

FOR SALE

COMMERCIAL PAD SITE

SE Corner of 112th and B Street

11207 B ST, TACOMA, WA 98444

112TH ST S

B ST S

A ST S

PARCEL B
CONCEPTUAL LAYOUT

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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)

	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

11207 B ST



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

*Uses To Be Verified With Pierce County

- 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

11207 B ST

PARCEL B
CONCEPTUAL LAYOUT

Exclusively listed by

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PARCEL B
CONCEPTUAL LAYOUT

The diagram illustrates the conceptual layout for Parcel B, which is 17,890 SF. The layout includes a large building footprint, a parking area with 10 spaces (including one accessible space), and various site features such as culverts, easements, and utility lines. The site is bounded by a road to the north and a road to the south. The layout is shown in a plan view with dimensions and labels for various features.

An aerial photograph of a golf course. In the upper left, a modern clubhouse with a large glass facade is visible. The majority of the image is covered by lush green grass, with several sand traps and clusters of trees scattered throughout. The overall scene is bright and clear, suggesting a sunny day.

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