



FOR SALE | PRICE REDUCED!
10320-10322 Burnham Drive NW
Gig Harbor, WA 98332



FORMER CONAN FUEL PROPERTY

Lisa Tallman | Jamie Firth

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

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FOR SALE First Western Properties is pleased to introduce an exceptional investment opportunity, featuring two contiguous parcels situated along the bustling Burnham Drive NW in the highly sought-after northern Gig Harbor market area. It is important to note that these parcels are being offered as a combined property and cannot be sold individually. The current offering is below with the appraised value* as of September 2022, making it an advantageous investment opportunity. There is a metal building on the property that was originally established as a legal non-conforming use for an auto repair shop.

BURNHAM DRIVE NW PROPERTY:

- 2 Access Points off Burnham Drive NW
- Expansive Burnham Drive Frontage
- Currently Site Operates with Septic/Drainfield
- City Water/Sewer/Storm is Available on Burnham Drive
- Environmental: Monitoring in Process. See Additional Detail Page 3
- Existing Water Tanks, Located on Site, are Empty and Not in Use
- Title & Escrow: AEGIS Land Title, Gig Harbor. Contact: Traci Fraley



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

5,558

\$173,499

2,406

Mile 3

27,765

\$176,384

10,191

Mile 5

52,396

\$170,788

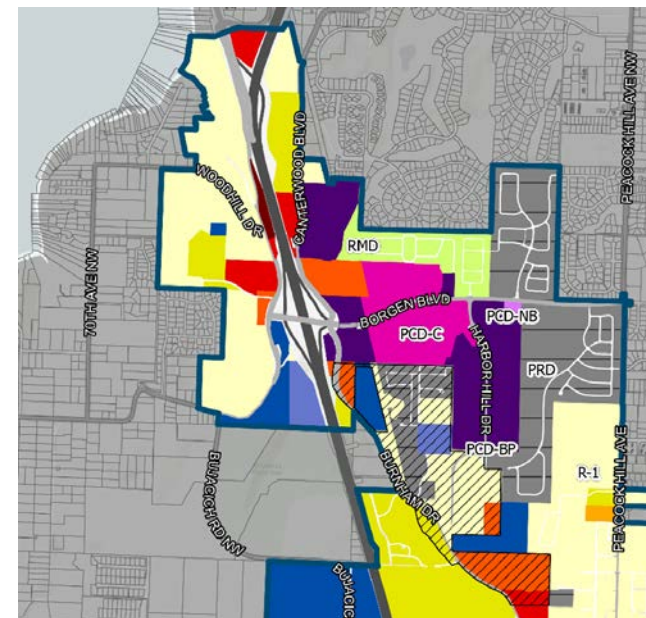
16,807

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Summary

Property Address	10320 - 10322 Burnham Dr. NW
Opportunity Type	Re-development/Re-purpose
Total Land Area	3.14 Acres (136,778 SF)
Parcel Numbers	0222313022 and 0222312008 (May not be sold separately)
Building Size	3,600 SF±
Building Built:	1985
Zoning	MSF (Pierce County)
Jurisdiction	Pierce County
Asking Price	\$1,360,000* \$1,200,000 Owner Contract Option

