



2200 Bethel Ave

2200 Bethel Avenue
Port Orchard, WA 98366

FOR SALE
\$2,900,000



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Property Summary



Property Description

Exceptional 18.47-acre Commercial Mixed-Use parcel located within a federally designated Opportunity Zone, offering significant potential tax incentives for future development. This highly visible site conveniently located has undergone professional consultant analysis, including wetland delineation, to clearly define the anticipated buildable envelope. Following environmental and site analysis, the property's highest and best use has been identified as townhome development. The site supports an estimated yield of approximately 70 units, based on 5 acres of buildable area at a projected density of 14 units per acre. The combination of Opportunity Zone tax advantages, completed site due diligence, and a defined development path significantly reduces entitlement risk and positions this property as a compelling acquisition for builders and long-term investors. Sewer, water, power and natural gas are available in-street.

Property Highlights

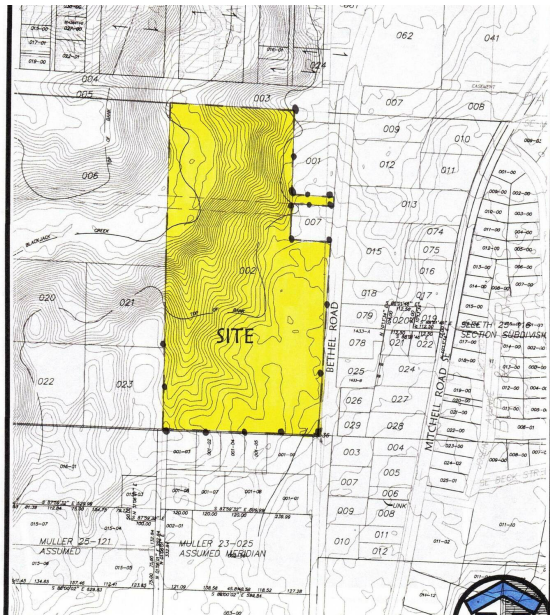
- Opportunity zone, Wetland Delineation Complete, Site Due Diligence

Offering Summary

Sale Price:	\$2,900,000
Lot Size:	18.47 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	150	699	3,114
Total Population	350	1,637	7,969
Average HH Income	\$63,567	\$69,683	\$90,508

Additional Photos



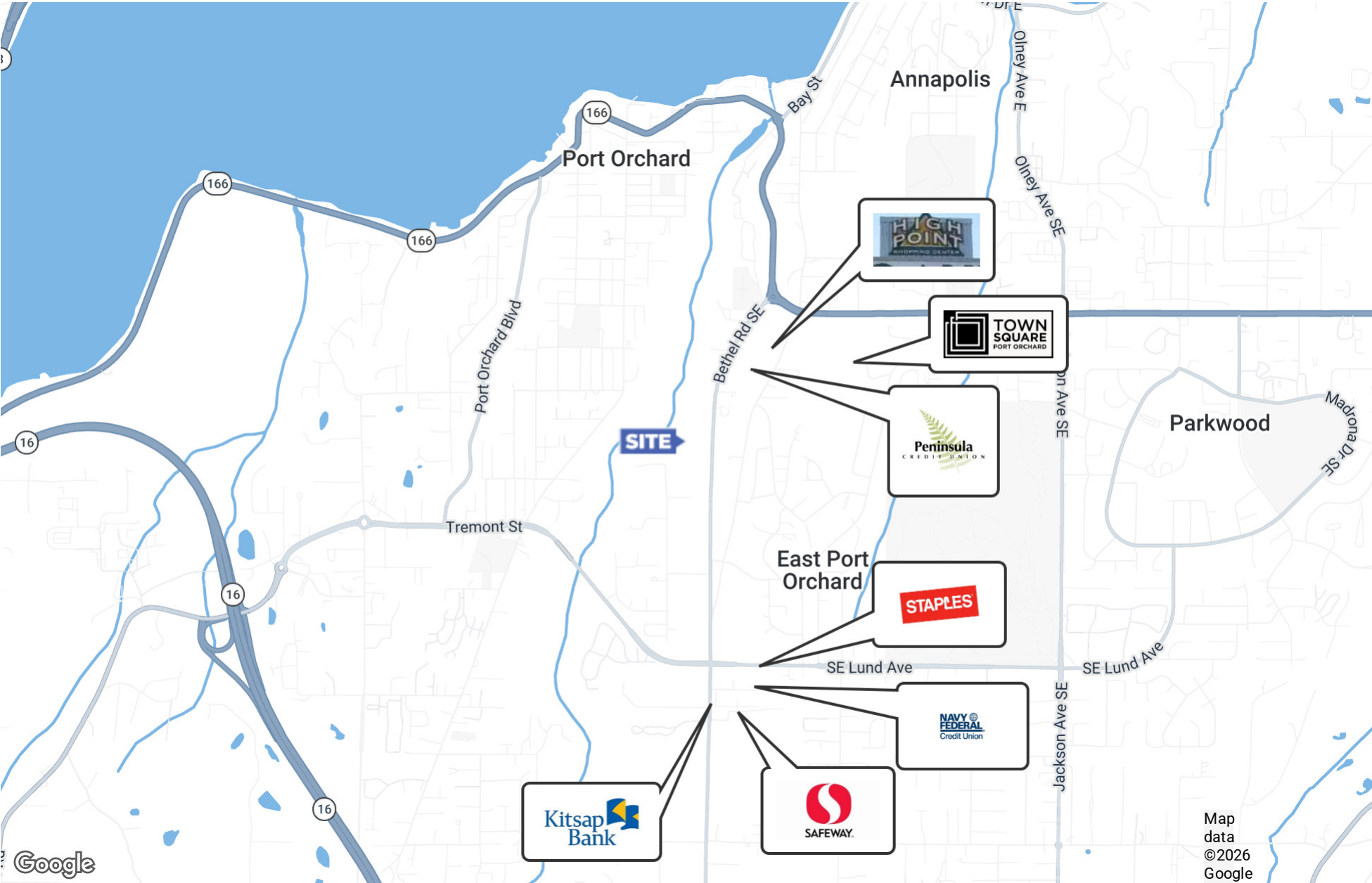
Regional Map



Aerial Map



Retailer Map



Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	350	1,637	7,969
Average Age	37.1	36.6	34.6
Average Age (Male)	39.2	38.6	34.7
Average Age (Female)	36.2	35.7	35.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	150	699	3,114
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$63,567	\$69,683	\$90,508
Average House Value	\$337,524	\$344,194	\$382,383

2023 American Community Survey (ACS)

