

FOR SALE

REDEVELOPMENT OPPORTUNITY WITH EXISTING INCOME

2222 96TH ST S, TACOMA, WA 98444

96TH ST S

STEELE ST S

\$15.54 PSF

3.40

LOT AC

148,041

LOT SF

9

TOTAL BUILDINGS

9,086

BUILDING SF

\$2,300,000

SALE PRICE

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FOR SALE

INCOME & EXPENSES

INCOME

Per Month

RENTAL INCOME	\$226,941
OTHER INCOME	\$32,878
TOTAL INCOME	\$239,819

UNIT

Type	# of Units	\$/SF
1 BED / 1 BATH	14	\$935
2 BED / 2 BATH	7	\$1,014

LAND SALE COMP

10415 Sales Rd S

Closed: 02/04/2025

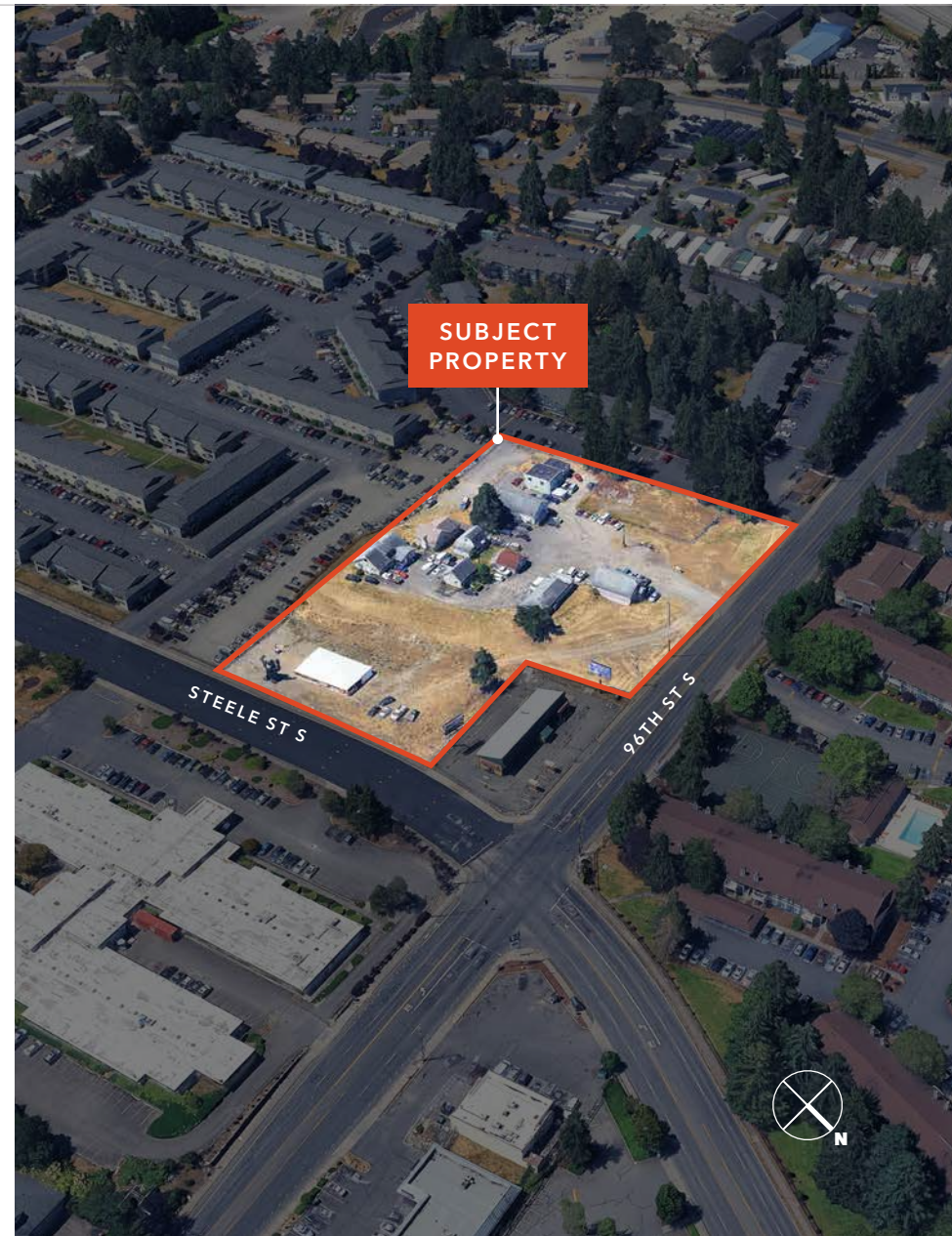
Zoning: ROC

Expected: Multifamily development

1.178 Acres

Price Per Acre: \$704,702

2222 96th St S: $3.39 \times \$704,702 = \$2,388,939.79$



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FOR SALE



11,888+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



10,632+ VEHICLES
Average Daily Traffic

STEELE ST S

96TH ST S



