

David R Knight
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"We specialize in work that few understand"

Vacant Land Client Full

22006 Meridian (Lot 2) E, Graham, WA 98338

LP: **\$1,012,300**

MLS#: **2232826** Status: **Active**
Area: **89 - Graham/Frederickson**
Commty: **Graham**

County: **Pierce**



Marketing Remarks

Prime 1.16 Acres (50,587 sq ft). Binding Site plan Phase 111 part of Graham-Meridian Town Center conveniently situated. All utilities stubbed, community septic installed. The property has great exposure thanks to anchor tenants Burger King, Popeyes, O'Reilly & Dutch Bro's, its location off SR 161 & 224th (22,000 daily drivers), and 3 major schools located just blocks away. The lot is R-10 zoning with Phase 111 site plan, which accommodates a wide variety of uses; Community Cultural services, Health services, Admin + Professions Offices, Ed Services, Daycares, Business Svcs, Eating and Drinking Est. Food Stores, Auto Sales - Rent-Repair-Service, Personal Svc, Rental and Repair, General Merchandise Sales, Has access onto Meridian.

Offers: **Seller intends to review offers upon receipt**

General Information

Lot Acres: **1.161 ac/50,587 sf** Price/Lot SF: **\$20.01**
Elementary: **Jr High:**
Snr High: **School Dist: Bethel**
Lot #: **2** Map Book: Gd/Map: ,
Compensation: **3.0%**
Directions: **I-5 South, exit 127 for WA-512 E, Turn left at WA-512 E, Exit onto WA-161 S/31st Ave SW S toward Eatonville, continue on WA-161 for 7 miles then turn right at Popeyes. Lot on right straight ahead.**

Listing Information

Ann Taxes: **Tax Year:** Sketch: **No** Form 17: **Provided**
Zone Class: **Business, Office, Residential, See Remarks** Zone Jur: **No County**
Style Cd: **41 - Res-Over 1 Acre** HOA Dues Incl:
Restrict: **See Remarks**
First Refusal: **No** Seller's Concess:

Site Information

Septic Inst: **Yes** # Beds Apr: Rprts/Docs: **Drainage, Road Agreement, Septic "As Built", See Remarks**
Lot Top/Veg: **Level, Rolling, Sloped** Improv: **Fenced-Partially**
Water: **In Street** Electricity: **In Street**
Sewer: **Not Available** Gas: **In Street**
View: **Territorial**
Road Info: **County Maintained, Paved**
Lot Dtls: **Curbs, Dead End Street, Paved Street**
Prop Feat: **Brush, Lightly Treed, Partially Cleared**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 5/7/2024 7:33:58 AM.