

**Multifamily
Rezone in Process**

**JOHNSON
COMMERCIAL**



NOW OFFERED FOR SALE
13 Acres in Edgewood, WA

10400 COUNTY LINE RD & 113 MERIDIAN AVE E | EDGEWOOD, WA



11120 Gravelly Lake Dr SW Ste 2
Lakewood, Washington 98499
johnson-commercial.com

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ABOUT THE PROPERTY

Located at 10400 County Line Road & 113 Meridian Avenue E in Edgewood, Pierce County, this property offers a prime development opportunity on two contiguous parcels totaling 13.74 acres (9.1163 acres + 4.63 acres). Currently zoned BP (Business Park), the site is already positioned for a wide variety of employment and commercial uses, including professional offices, light industrial, retail, senior housing, and multifamily apartments. A rezone application/ Conditional Use Permit is in process to fully allow multifamily residential development, enhancing the site's long-term potential and broadening its highest and best use.

- **Location:** 10400 County Line Rd & 113 Meridian Ave E, Edgewood, WA
- **Parcels:** 2 parcels totaling 13.74 acres (9.1163 + 4.63 acres)
- **Current Zoning:** BP (Business Park) | **Rezone/CUP in Progress:** Multifamily

- **Prime development site** in a growing Pierce County community
- **Flexible BP zoning** allows offices, light industrial, retail, senior housing, and multifamily apartments
- **Pending rezone for multifamily** enhances residential potential
- **Strong access** to SR-167, I-5, Tacoma, and Kent Valley

Parcel Number	Acres	SF	Zoning
042003-2-021	9.1163	397,105	BP (Pending Rezone)
042003-2-111	4.63	201,683	BP (Pending Rezone)

EDGEWOOD, WA

Edgewood, WA is a growing community in northern Pierce County, ideally situated between Puyallup, Fife, and Milton, with quick access to Tacoma and the Kent Valley via SR-167 and I-5. Known for its suburban feel, quality schools, and expanding commercial corridors, Edgewood is experiencing strong demand for both residential and mixed-use development. The city's emphasis on thoughtful growth and connectivity makes it a highly desirable location for future housing and business investment.