PROPERTY INFORMATION

TAX PARCEL 0319061143

UTILITIES Power, Sewer, Water

FRONTAGE 315 SF

ZONING MUNICIPALITY Pierce County
→ [ZONING TABLE](#)

ZONING MUD (Mixed Use District)
→ [ZONING MAP](#)

POTENTIAL USES

- Mobile Home Park
- Multifamily
- Senior Housing
- Single Family Detachment
- Two-Family Housing (Duplex)
- Day-Care Centers
- Education
- Religious Assembly
- Administrative & Professional Office
- Business Services
- Eating and Drinking Establishments
- Motor Vehicle Sales and Repair
- Sales of Merchandise and Services
- Storage and Moving

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799-Unit Mini Storage Design

KEY POINTS OF INFO ON THIS PLAN

The entry is now off 96th, and the gate approach complies with the Pierce County Commercial gate requirements.

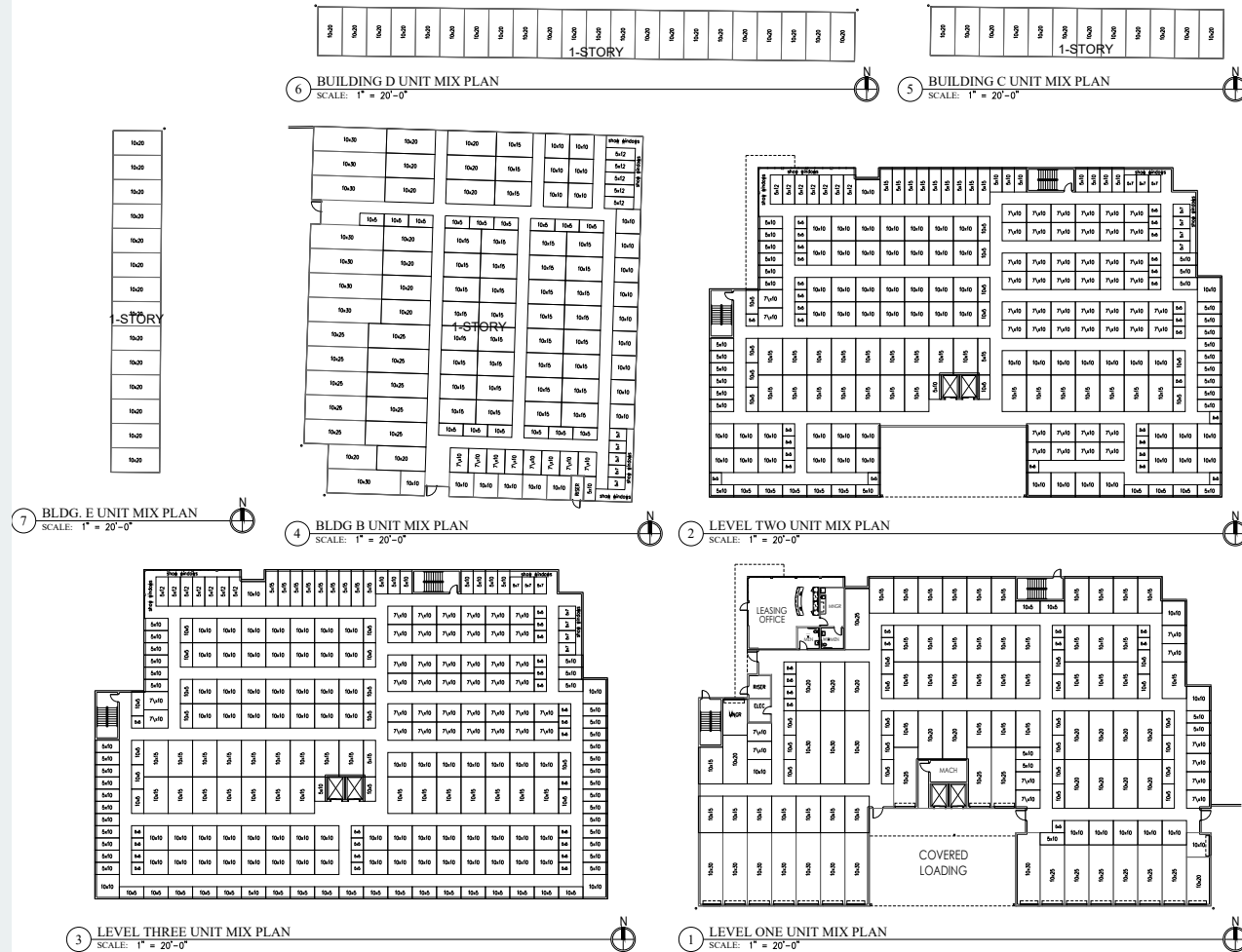
The perimeter buildings are 100% self-storage and the central structural is an open-sided RV canopy.

