

1.69 Acres of Land Zoned Mixed Use



Potential 20-30 Unit PRD Townhome Site

3724 Densmore Road
Marysville, WA 98270

Bachtel Mixed Use Opportunity

OFFERING
MEMORANDUM



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Property Profile

3724 Densmore Road
Marysville, WA 98270

Asking Price: \$1,250,000

Rare opportunity to develop this 1.69-acre site with potential for approximately 20–30 townhomes (buyer to verify). Ideally located off quiet Densmore Road and adjacent to a new sewer lift station, this property offers both convenience and strong development appeal. The site features a gentle downhill slope to the east, capturing sweeping territorial views of the Cascade Mountain Range. Utilities are well positioned with power and water onsite, and sewer available at the new lift station immediately adjacent to the north. Situated within the city limits of Marysville and zoned MU (Mixed Use), the property allows for a wide range of development possibilities, including higher-density residential, employment uses, and limited complementary retail. Convenient access to Highway 9 and proximity to the new commercial development at Soper Hill Road near Hwy 92 and Hwy 9 enhance the site's long-term value. Located in the award-winning Lake Stevens School District. Value is in the land. Buyer to verify all information.

Parcel Number

005907-000-247-02

Property Size

1.69 Acres / 73,616 SF

Zoning

Marysville Mixed Use (MU) - includes a density of up to 18 DU/Acre.

Jurisdiction & Utilities

- Power: Snohomish County PUD
- Water: City of Marysville
- Sewer: Currently Septic, Lift Station located immediately adjacent.
- Gas: Puget Sound Energy

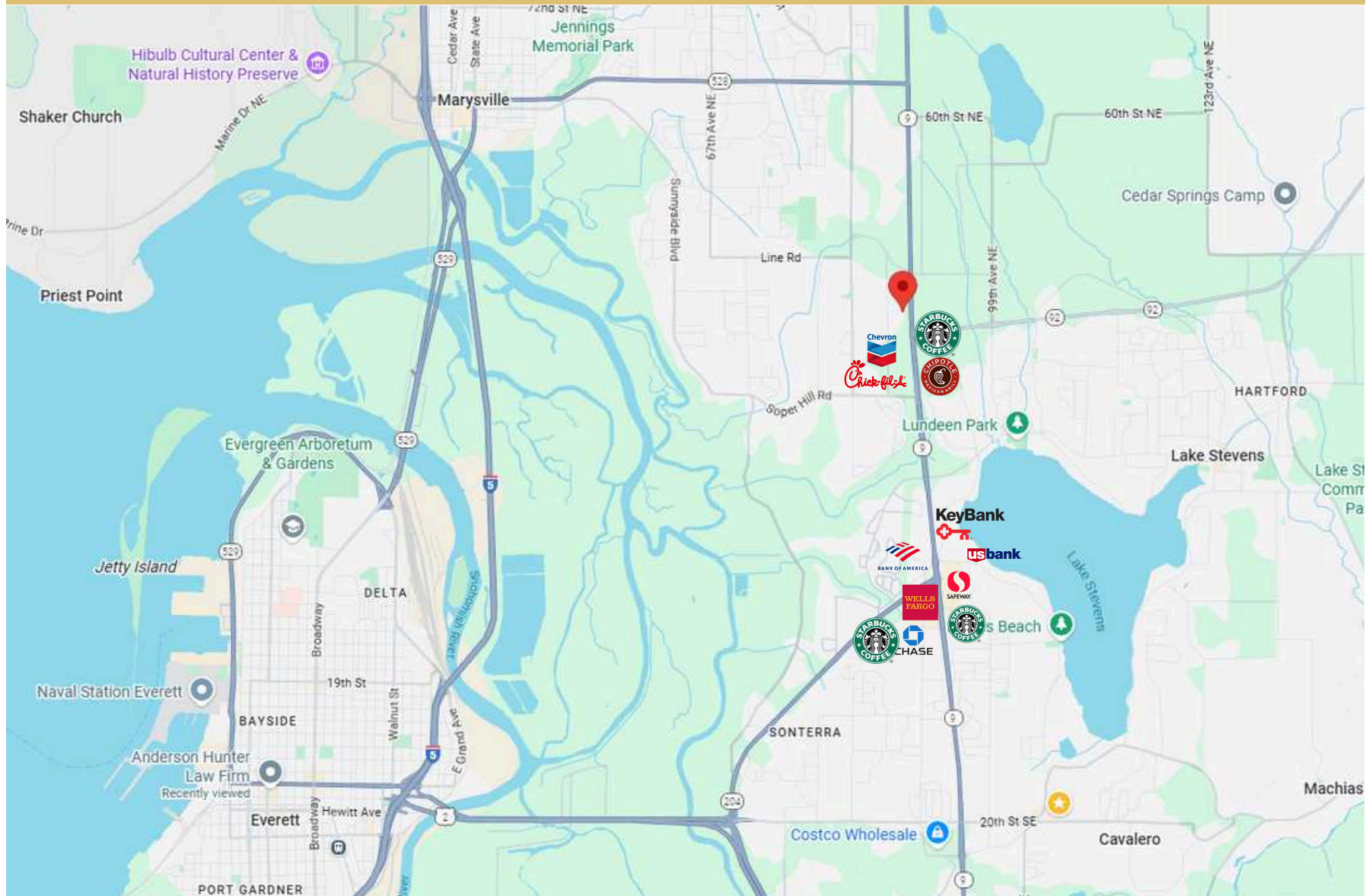
Lake Stevens School District

Stevens Creek Elementary School
North Lake Middle School
Lake Stevens High School



Vicinity Map

3724 Densmore Road
Marysville, WA 98270



Aerial Photographs

3724 Densmore Road
Marysville, WA 98270



Topography Map

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