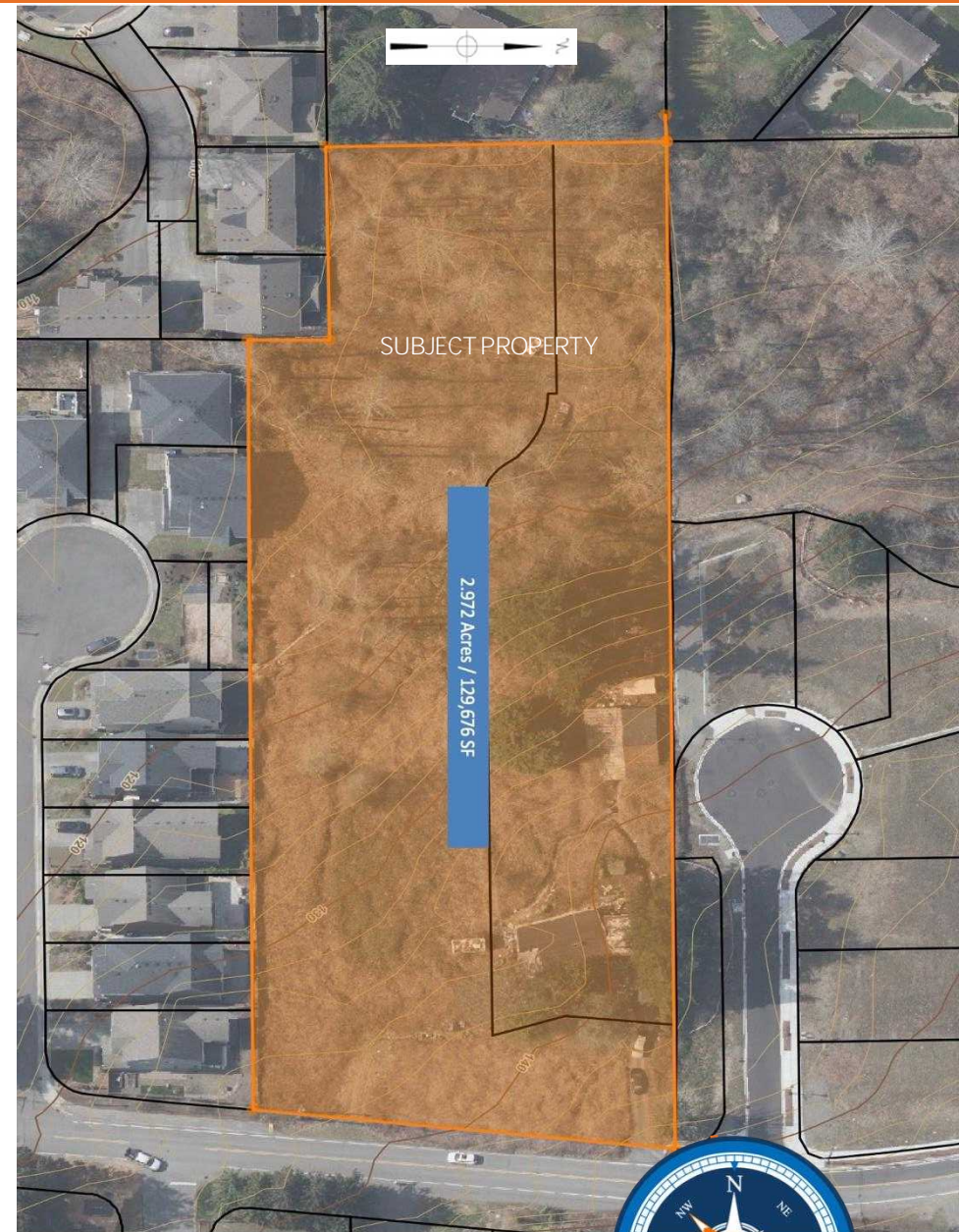


OFFERING SUMMARY

Rare opportunity to acquire a 2.972-acre parcel in northeastern Kenmore. Recent developments in the neighborhood indicate the market for new homes in Kenmore is strong. R6 zoning has the potential to possibly build 15 single-family lots. Located in the Northshore School District, this community will be highly desirable for buyers looking for a great community with excellent access to the Eastside, Seattle, and Snohomish County. Minutes to I-405 and restaurants, shopping, and recreation in any direction: Kenmore, Bothell, and Lynnwood.

