCATION DETAILS



Just off
SR-410 and SR-165



Close to an upcoming
housing development



18,000 CPD
SR-410



8,000 CPD
SR-165

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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