\$1m

PRICE PER ACRE

\$13m

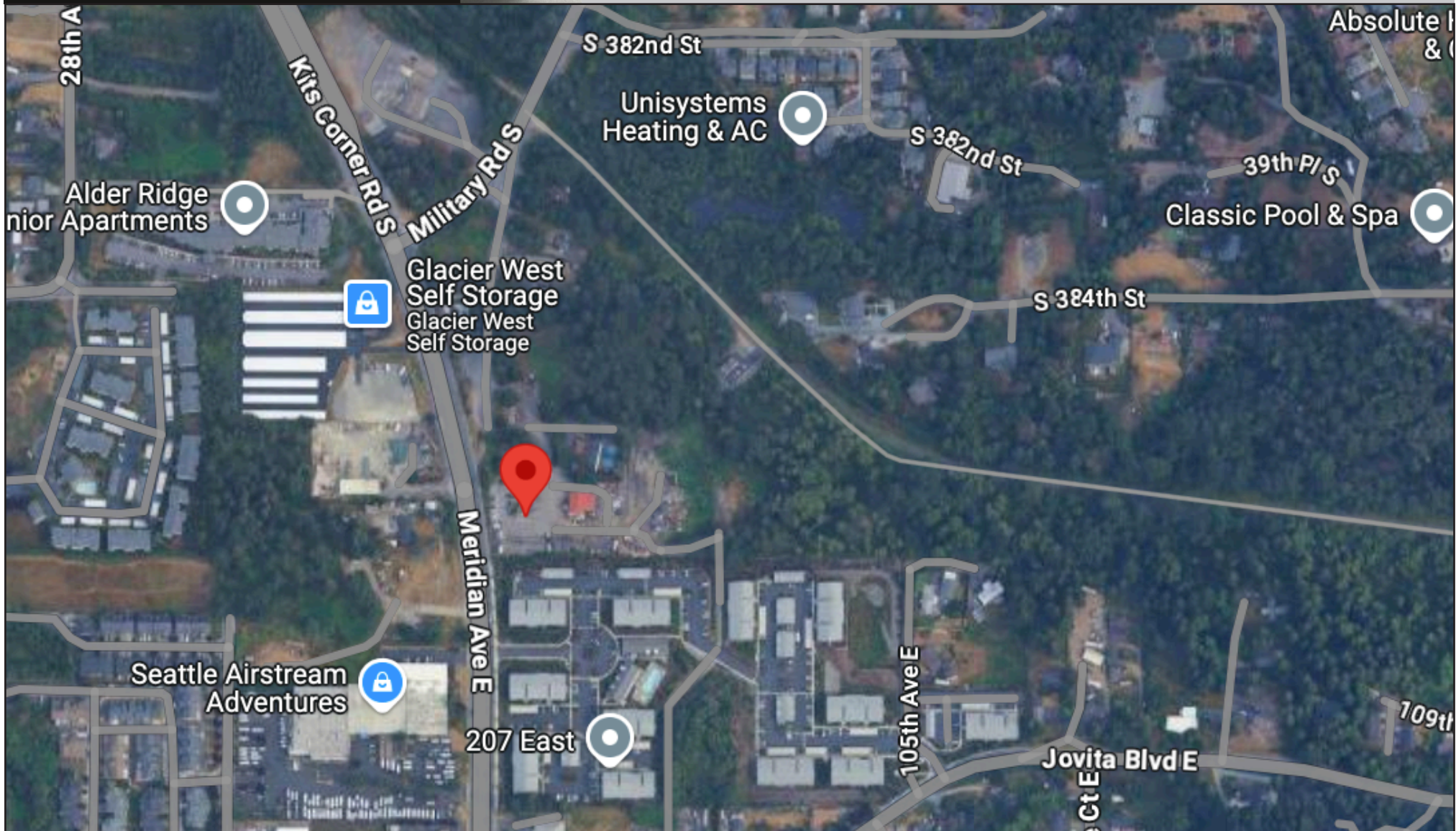
TOTAL PRICE

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



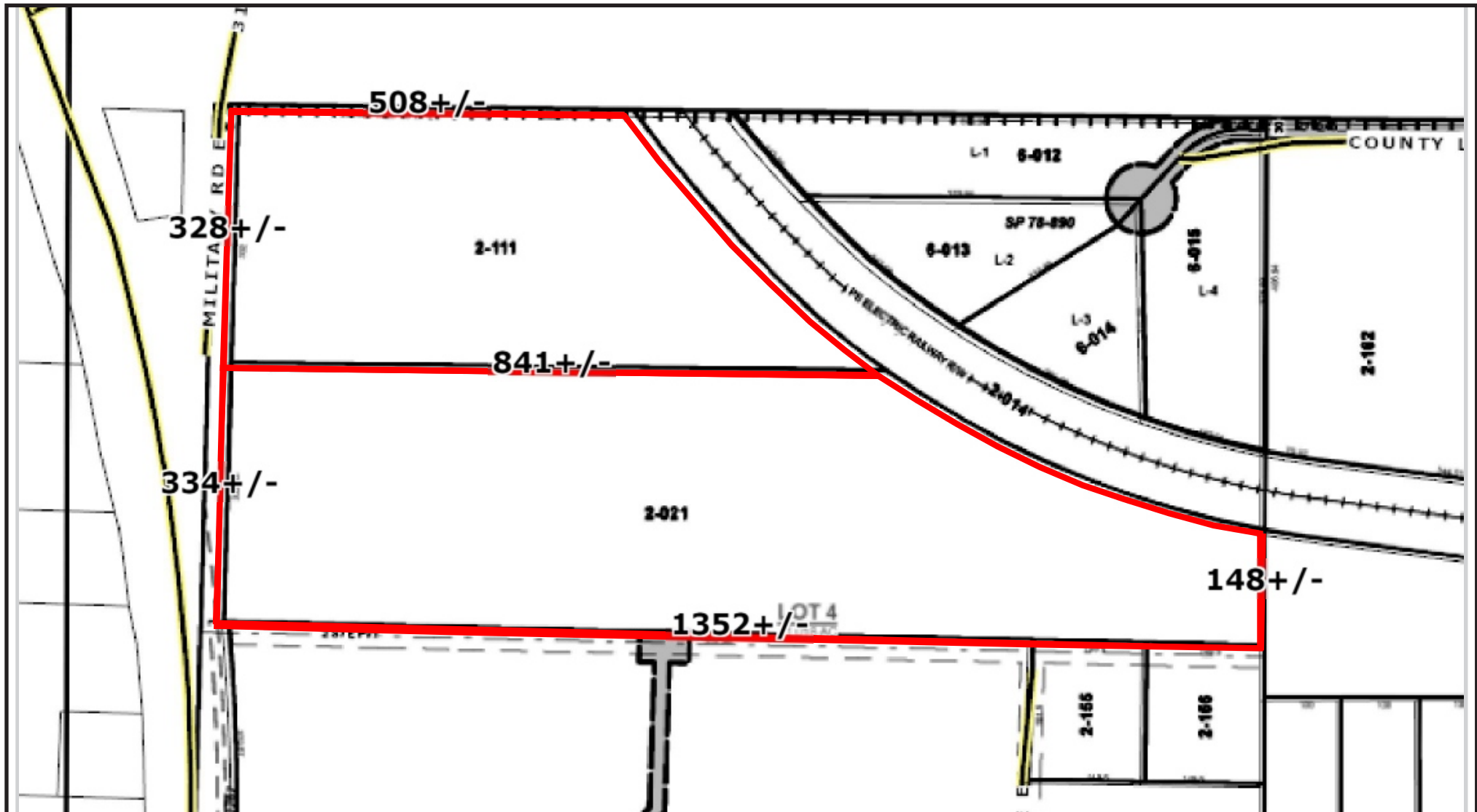