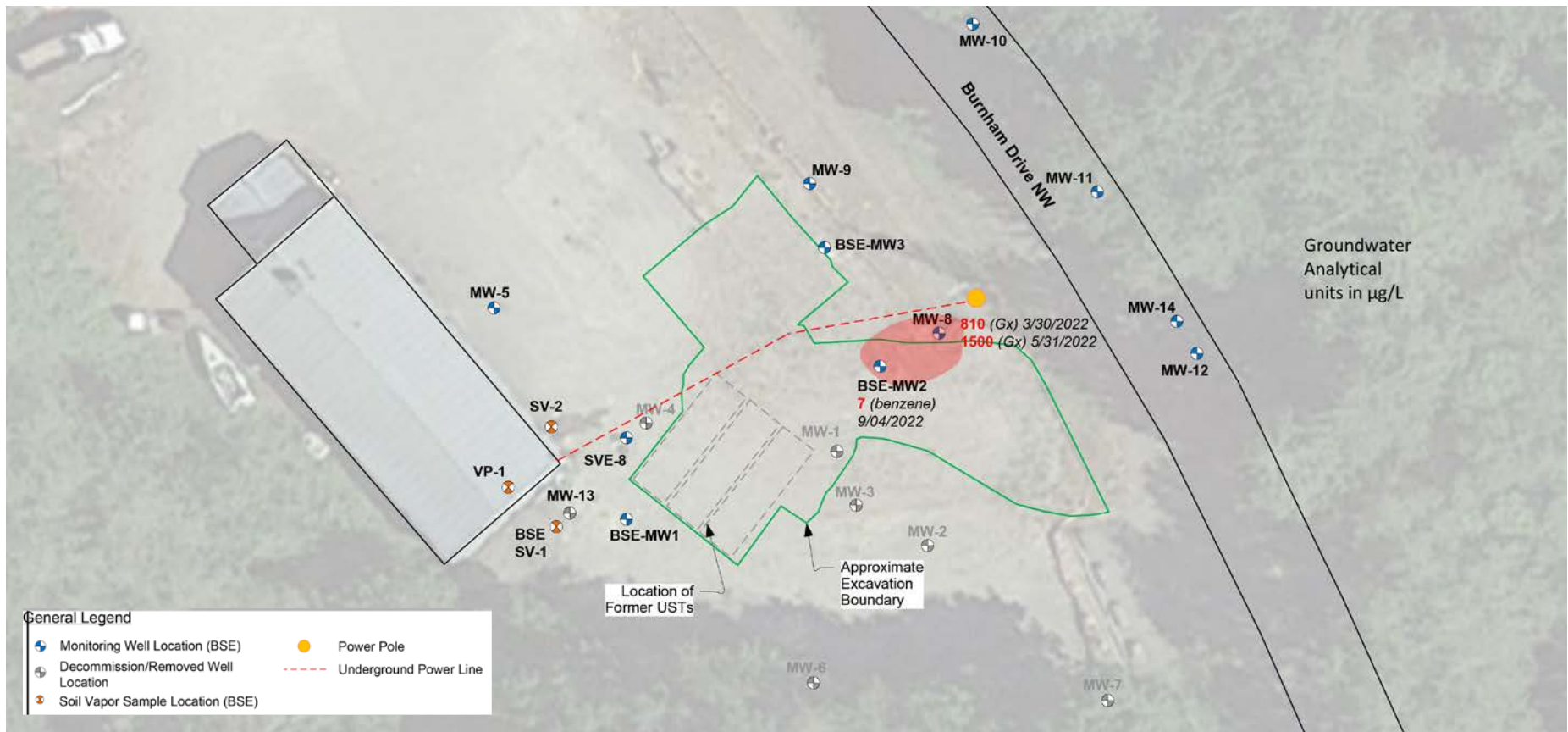
ZONING



Moderate Density Single Family, Urban Sensitive Resource Overlay (MSF), Pierce County – Located within City of Gig Harbor UGA. Please Click [HERE](#) for More Information on Zone and Overlay.

ENVIRONMENTAL:

