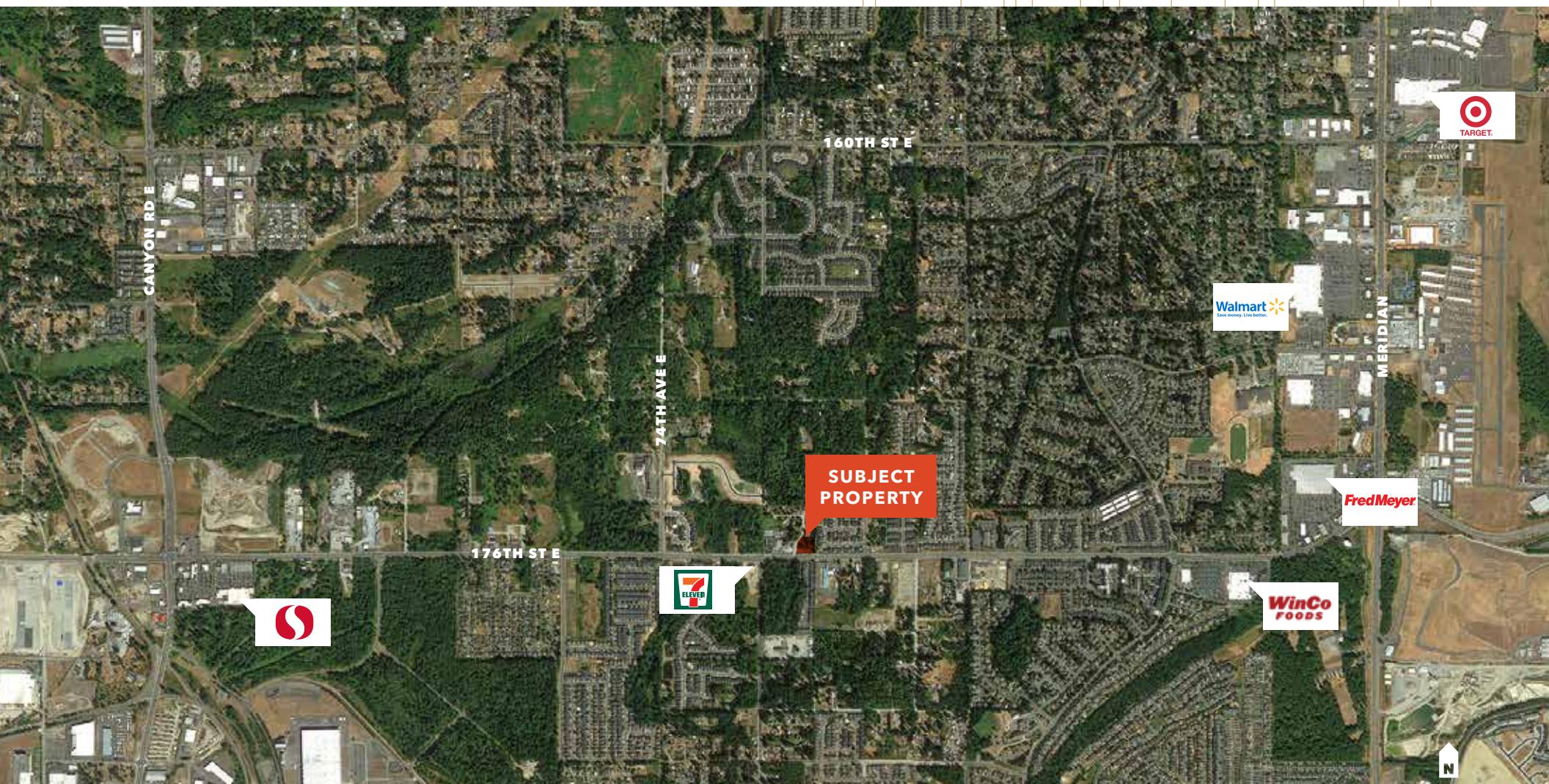
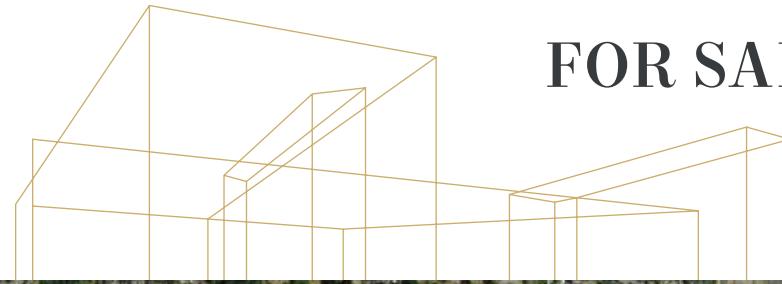




# Merz Land

7919 176TH ST E, PUYALLUP, WA

# FOR SALE



**Kidder  
Mathews**

**JEROME O'LEARY**  
253.779.9292  
[jerome.oleary@kidder.com](mailto:jerome.oleary@kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR SALE

# Merz Land

7919 176TH ST E, PUYALLUP, WA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## Prime Puyallup Land

**LIST PRICE** \$675,000

**±1.04 ACRES** available

**±250 FT** of frontage on 176th

**ZONING** Neighborhood Corridor, Frederickson Community Plan

**USES ALLOWED** multifamily, retail and various commercial

**A COMMUNITY** well is on the site requiring a set-back area

**TRAFFIC COUNTS** 24,254 CPD on 176th St E (2020)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,648	44,143	81,927
Median HH Income	\$86,155	\$90,262	\$94,248
Employment	168	797	1,544