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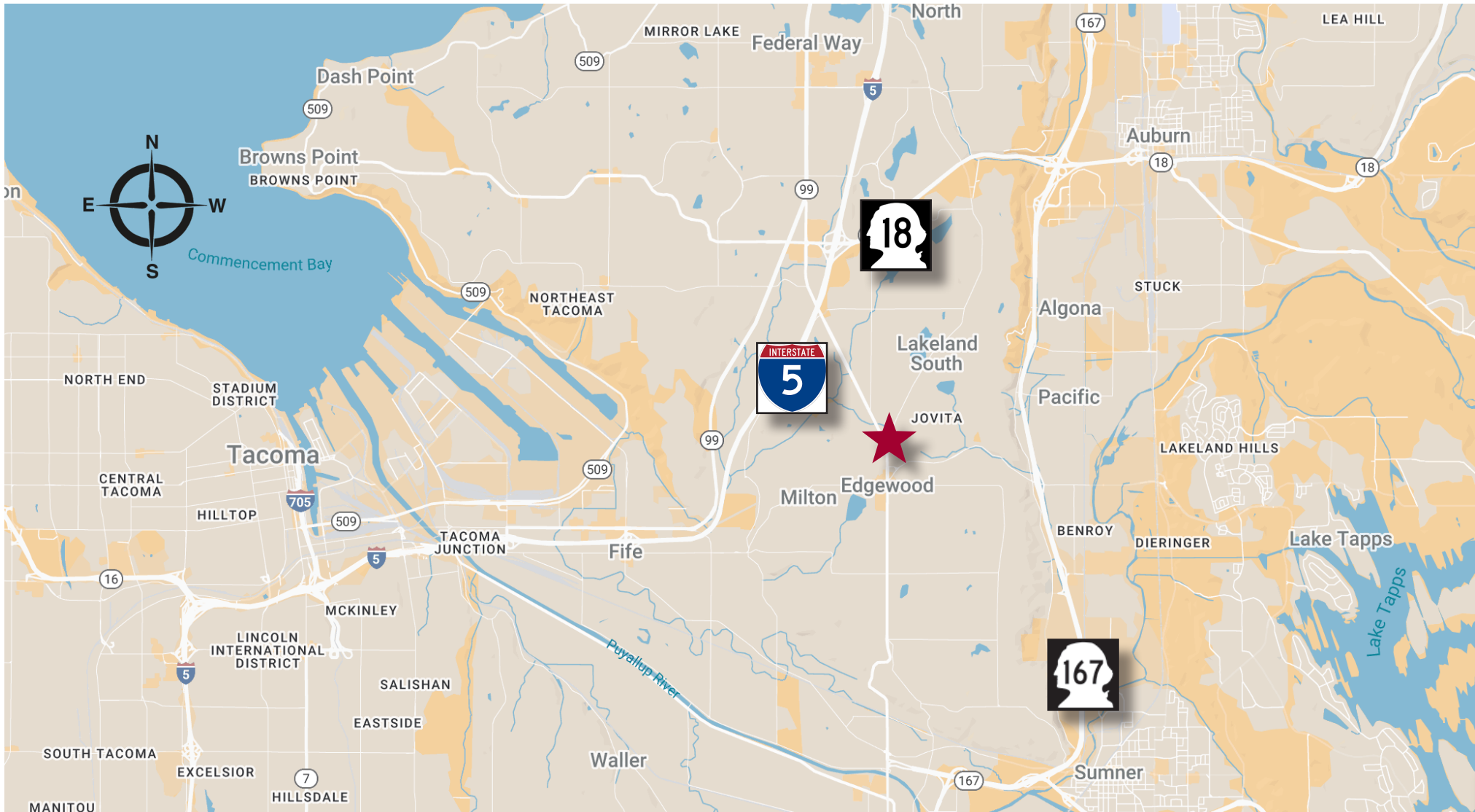
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DEMOGRAPHIC SUMMARY

