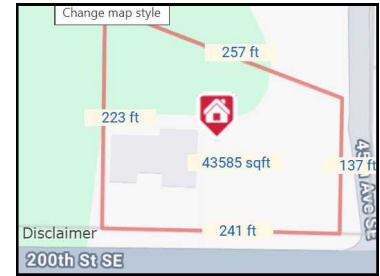
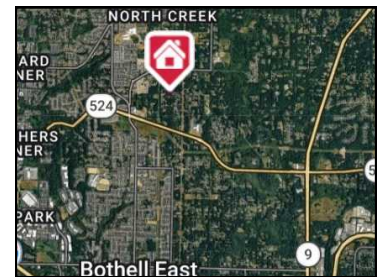


North Creek Development Site



Potential for 18 New Homes in Bothell



Recent Zoning Change to LDMR in unincorporated Snohomish County, with lots at 4,000 Square Feet. A Senior Planner Suggests 18 Lots

Rare development opportunity in Bothell's highly desirable **North Creek area**, offering **49,223 square feet of Low Density Multi-Residential (LDMR) zoning**, ideal for townhomes, cottage housing, or small multifamily (buyer to verify). This flat to gently sloped parcel features excellent frontage, a corner lot, nearby utilities, and a highly efficient footprint for future site planning.

Located minutes from Canyon Park, I-405, SR-522, UW Bothell, and major employment centers, this property sits in a proven growth corridor with consistent demand for new residential construction. Surrounded by newer homes and established neighborhoods, the site offers builders a compelling infill opportunity in one of Bothell's strongest submarkets.

Large lot size allows for flexible design and attractive unit layouts, making this an ideal project for developers seeking scale, location, and long-term upside.

Price:	\$2,495,000
Address:	4407 - 200th Street SE
Area:	730610
District:	North Creek
Bedrooms:	4
Baths:	3
Heat:	Gas Forced Air
Year Built:	1970
Interior:	4,441 per SCR
Garage:	2 car garage
Lot Size:	49,223 Square Feet
Dimensions:	241 x 223 x 257 x 137 (per SCR)

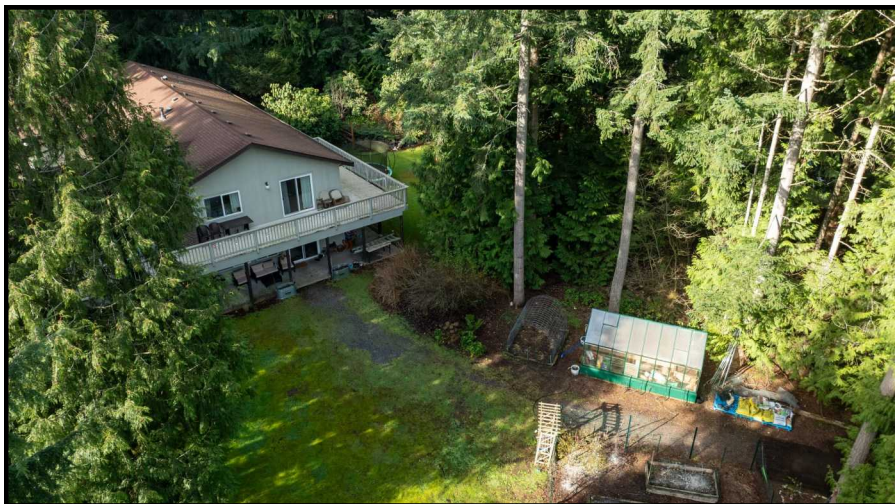


For More Information please contact:
Jesse Paulson, Broker #206-906-3670
Photos: www.jessepaulson.com
Michael Peters, CRS @ #206-856-5500
Photos: www.michaelpeters.net

RE/MAX NORTHWEST REALTORS #206-522-5500



Bothell Development



The sellers can work with an extended closing with a large non-refundable earnest money deposit upon the successful removal of the buyers feasibility study. The feasibility study to be less than 30 days.

If this aligns with your current acquisition criteria, we would be happy to provide additional details or coordinate a site walk with you.



For More Information please contact:
Jesse Paulson, Broker #206-906-3670
Photos: www.jessepaulson.com
Michael Peters, CRS @ #206-856-5500
Photos: www.michaelpeters.net

