



# FOR SALE Vacant Land

12527 Bridgeport Way SW,  
Lakewood, WA 98499

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## THE OFFERING SUMMARY

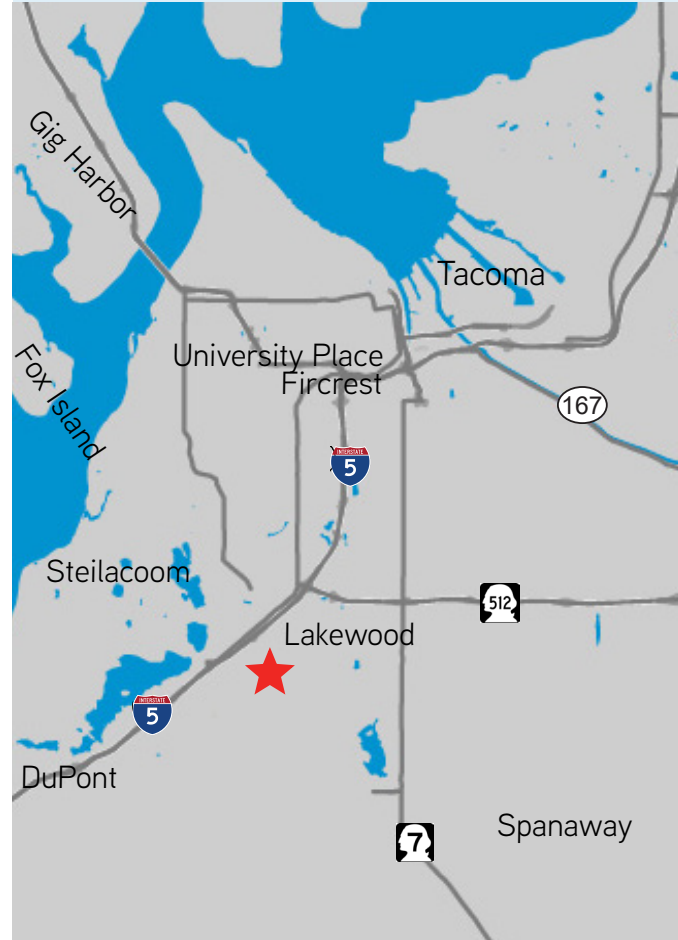
Price:	Unpriced Offering
Total Land Area:	1.66 AC (~72,309 SF)
Parcel Number:	0219123087
Zoning:	MF3



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## KEY FEATURES/HIGHLIGHTS

- » 1.66 Acres located in the heart of Lakewood next to McCord Air Force Base.
- » Zoned Multifamily Three (MF3) allowing for 54 dwelling units per acre; with maximum lot coverage of 60% for buildings and a max impervious coverage of 70%.
- » Setbacks of 15 feet for front yard, 20 feet for garage/carport, 25 feet for principal arterial/highway, 15 feet for rear yard, and 8 feet for interior setback.
- » Maximum building height of 80 feet.



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# DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2010 Census	7,508	65,113	179,666
2016 Estimate	7,693	66,934	186,339
2021 Projection	7,881	69,323	192,874
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
Households	3,115	25,801	69,393
Average Household Size	2.43	2.51	2.57
POPULATION BY AGE	1-Mile	3-Mile	5-Mile
2016 Estimated Median Age	31.6	32.4	33.0
2016 HOUSEHOLD BY INCOME	1-Mile	3-Mile	5-Mile
<\$15,000	25.3%	17.1%	13.6%
\$15,000 - \$24,999	18.0%	12.3%	10.4%
\$25,000 - \$34,999	13.0%	12.7%	11.6%
\$35,000 - \$49,999	13.6%	16.7%	15.6%
\$50,000 - \$74,999	13.2%	18.5%	20.5%
\$75,000 - \$99,999	6.9%	9.9%	12.0%
\$100,000 - \$149,999	5.5%	7.4%	10.3%
\$150,000 - \$199,999	2.4%	2.6%	3.3%
\$200,000+	2.2%	2.8%	2.5%
Average Household Income	\$47,010	\$57,572	\$62,961
Median Household Income	\$29,417	\$40,807	\$48,405
HOUSING UNITS	1-Mile	3-Mile	5-Mile
Owner	768	9,968	33,211
Renter	2,347	15,833	36,181

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