10400 County Line Rd, Edgewood, Washington, 98372

Ring of 1 mile

KEY FACTS

11,565

Population



4,300

Households

40.1

Median Age

\$95,698

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



27.3%

High School Graduate



35.2%

Some College/
Associate's Degree



31.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,592

Median Household Income



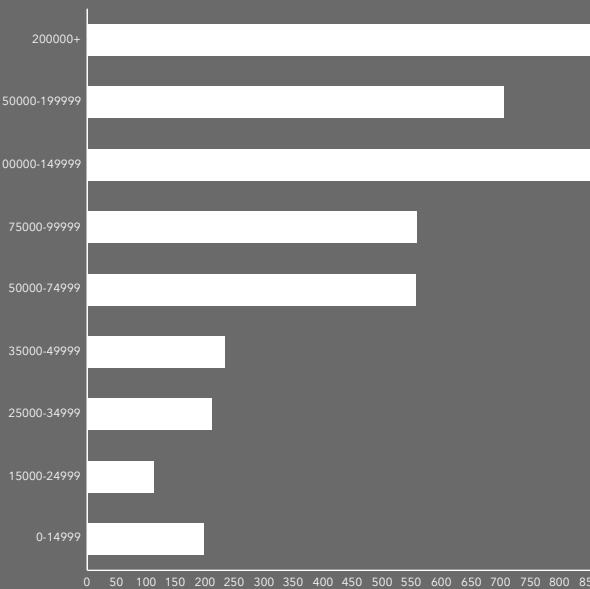
\$51,823

Per Capita Income

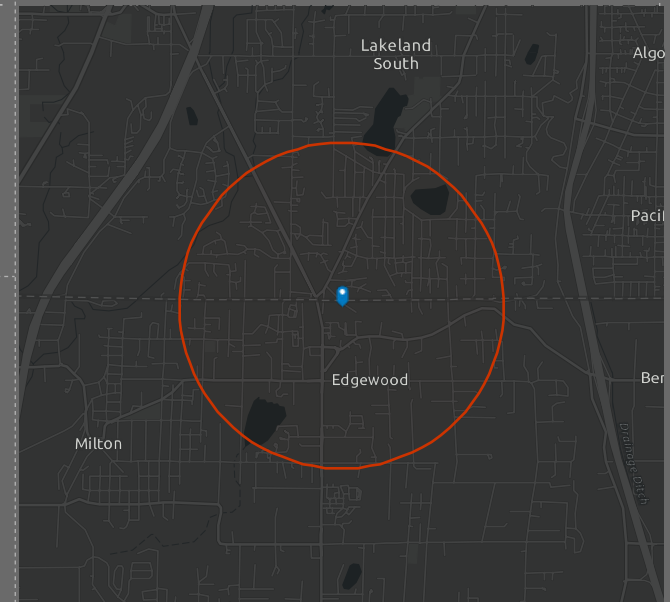


\$399,693

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



56.8%

White Collar



27.3%

Blue Collar



20.6%

Services

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



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