

COMMERCIAL LAND • PIERCE COUNTY, WASHINGTON

12620 JOVITA BLVD EAST

Edgewood, WA 98372 • Tax Parcel 0420021022

\$950,000

4.00 ACRES

FOR SALE



SELLER FINANCING AVAILABLE

- Owner has flexibility on purchase terms - including owner financing and creative deal structures. Contact the listing agent to discuss options tailored to your acquisition strategy.

TOTAL PARCEL

4.00

Acres

USABLE AREA

+/- 1.11

Acres • 48,265 SF

HIGHWAY ACCESS

HWY 167

+ I-5 Nearby

UTILITIES

ON-SITE

Water • Sewer • Garbage

PROPERTY OVERVIEW

An exceptional commercial development opportunity along the growing Jovita Boulevard corridor in Edgewood, Washington — offered at \$950,000 with flexible owner financing available.

The 4.00 acre parcel delivers a ±1.11-acre usable commercial footprint — clean, unencumbered, and utility-ready. The balance provides natural buffering and long-term upside potential.

Water, sewer & garbage utilities available

Direct access to Hwy 167 & Interstate 5

Clean unencumbered title

Strong east-west arterial corridor exposure

Surrounded by significant residential growth

IDEAL USES

- Owner-users: contractors, service retail, automotive, landscaping
- Small-scale developers seeking a manageable commercial footprint
- Investors targeting covered land with long-term upside
- Yard & outdoor storage users leveraging excess land area

AREA DRIVE TIMES

Port of Tacoma

48 min. est.

SeaTac Airport

26 min. est.

Port of Seattle

48 min. est.

Downtown Seattle

48 min. est.

Market & Demographics

\$950,000

The subject property sits at the intersection of Jovita Boulevard East and West Valley Highway, serving a densely populated residential trade area across Edgewood, Puyallup, Milton, and Fife. The following demographic data is estimated from U.S. Census Bureau ACS 2024 5-Year Estimates for rings centered on the subject site.

POPULATION · HOUSEHOLD & INCOME DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
POPULATION	3,820	POPULATION	52,400	POPULATION	138,900
HOUSEHOLDS	1,340	HOUSEHOLDS	19,600	HOUSEHOLDS	52,100
AVG. HH SIZE	2.85	AVG. HH SIZE	2.67	AVG HH SIZE	2.66
MED .HH INCOME	\$108,400	MED. HH INCOME	\$103,800	MED HH INCOME	\$101,200
AVG. HH INCOME	\$131,200	AVG. HH INCOME	\$124,500	AVG HH INCOME	\$121,800
PER CAPITA INCOME	\$46,100	PER CAPITA INCOME	\$46,600	PER CAPITA INCOME	\$45,700
MED. HOME VALUE	\$680,000	MED. HOME VALUE	\$628,000	MED. HOME VALUE	\$591,000
OWNER OCCUPIED	71%	OWNER OCCUPIED	65%	OWNER OCCUPIED	61%

REGIONAL MARKET HIGHLIGHTS

PIERCE COUNTY POPULATION	941,200
PIERCE COUNTY MED. HH INCOME	\$99,564
EDGEWOOD MED HOME VALUE	\$776,764
EDGEWOOD MED HH INCOME	\$116,132
COUNTY POPILATION GROWTH (5YR)	+6.1%
EDGEWOOD POPULATION GROWTH (2YR)	+2.3%YR
3-MILE DAYTIME POPULATION EST.	~41,000
NEARBY MAJOR EMPLOYERS	JBLM, AMAZON PORT OF TACOMA

Demographics estimated from U.S. Census Bureau ACS 2024 5-Year Estimates and Cubit Planning 2025 projections. Ring figures are interpolated approximations; buyers are encouraged to obtain a full ESRI or CoStar demographic report for precise radial data.

TAX PARCEL DETAILS

TAX PARCEL ID

0420021022

SW ¼ of NE ¼ · Section 2, Township
20N, Range 4E
Willamette Meridian · City of Edgewood
· Pierce County, WA

CLEAN TITLE · OWNER FINANCING

PRESENTED BY

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