

FOR SALE

COMMERCIAL PAD SITE

SE Corner of 112th and B Street

11207 B ST, TACOMA, WA 98444

112TH ST S

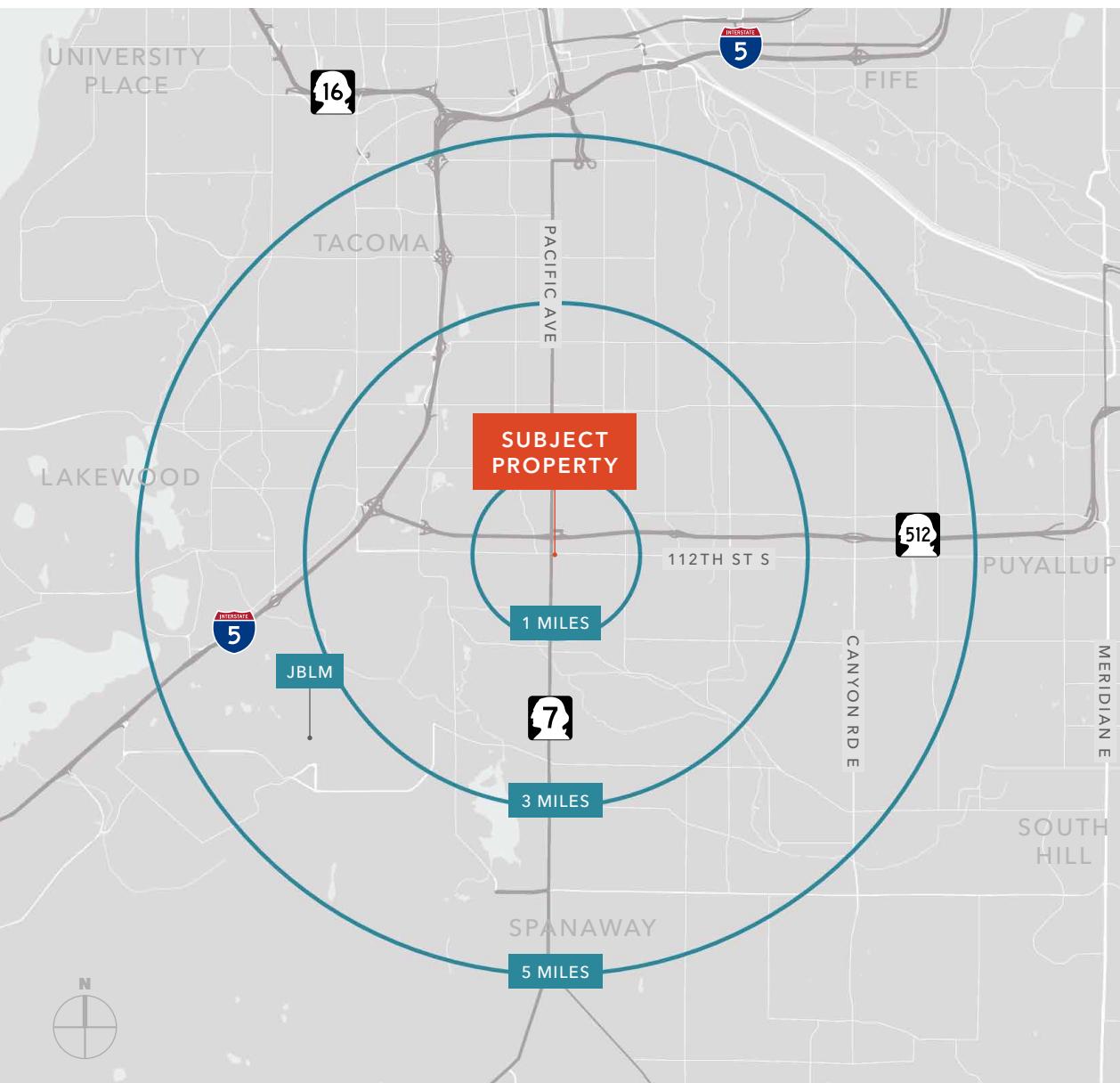
PARCEL B CONCEPTUAL LAYOUT

Parcel B Conceptual Layout showing the following details:

- Dimensions:** 152.3'(M) x 50.5'(C) x 10.00' x 15.88' x 200'16" x 10.00' x 15.88'.
- Building Footprints:** Includes a large central building (152.3' x 50.5') and a smaller structure (16' x 32') labeled "COFFEE".
- Property Lines:** Boundary lines are marked with "CULVERT" and "SEGS 12' RUF".
- Survey Points:** Points 1 through 8 are marked around the perimeter.
- Address:** 99-96'(M) -100-02'(R1).
- Coordinates:** 99.96'(M) 143.02'(C) and 143.00'(C).
- Neighboring Properties:** Parcel A (17,390 SF) and Parcel C (380.56' x 61' x 61') are shown to the west.
- Rear Property Line:** A detailed view shows a "COFFEE 16' x 32'" building, a "MARKER POST", and a "CULVERT 12' RUF".
- Address:** 988-14'32" W 3.00'.
- Coordinates:** 1123'(M) 171.19'(R1).