Storm water retention would be done below grade in the drive aisles.

As an alternate, the RV canopy could be replaced with a surface storm water pond.

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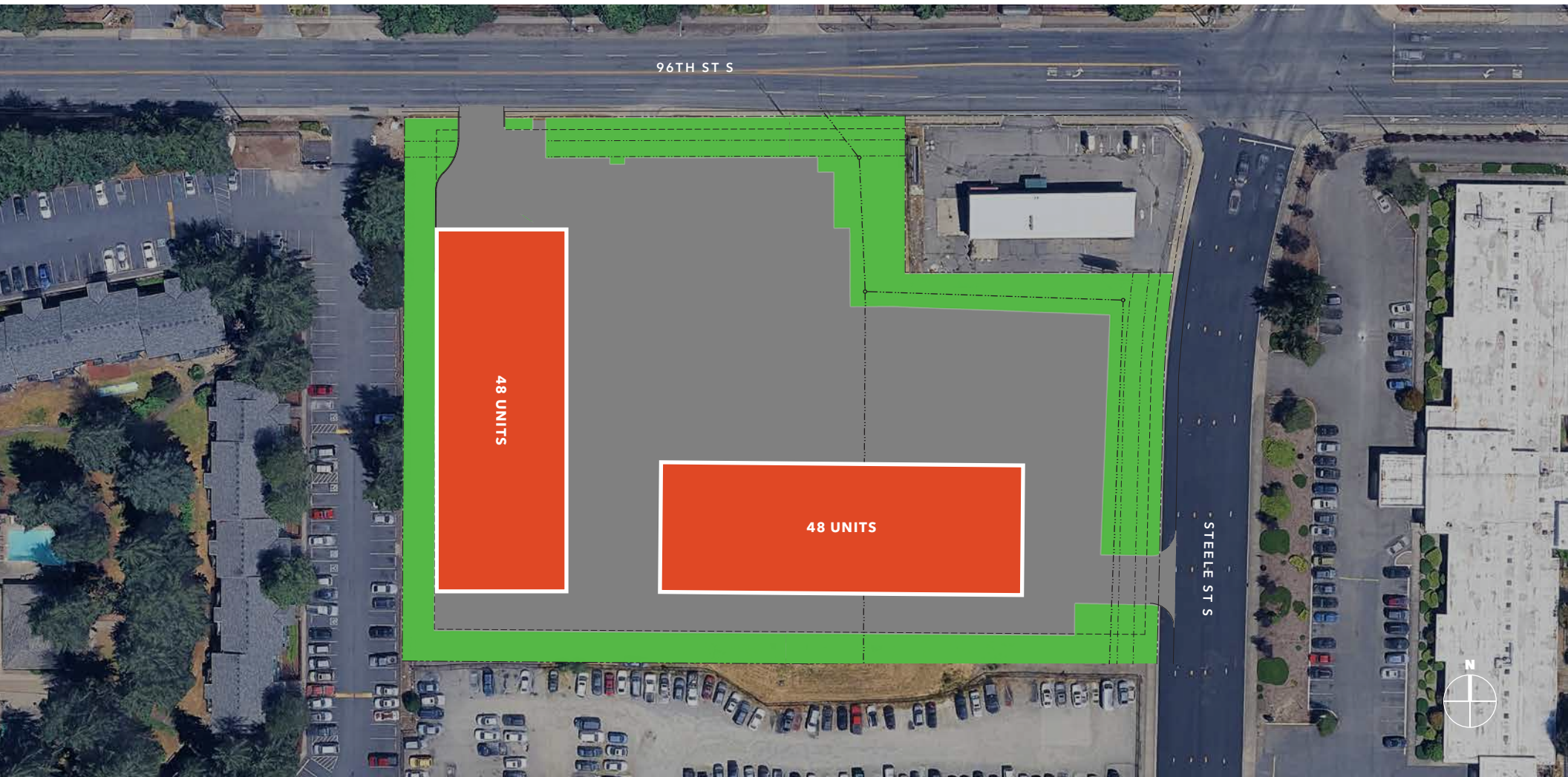
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MULTIFAMILY DEVELOPMENT