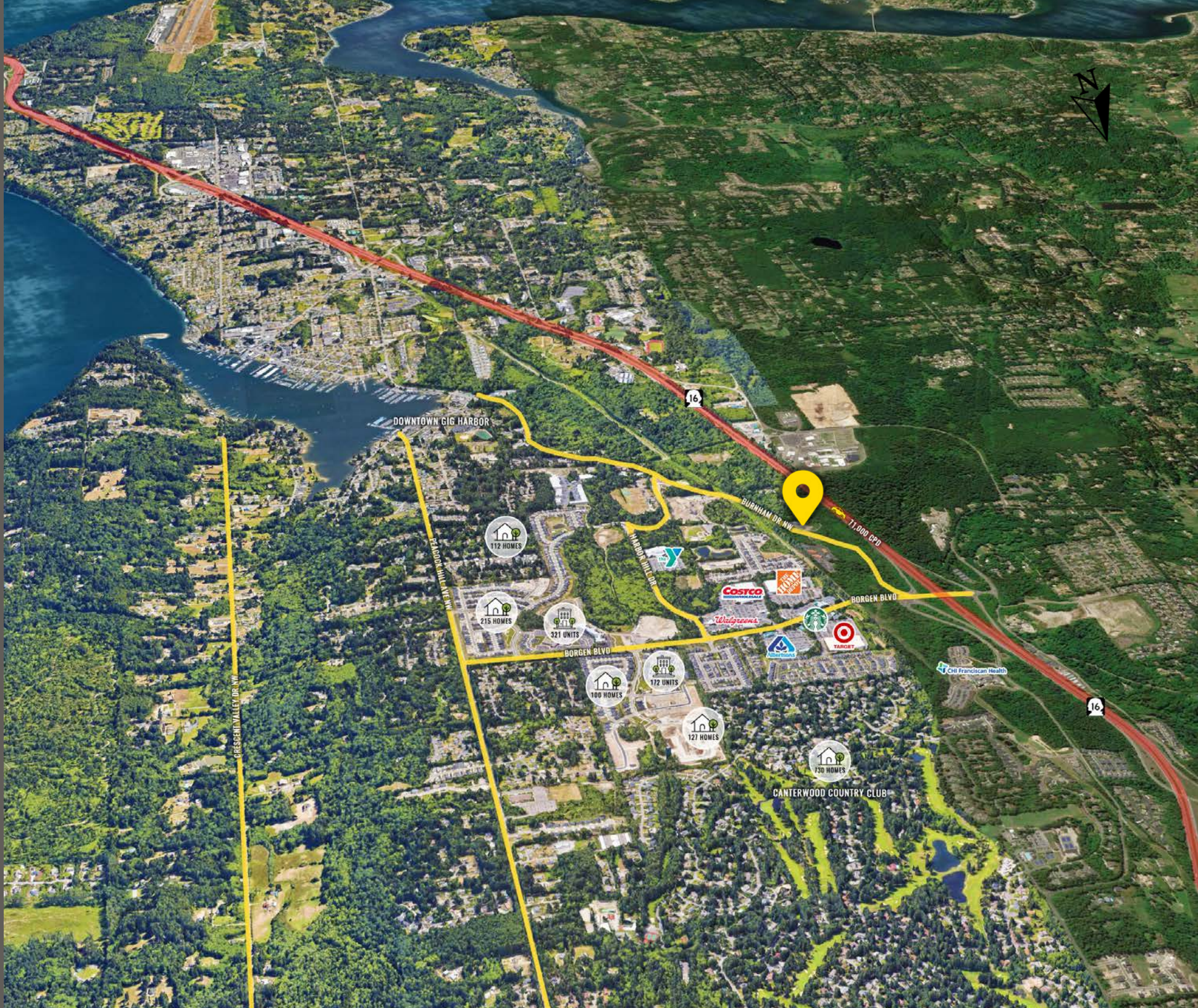
PROPERTY SUMMARY



- Monitoring groundwater conditions in select site monitoring wells. PLIA requirements available from 2022 Monitoring Report.
- Site decommissioned in August 2019 to include tank removal and remediation from January 1998 release.
- 14 monitoring wells existing.
2 wells continuing to be tested in area of 1998 release.
- Full Reports available in feasibility.



LOCATION SUMMARY



DOWNTOWN GIG HARBOR

16



71,000 CPD

BURNHAM DR NW

BORGEN BLVD

112 HOMES

215 HOMES

321 UNITS

100 HOMES

172 UNITS

127 HOMES

130 HOMES

CANTERWOOD COUNTRY CLUB

DEANSON HILL AVE NW

HARBOR DR NW

CRESSENT VALLEY DR NW

Costco

Walgreens

Starbucks

Target

CHI Franciscan Health



GIG HARBOR, WA is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.




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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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