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$\pm 27,998 \text{ SF Land } (\pm 0.64 \text{ acres})$

Level ground

16,000+ cars per day

Located 2 minutes from Highway 512

161 feet on 112th and approximately 154 feet on B St Zoned CMUD

Price \$499,000 (\$17.82 PSF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2025)	16,418	92,837	241,028
Average HH Income (2025)	\$92,508	\$101,069	\$108,202
Estimated HH (2025)	5,870	34,188	90,077



POTENTIAL USES

(to be verified by buyer)

CONDITIONAL USES

- Administrative Government Services
- Community and Cultural Services
- Day-Care Centers
- Education
- Health Services
- Postal Services
- Public Park Facilities
- Public Safety Services
- Religious Assembly
- Transportation
- Electrical Facilities
- Natural Gas Facilities
- Pipelines
- Sewage Collection Facilities
- Sewage Treatment Facilities
- Stormwater Facilities

- Telecommunication Towers or Wireless
- Facilities
- Utility or Public Maintenance Facilities
- Waste Disposal Facilities
- Waste Transfer Facilities
- Water Supply Facilities
- Amusement and Recreation
- Billboards
- Building Materials and Garden Supplies
- Commercial Centers
- Eating and Drinking Establishments
- Lodging
- Storage and Moving
- Wholesale Trade
- Basic Manufacturing
- Contractor Yards

- Food and Related Products
- Industrial Services and Repair
- Intermediate Manufacturing and
- Intermediate/Final Assembly
- Motion Picture, Television and
- Radio Production Studios
- Off-site Hazardous Waste
- Treatment and Storage Facilities

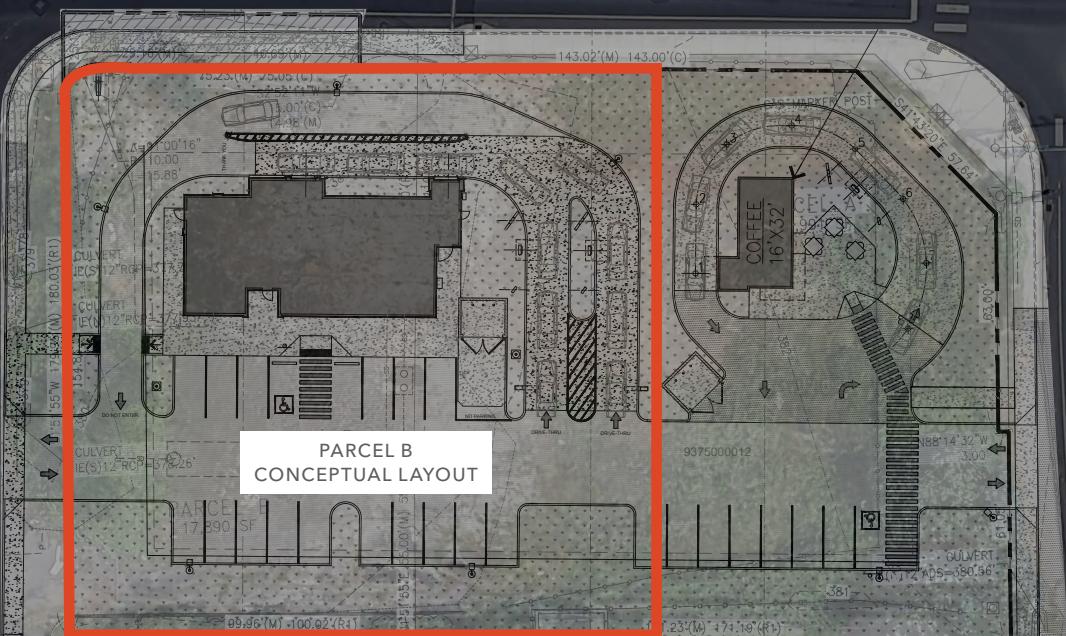
OUTRIGHT USES

- Agricultural Product Sales
- Agricultural Services
- Agricultural Supply Sales
- Bulk Fuel Dealers P
- Business Services
- Buy-Back Recycling Center
- Food Stores
- Mobile, Manufactured and

- Modular Home Sales
- Motor Vehicles and Related
- Equipment Sales, Rental, Repair and
- Services
- Personal Services
- Pet Sales and Services
- Rental and Repair Services
- Sales of General Merchandise
- Printing, Publishing and Related
- Industries
- Recycling Processor
- Salvage Yards/Vehicle Storage
- Warehousing, Distribution and
- Freight Movement

*Uses To Be Verified With Pierce County

11207 B ST



Exclusively listed by

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