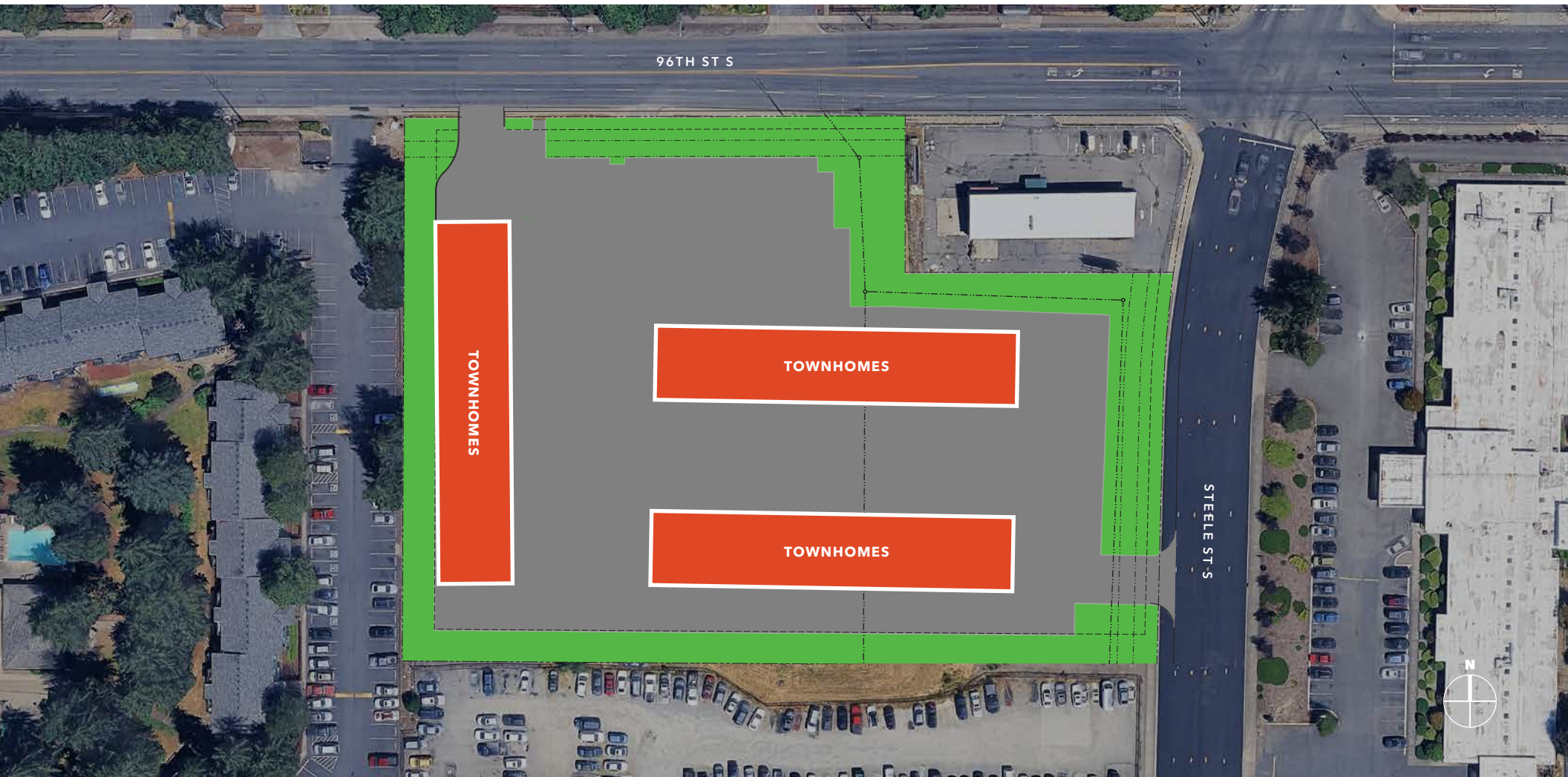
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FOR SALE

