

LAND FOR SALE

TRACYTON BEACH RD NW

BREMERTON, WA 98310

LAND FOR SALE

\$1,350,000



**JCM**
SILVERDALE, WA
9351 Bayshore DR NW

CALL FOR AN APPOINTMENT

 +360-620-5300

 jcmpm.com

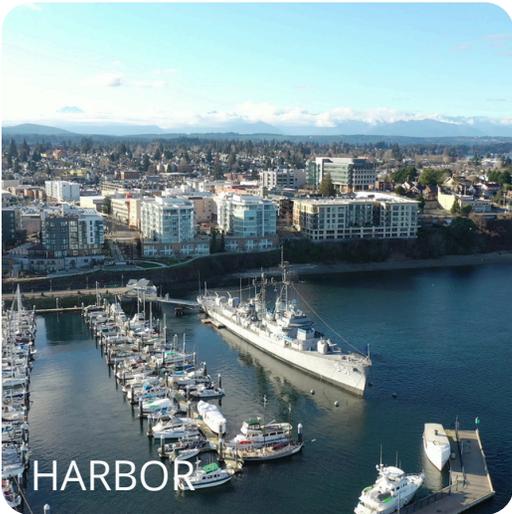
 jeff@jcmpm.com



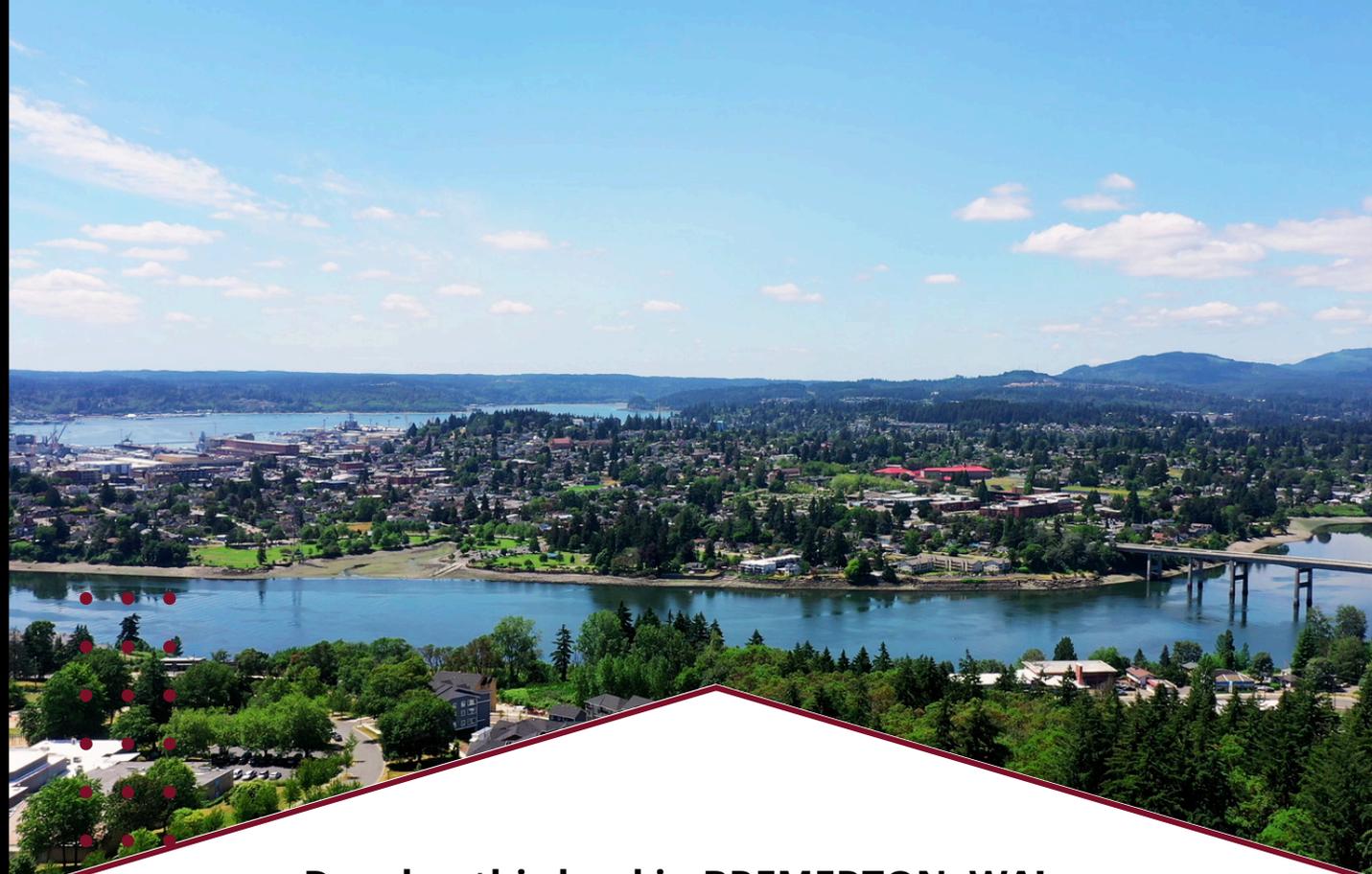
PSNS



MANETTE



HARBOR



Develop this land in BREMERTON, WA!

