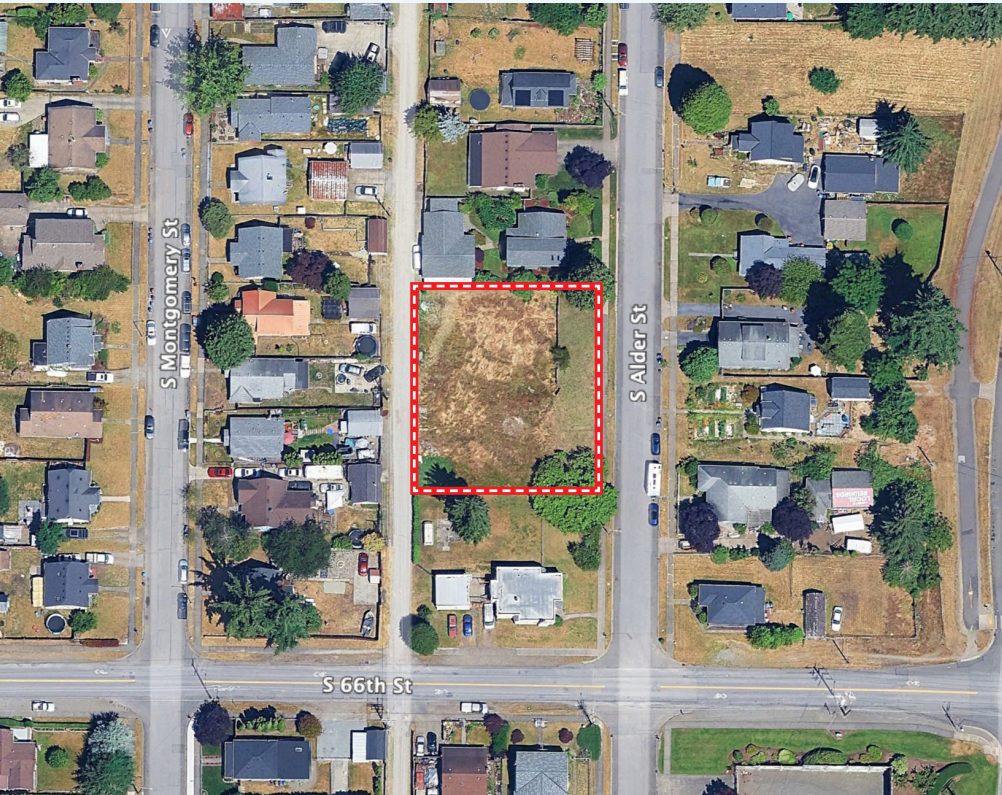


ALDER STREET DEVELOPMENT

FOR SALE: 16,800 SF

6438 S ALDER ST | TACOMA WA

PRELIM PLAT READY DEVELOPMENT OPPORTUNITY



16,800 SF
Available Size

\$825,000
Sale Price

6438 S Alder Street presents a rare opportunity to acquire a prelim plat-ready multifamily development site in Tacoma, approved for 11 residential units in a highly accessible South Tacoma location. The thoughtfully designed site plan features six residential buildings with efficient unit layouts, dedicated parking, pedestrian connectivity, and modern utility infrastructure already incorporated into the civil plans.

Positioned on approximately 0.39 acres at the corner of S Alder Street and S 66th Street, the project is engineered for streamlined development with preliminary civil planning completed, including stormwater management, utility servicing, sidewalks, and site circulation. The proposed development includes multiple standalone residential structures designed to maximize density while maintaining functional spacing and access throughout the site.

This is an ideal opportunity for builders, multifamily developers, or investors seeking a shovel-ready or near shovel-ready infill housing project in one of Tacoma's steadily growing residential corridors. Convenient access to I-5, downtown Tacoma, JBLM, and major employment centers further enhances the project's long-term rental and resale appeal.



