



3215 S 259th Pl KENT, WA



THE PROPERTY ———

KENT RESIDENTIAL LAND

\$2,100,000 / 1.75 ACRES

Ayers Commercial Group is pleased to present for purchase **residential land** in Kent located along S 259th Place, between I-5 and Military Rd S. The **1.75-acre site** is zoned **NR-2** allows for **residential development**.

Permitted uses include:

- **Townhomes** (24 units per acre)
- **Detached homes** (5,700 SF minimum lot size)
- **Cottage housing**

PROPERTY SUMMARY

ADDRESS	3215 S 259th PI Kent, WA 98032
PARCEL NUMBERS	272204-9151
LOT AREA	76,230 SF 1.75 AC
ZONING	NR-2 (Neighborhood Residential)
JURISDICTION	City of Kent



DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	53,025	223,187	702,834
2025 Population	54,016	231,646	715,933
2030 Population Projection	56,099	241,497	742,133
Annual Growth 2020-2025	0.4%	0.8%	0.4%
Annual Growth 2025-2030	0.8%	0.9%	0.7%
Median Age	37.8	38.4	39.1
Bachelor's Degree or Higher	24%	24%	28%
U.S. Armed Forces	201	305	712
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$112,050	\$105,919	\$120,171
Median Household Income	\$87,423	\$82,460	\$95,469
< \$25,000	1,859	10,985	27,232
\$25,000 - 50,000	3,402	13,682	33,906
\$50,000 - 75,000	3,015	13,923	38,413
\$75,000 - 100,000	2,296	11,564	35,669
\$100,000 - 125,000	2,195	10,037	32,042
\$125,000 - 150,000	1,694	6,549	22,145
\$150,000 - 200,000	1,996	7,773	29,606
\$200,000+	2,377	9,569	38,501



JEFF AYERS
OWNER | DESIGNATED BROKER
425.275.2406
jeff@ayerscommercialgroup.com