Nestled in the serene backdrop of Kitsap County, this inviting parcel offers future homeowners the best of Pacific Northwest living. Just a short drive away, **OLYMPIC COLLEGE** serves as a dynamic educational hub, contributing to a thriving local community with art exhibitions, public lectures, and collegiate athletics. Daily commuters will appreciate the nearby **BREMERTON FERRY DOCK**—your gateway to a scenic and seamless passage to downtown Seattle, perfect for work or leisure. For those connected to the maritime and defense sectors, the prestigious **PUGET SOUND NAVAL SHIPYARD** (PSNS) lies within easy reach, offering a strong employment anchor and fostering a stable, jobs-rich environment.

Outdoor enthusiasts will love having **LION'S PARK** mere minutes from home—a welcoming waterfront destination with playgrounds, picnic areas, boat ramps, and stunning views of Sinclair Inlet, ideal for weekend gatherings and family outings. From this parcel, buyers will also enjoy quick access to local amenities in downtown Bremerton, Manette, Port Orchard and Silverdale. Whether you're craving boutique shopping, cafes, dining, or entertainment, everything's just a short drive away. With utilities close by and a vibrant mix of work, study, recreation, and coastal lifestyle, this land strikes the perfect balance for those seeking to build their dream home in a well-rounded, coastal community.

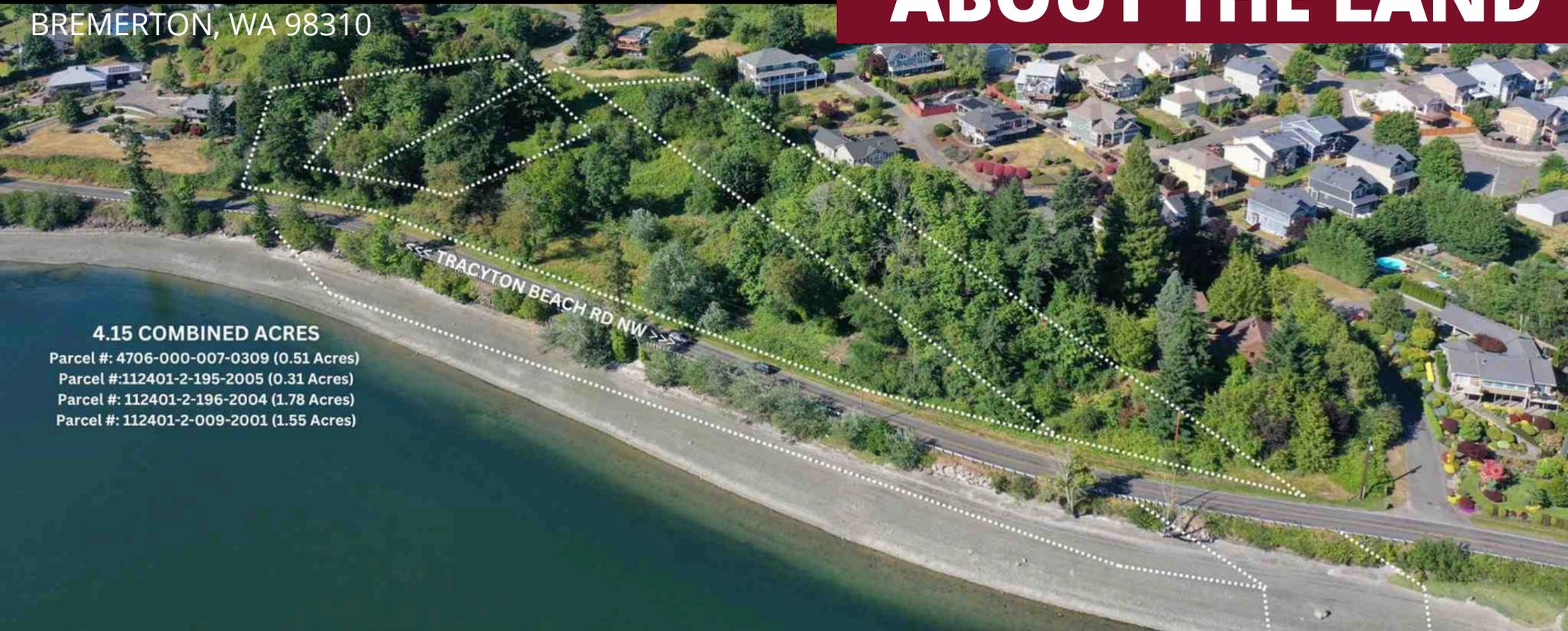


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ABOUT THE LAND



4.15 COMBINED ACRES

Parcel #: 4706-000-007-0309 (0.51 Acres)

Parcel #: 112401-2-195-2005 (0.31 Acres)

Parcel #: 112401-2-196-2004 (1.78 Acres)

Parcel #: 112401-2-009-2001 (1.55 Acres)

Four total parcels equaling 4.15 COMBINED ACRES! This land is zoned for Urban low (5-9) development and is in the prime location for local amenities but also premium water, city and mountain views! With the Olympic mountains to the West, Mt Rainier to the East, the bridges & yacht clubs, downtown Bremerton and Port Washington Narrows- the views are endless! This passageway has constant boat travel, as well as Orcas when in season.

