



# Lilac Ln Income and Development Opportunity

126 Lilac Lane  
Bremerton, WA 98312

FOR SALE  
\$1,950,000



**GARY ANDERSON**  
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SILVERDALE, WA

SECTION 1

# Property Information

Bremerton  
Department

AUTO CENTER V

# Property Summary



## Property Description

This offering presents a rare opportunity to acquire a strategically positioned residential asset in the City of Bremerton that blends immediate income generation with significant future development potential. The property includes three existing single-family homes situated on individual lots, providing flexibility for continued rental income, resale, or phased redevelopment.

In addition to the existing improvements, approximately 1.5 acres of excess land supports a site plan designed for up to 18 townhomes. The combination of in-place infrastructure, favorable zoning, and a functional layout creates a clear path toward development while minimizing upfront risk and entitlement timelines.

This is an ideal opportunity for investors or developers seeking a property that offers both stability and scalability, allowing for multiple execution strategies depending on investment goals.

## Offering Summary

Sale Price:	\$1,950,000
Lot Size:	2.53 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	59	445	2,231
Total Population	130	930	4,856
Average HH Income	\$66,568	\$71,274	\$83,789



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## Location Description

Off Hwy 3, Auto Center Way, to Bruenn Ave, to Casad Ave.

# Complete Highlights

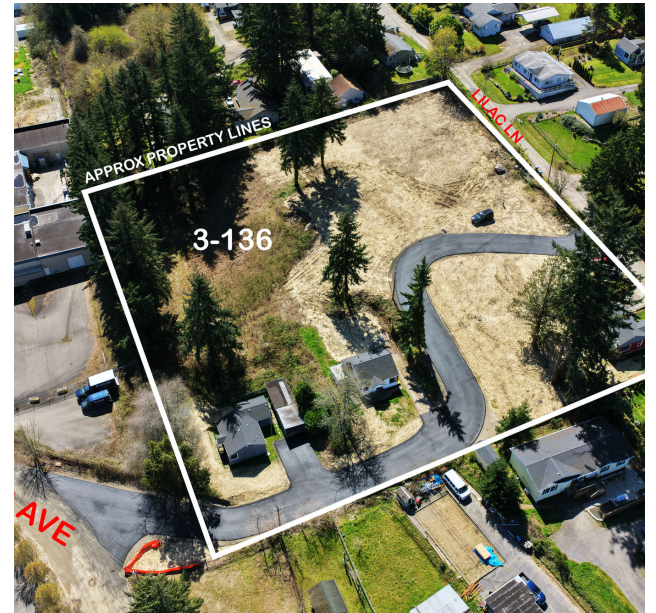


## Property Highlights

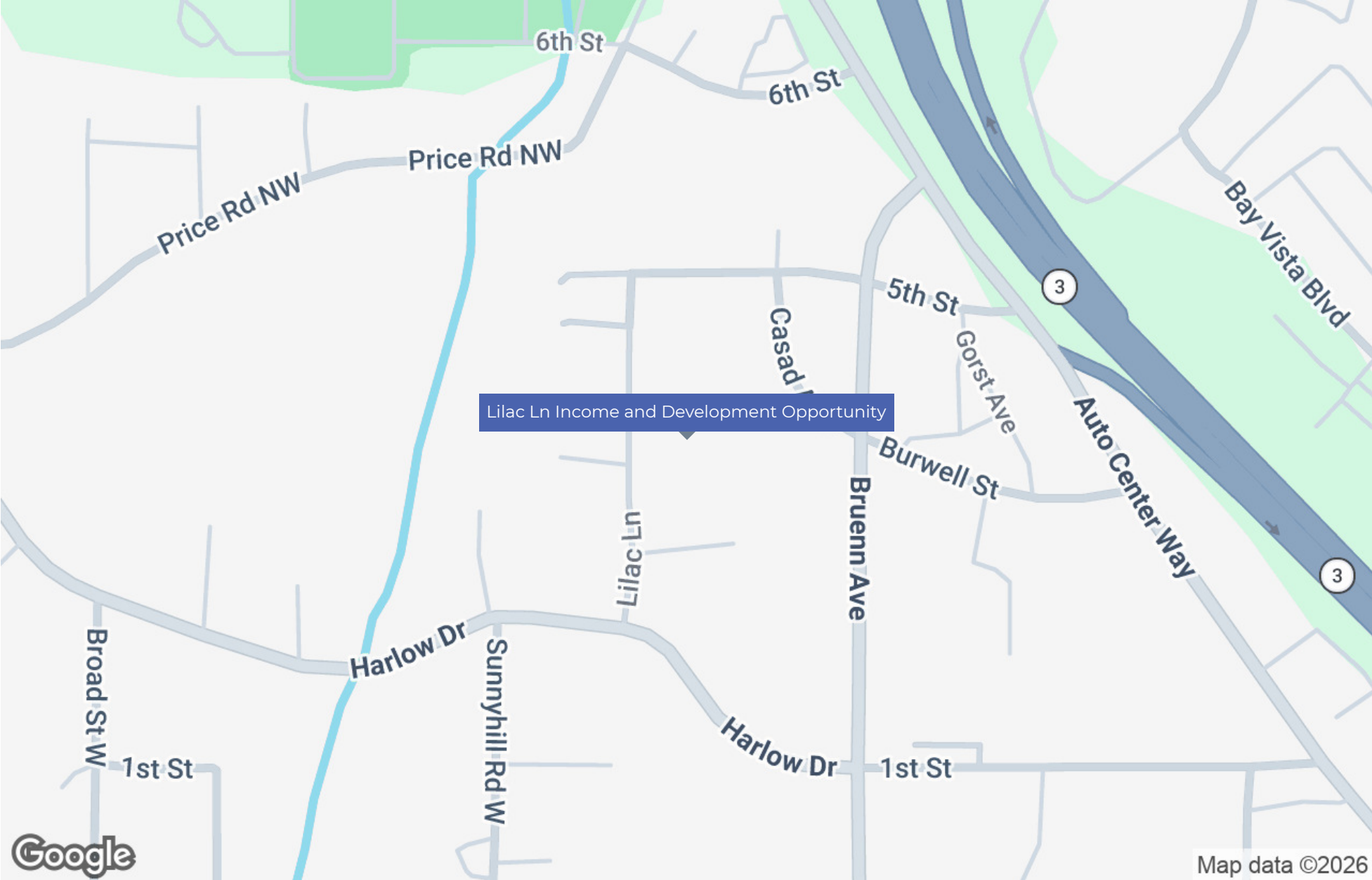
- Zoned R10 – City of Bremerton
- Potential for up to 18 townhomes
- Approx. 1.5 acres of development land
- 3 existing homes providing income
- Utilities available, including sewer extended through site
- Site plan / short plat layout in place



# Additional Photos



# Location Map



# Aerial Map



Super 8 by Wyndham Bremerton

Tony's Italian Restaurant & Pizzeria

Gesa Credit Union

Denny's Restaurant

Carl's Jr.

WinCo Foods

SITE

Tacoma Screw Products, Inc.

Google

# Site Plans



DATE:  
Mar. 2, 2026

REVISIONS:  
CHANGE # 1

NO.	DATE	DESCRIPTION

PROJECT: LILAC LANE TOWNHOUSES  
SITE PLAN

CLIENT:



JOB NO.  
PAGE

SCALE 1" = 40'

TOPO BY:  
N.L. OLSON ASSOCS.  
PORT ORCHARD,  
WA. 98366

# Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	130	930	4,856
Average Age	43.3	45.7	43.4
Average Age (Male)	33.5	34.7	35.1
Average Age (Female)	46.1	50.5	48.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	59	445	2,231
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$66,568	\$71,274	\$83,789
Average House Value	\$429,997	\$491,739	\$487,011

2023 American Community Survey (ACS)

