



**2105 Southwest 320th Street**

**OFFERING MEMORANDUM**

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## PROPERTY DESCRIPTION

2105 Southwest 320th Street presents a rare land investment opportunity with broad development potential. The parcel affords flexible configuration for future commercial uses, enabling tailored design programs to suit user requirements. Clear, open acreage allows for efficient site planning, maximizing buildable area while accommodating parking and infrastructure placement. Utilities can be coordinated to align with envisioned improvements, removing common obstacles to execution. Investors benefit from a land asset positioned for next-phase expansion, offering the canvas for a thoughtfully designed, income-producing project with long-term value.

## PROPERTY HIGHLIGHTS

- Key landholding ready for commercial development plans
- Flexible parcel layout supports multiple program types
- Smooth terrain minimizes grading costs
- Wide street frontage enhances visibility
- Accessible utility corridors simplify service hookups

## OFFERING SUMMARY

Sale Price:	\$0
Lot Size:	1.58 Acres
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,264	6,215
Total Population	810	3,150	17,281
Average HH Income	\$111,694	\$118,783	\$115,998





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## LOCATION DESCRIPTION

A prime, high-visibility 1.58± acre corner parcel is hitting the auction block — and savvy investors are already taking notice. Perfectly positioned at a signalized intersection in one of Federal Way's most dynamic retail and residential corridors, this is the kind of deal that doesn't come around twice.





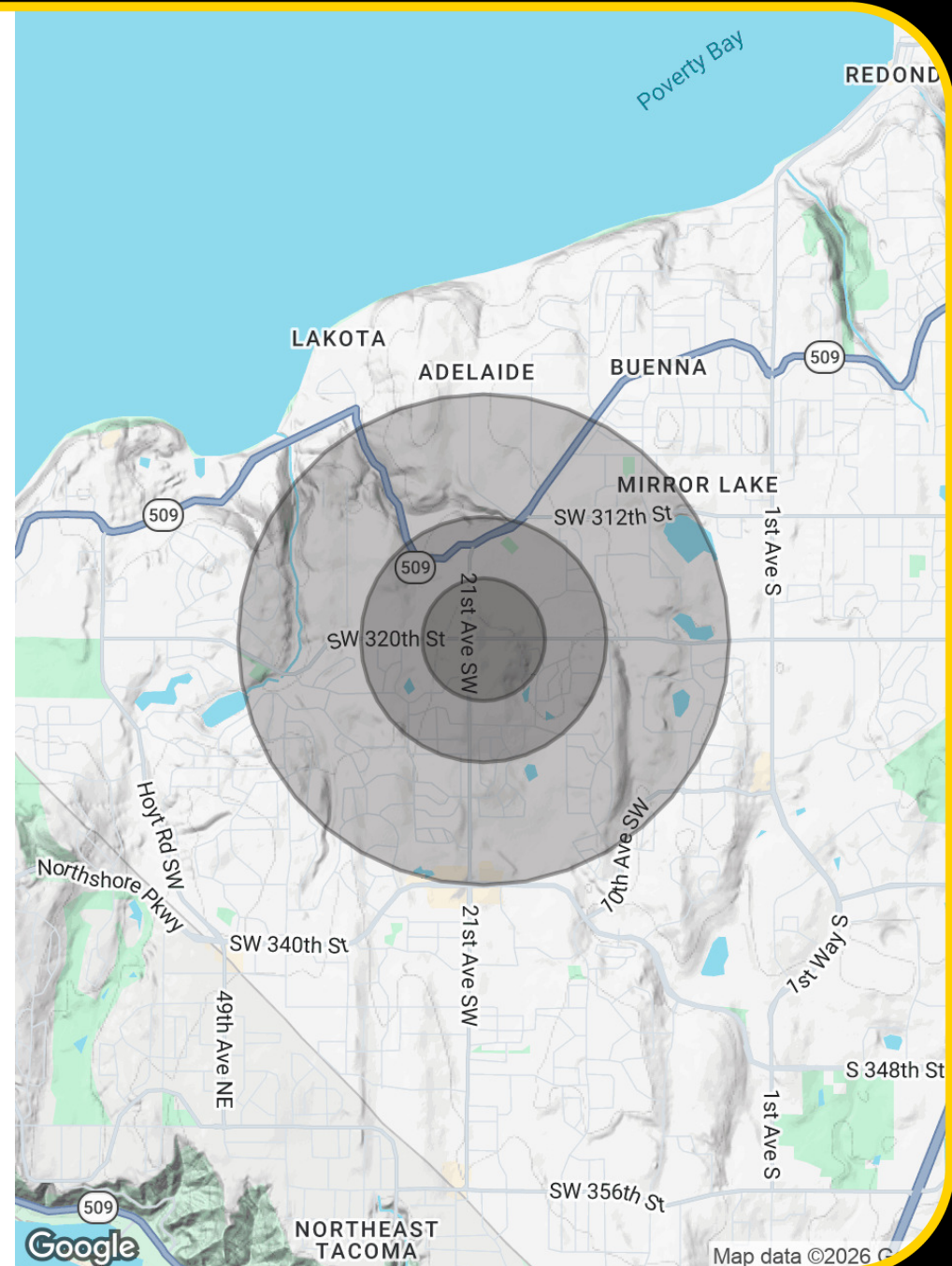
**2105 SOUTHWEST 320TH STREET**

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	810	3,150	17,281
Average Age	43.7	44	37.7
Average Age (Male)	38	39.5	35.8
Average Age (Female)	47	46.6	38

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	1,264	6,215
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$111,694	\$118,783	\$115,998
Average House Value	\$459,380	\$480,074	\$516,406

2023 American Community Survey (ACS)



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