**JEROME O'LEARY**  
253.779.9292  
[jerome.olyear@kidder.com](mailto:jerome.olyear@kidder.com)

**km** Kidder Mathews

**FOR SALE**

# Merz Land

7919 176TH ST E, PUYALLUP, WA



## CENTERS AND CORRIDORS - URBAN ZONE CLASSIFICATIONS

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR
<b>RESIDENTIAL USE</b>								
Group Home		C		C				
Mobile Home								
Mobile Home Park								
Multi-Family Housing	P		P	P				
Residential Care Facilities	P		P	P				
Senior Housing	P		P	P				
Single-Family Detached Housing	P							
Two-Family Housing (Duplex)	P							
<b>CIVIC USE</b>								
Administrative Government Services	P		P	P				
Community and Cultural Services		P2;C1,3		P1-5		P1-5		
Day-Care Centers	P		P	P				
Education	P4,5	P1,2	P1-3;A4,5	P				
Health Services	P1,2	P1	P1,2	P1,2				
Postal Services	P2	P1	P1	P				
Public Park Facilities	P4	P1,2,4	P1,2,4	P				
Public Safety Services	P1;C2,3	P1	P1	P1,2				
Religious Assembly		P1,2;C3		P1,2		P		
Transportation	P1,2;C3	P1	P1,2	P1-3				
<b>UTILITIES USE</b>								
Electrical Facilities	P		P	P				
Electrical Generation Facilities	C							
Natural Gas Facilities	P	P1,2;C3	P1,2,5;C3	P1;C3				
Organic Waste Processing Facilities	C							
<b>UTILITIES USE</b>								
Pipelines					P		P	P
Sewage Collection Facilities					P		P	P
Sewage Treatment Facilities					C		C	C
Surface Water Management Activities					P		P	P
Telecommunication Towers or Wireless Facilities					P1;PL2,3;C4		P1;C2	P1;C2
Utility or Public Maintenance Facilities						P	P1;C2	P1;C2
Waste Disposal Facilities								
Waste Transfer Facilities					P1,2,4		P1;C2	P1;C2
Water Supply Facilities					P1;A2;C3		P1;A2;C3	P1;A2;C3
<b>OFFICE/BUSINESS</b>								
Administrative and Professional Offices					P		P	P
<b>RESOURCE USE</b>								
Agritourism						P1		
Agricultural Services						P		
Agricultural Supply Sales						P		P
Animal Production, Boarding, and Slaughtering						P1		P1
Crop Production						P		
Fish Processing, Hatcheries, and Aquaculture						C		
Forestry						P2		
Surface Mines								
Telecommunication Towers or Wireless Facilities					P1;PL2,3;C4		P1;C2	P1;C2

**KIDDER.COM**

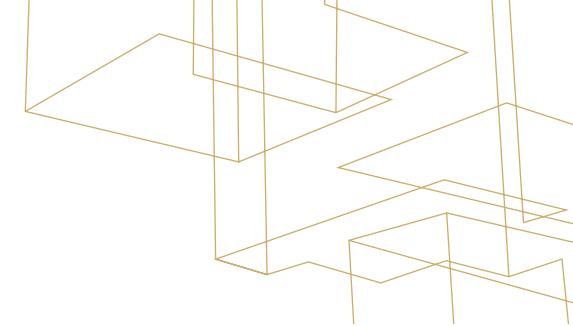
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder  
Mathews**

**FOR SALE**

# Merz Land

7919 176TH ST E, PUYALLUP, WA



## CENTERS AND CORRIDORS - URBAN ZONE CLASSIFICATIONS

	Employment Corridor ECOR	Neighborhood Corridor NCOR	Towne Center TCTR	Urban Corridor UCOR
<b>COMMERCIAL USE</b>				
Adult Business				
Amusement and Recreation	C3	P1;C6	P1-4	P1-5
Billboards				
Building Materials and Garden Supplies	P5-6	P1,2	P1-4	P
Business Services	P	P1	P1	P
Commercial Centers			P	P
Eating and Drinking Establishments	P	P1,3	P	P
Lodging			P2	P2,5
Mobile, Manufactured and Modular Home Sales	P		P	
Motor Vehicles and Related Equipment Sales, Rental, Repair, and Service	P1, 2, 4-5	C2	P1	P1-4
Rental and Repair Services	P		P1	P
Sales of Merchandise and Services	P1	P1-3	P	P
Storage and Moving	C			P
Wholesale Trade	P		P1	P
<b>INDUSTRIAL USE</b>				
Basic Manufacturing				
Contractor Yards	P			
Food and Related Products	P		P1	P1
Industrial Services and Repair	P			
Intermediate Manufacturing and Intermediate/Final Assembly	P			C1-3
Off-site Hazardous Waste Treatment and Storage Facilities	C			
Recycling Collection and Processing Facilities	C			
Salvage Yards/Vehicle Storage	C			
Warehousing, Distribution, and Freight Movement	P1-3			

## OTHER URBAN ZONE CLASSIFICATIONS

<b>MPC</b>	Master Planned Community
<b>EBPC</b>	Employment Based Planned Community
<b>AIR</b>	Airport Overlay
<b>MRO</b>	Mineral Resource Overlay
<b>NOTES</b>	
<b>P</b>	Permitted
<b>C</b>	Requires Conditional Use Permit
<b>A</b>	Requires Administrative Use Permit
<b>PL</b>	Priority Location Criteria
<b>NUMBER</b>	Refers to level of Use Type allowed. When no number is present, all levels of the Use Type are allowed.