BRIANA HICKEY
253.779.2424
bhickey@neilwalter.com

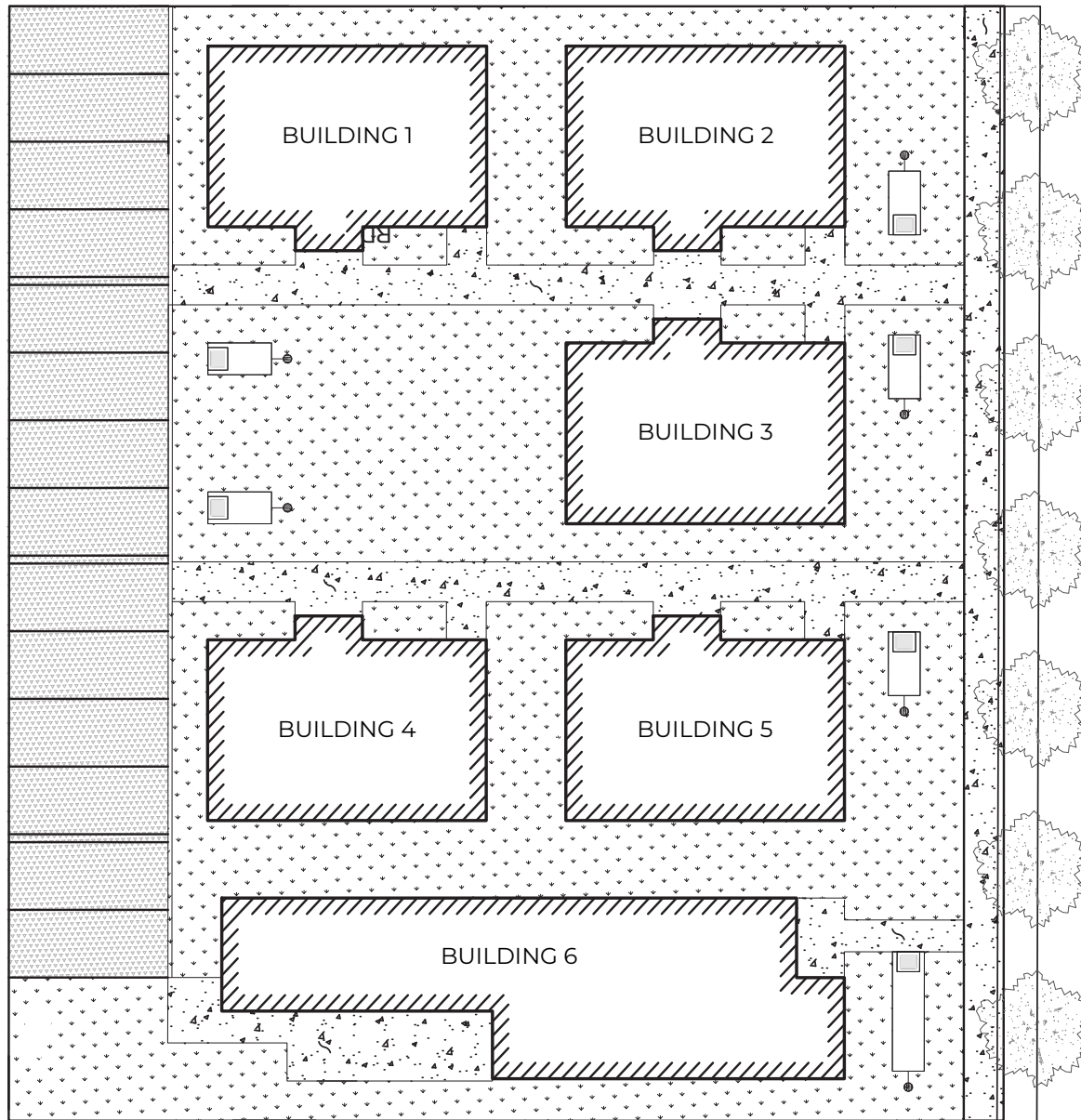
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ALDER STREET DEVELOPMENT

6438 S ALDER ST | TACOMA WA



Development Plans



BRIANA HICKEY
253.779.2424
bhickey@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

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