TOWNHOME DEVELOPMENT



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	17,038	107,608	237,021
2020 CENSUS	18,514	117,813	263,055
2025 ESTIMATED	18,968	117,445	261,769
2030 PROJECTED	19,328	117,576	262,633

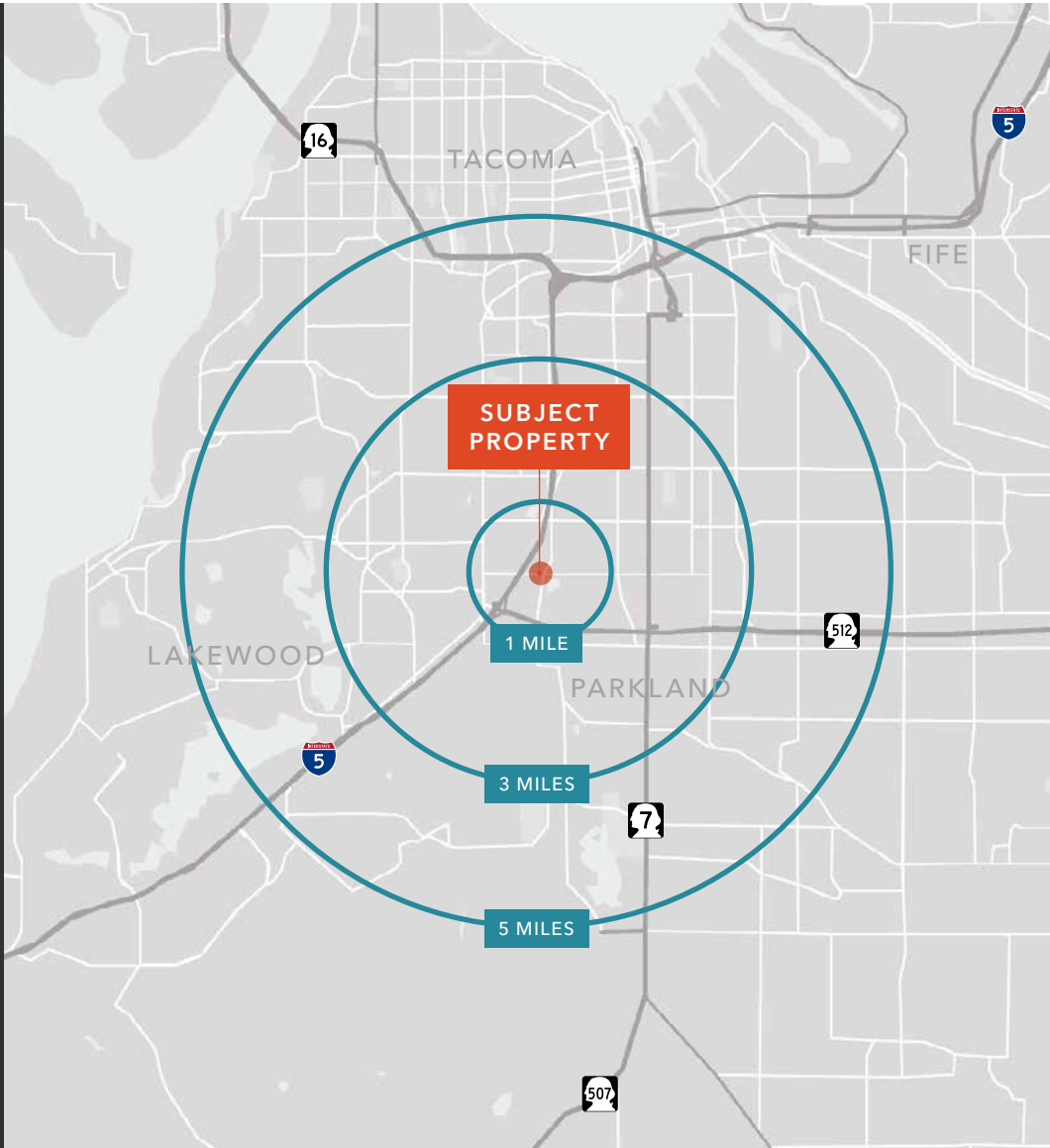
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.2	33.9	35.3
% FEMALE	50.5%	49.8%	50.0%
% MALE	49.5%	50.2%	50.0%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$60,205	\$76,781	\$82,737
2030 MEDIAN PROJECTED	\$78,799	\$97,999	\$106,085
2025 AVERAGE	\$79,790	\$98,963	\$107,201
2030 AVERAGE PROJECTED	\$128,928	\$129,576	\$121,531