PURCHASE PRICE	\$6,375,000
CITY	Kenmore
COUNTY	King
ADDRESSES	20219 75TH AVE NE KENMORE, WA 98028
PARCEL NUMBER	011410-0104 and 011410-0109
LOT SIZE	2.972 Acres / 129,676 SF
ZONING	R-6
ALLOWABLE USES	Possibly fifteen (15) Residential single-family lots
MINIMUM LOT SIZE	5,400 SF

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer should conduct an independent investigation and verification of all matters deemed to be material, including, not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



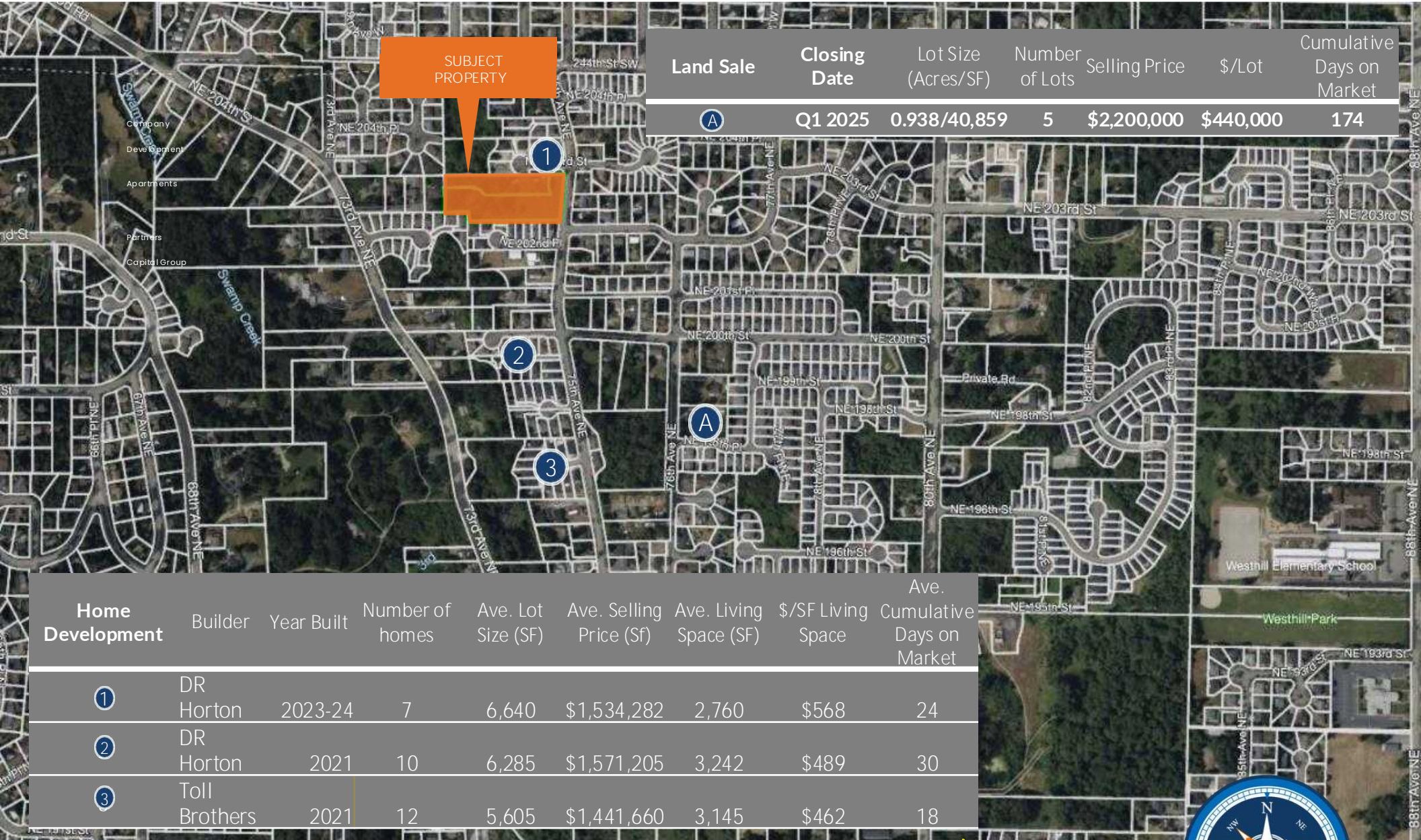
EXCLUSIVELY LISTED BY

PAUL HANKEN
206-557-0100 |
Paul@NXNWRealEstate.com

STEVE CLARK, CCIM
206-355-5224 |
Steve@NXNWRealEstate.com



DEVELOPMENT ACTIVITY



SUBJECT PROPERTY

Land Sale	Closing Date	Lot Size (Acres/SF)	Number of Lots	Selling Price	\$/Lot	Cumulative Days on Market
A	Q1 2025	0.938/40,859	5	\$2,200,000	\$440,000	174