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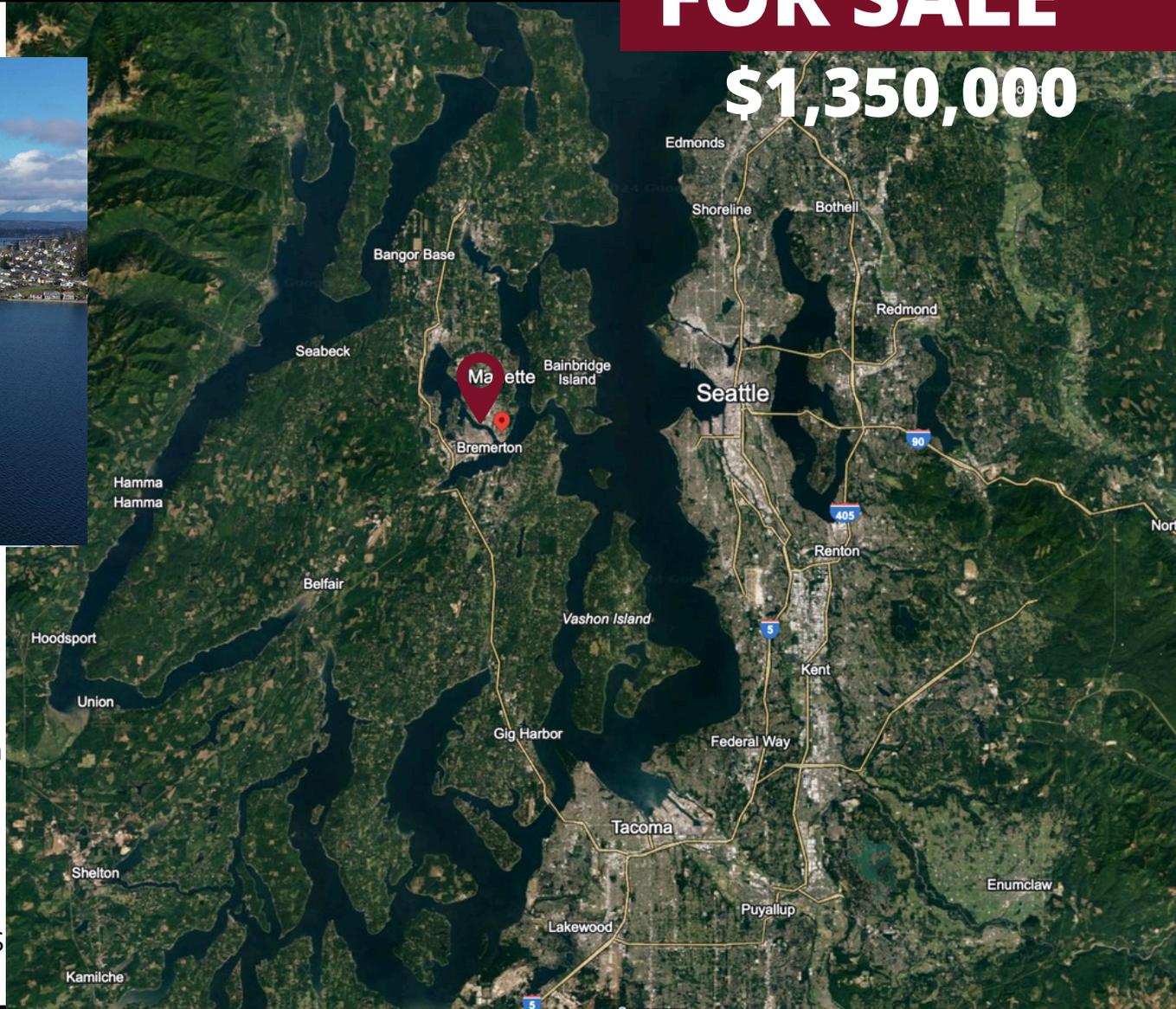
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EASY ACCESS:

- ✓ State HWY 3 Entrances: N to Bainbridge Island (Ferry to Downtown Seattle)/Kingston (Ferry to Edmonds); S to Hwy 16 Gig Harbor
- ✓ Tacoma- 35 Min
- ✓ Olympic College/Brem HS
- ✓ Nearby to Naval Base Kitsap/Bangor & PSNS

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