Data Source: ©2025, Sites USA



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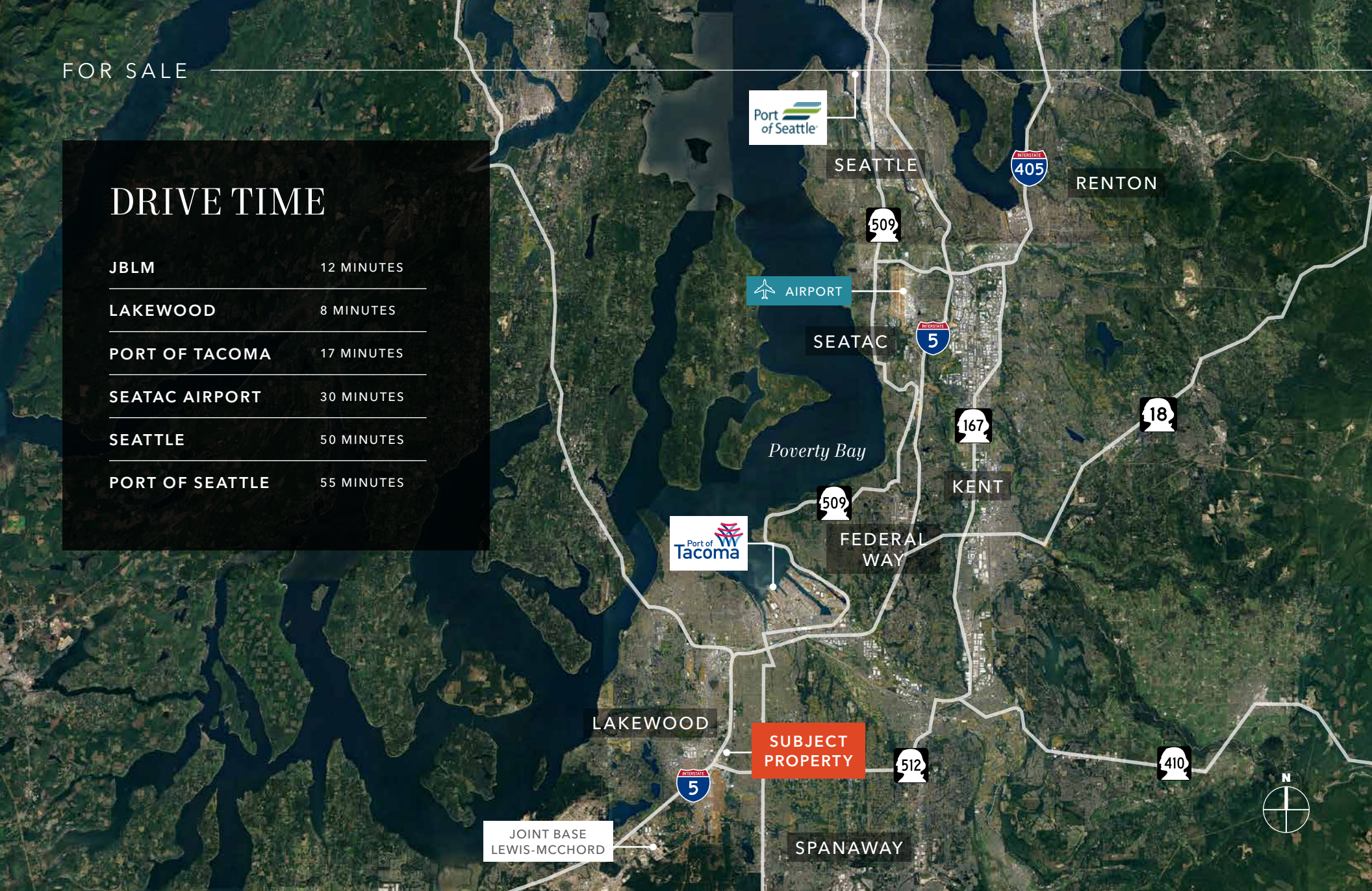
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DRIVE TIME

JBLM	12 MINUTES
LAKESIDE	8 MINUTES
PORT OF TACOMA	17 MINUTES
SEATAC AIRPORT	30 MINUTES
SEATTLE	50 MINUTES
PORT OF SEATTLE	55 MINUTES



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