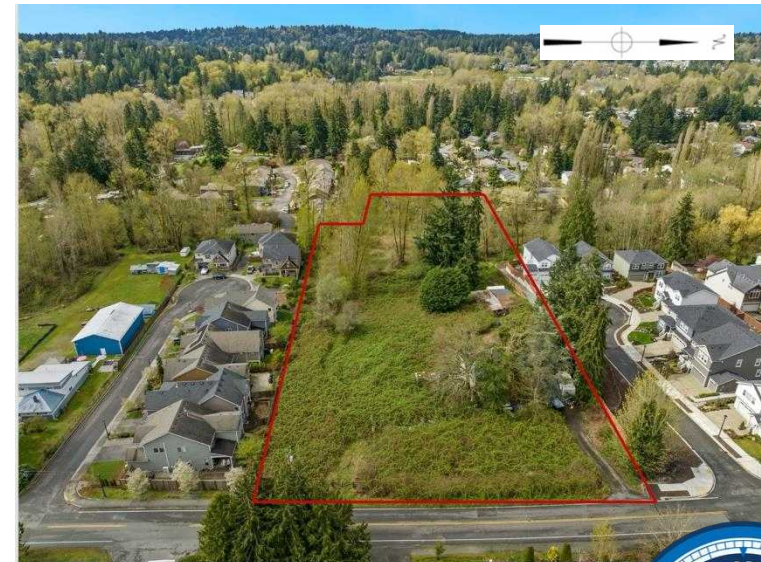
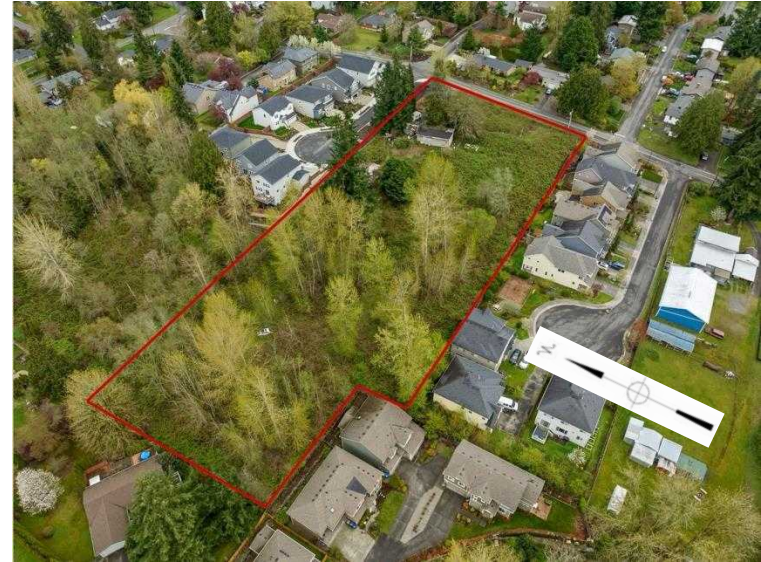
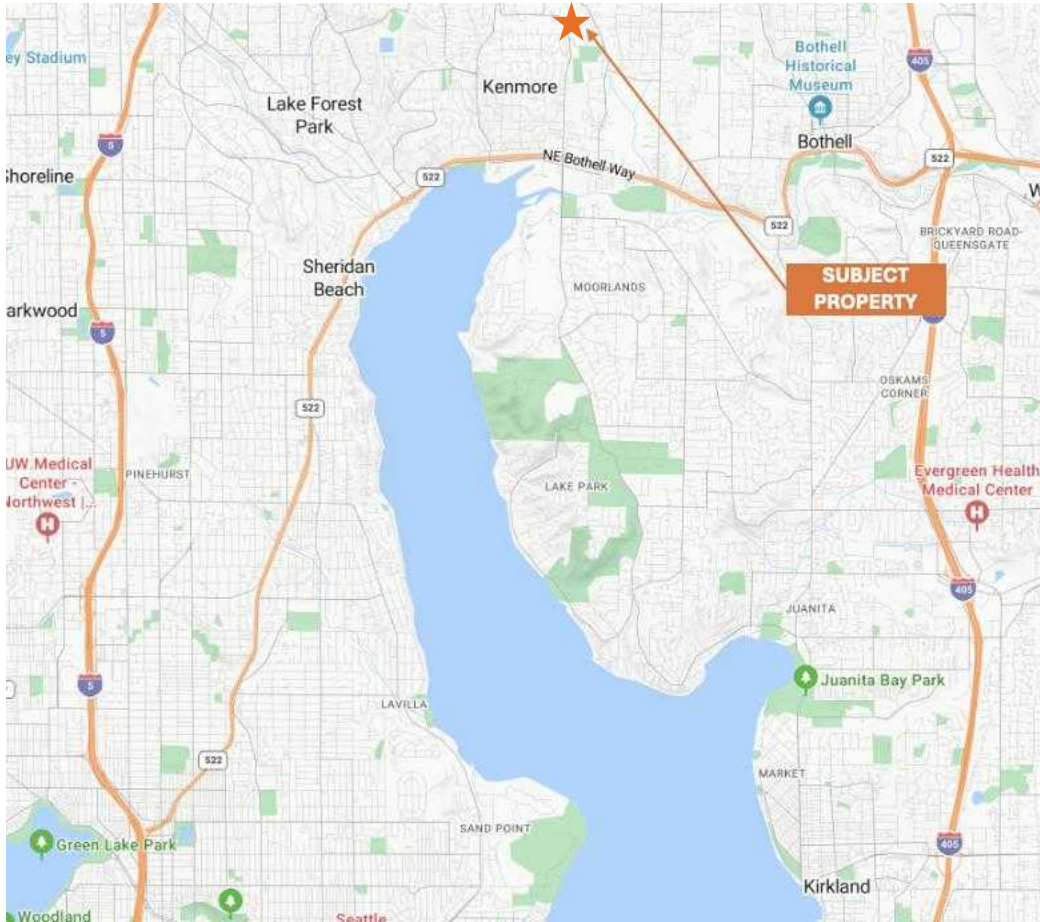
Home Development	Builder	Year Built	Number of homes	Ave. Lot Size (SF)	Ave. Selling Price (Sf)	Ave. Living Space (SF)	\$/SF Living Space	Ave. Cumulative Days on Market
1	DR Horton	2023-24	7	6,640	\$1,534,282	2,760	\$568	24
2	DR Horton	2021	10	6,285	\$1,571,205	3,242	\$489	30
3	Toll Brothers	2021	12	5,605	\$1,441,660	3,145	\$462	18

EXCLUSIVELY LISTED BY

PAUL HANKEN
206-557-0100 |
Paul@NXNWRealEstate.com

STEVE CLARK, CCIM
206-355-5224 |
Steve@NXNWRealEstate.com





EXCLUSIVELY LISTED BY

PAUL HANKEN
206-557-0100 |
Paul@NXNWRealEstate.com

STEVE CLARK, CCIM
206-355-5224 |
Steve@NXNWRealEstate.com

