

# SALE

## HDR DEVELOPMENT OPPORTUNITY WITH EXISTING INCOME

717 High Ave Sultan, WA 98294



Sale Price	<b>\$1,600,000</b>
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### OFFERING SUMMARY

Lot Size:	2.61
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Parcel Number:	28083200312600
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Zoning:	HDR
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### PROPERTY OVERVIEW

The property consists of approximately 2.61 acres and is generally level, supporting efficient site planning and construction. Zoned HDR, the site allows for a variety of residential uses, including single-family and other higher-density configurations, subject to city requirements.

An existing residence and additional structure on the property currently generate approximately \$2,900 per month in rental income, providing interim cash flow while development plans are evaluated and advanced.

**Heidi Ihde**  
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### PROPERTY DESCRIPTION

High Density Residential (HDR) development opportunity in the growing Sultan submarket, offering a flexible site for a range of residential development approaches.

The property is located just minutes from downtown Sultan with convenient access to Highway 2, schools, and everyday services. The site backs to Sultan High School, offering proximity to established community infrastructure and enhancing its appeal for residential use.

Utility infrastructure is available in the immediate area. Buyers are encouraged to conduct their own due diligence regarding utility connections, capacity, and development requirements.

Also available in combination with the nearby 515 High Ave parcel, providing an opportunity for a phased development approach or expanded project scope within the same immediate area.

Buyer to verify all information, including but not limited to acreage, zoning, utility availability, development potential, and site characteristics.

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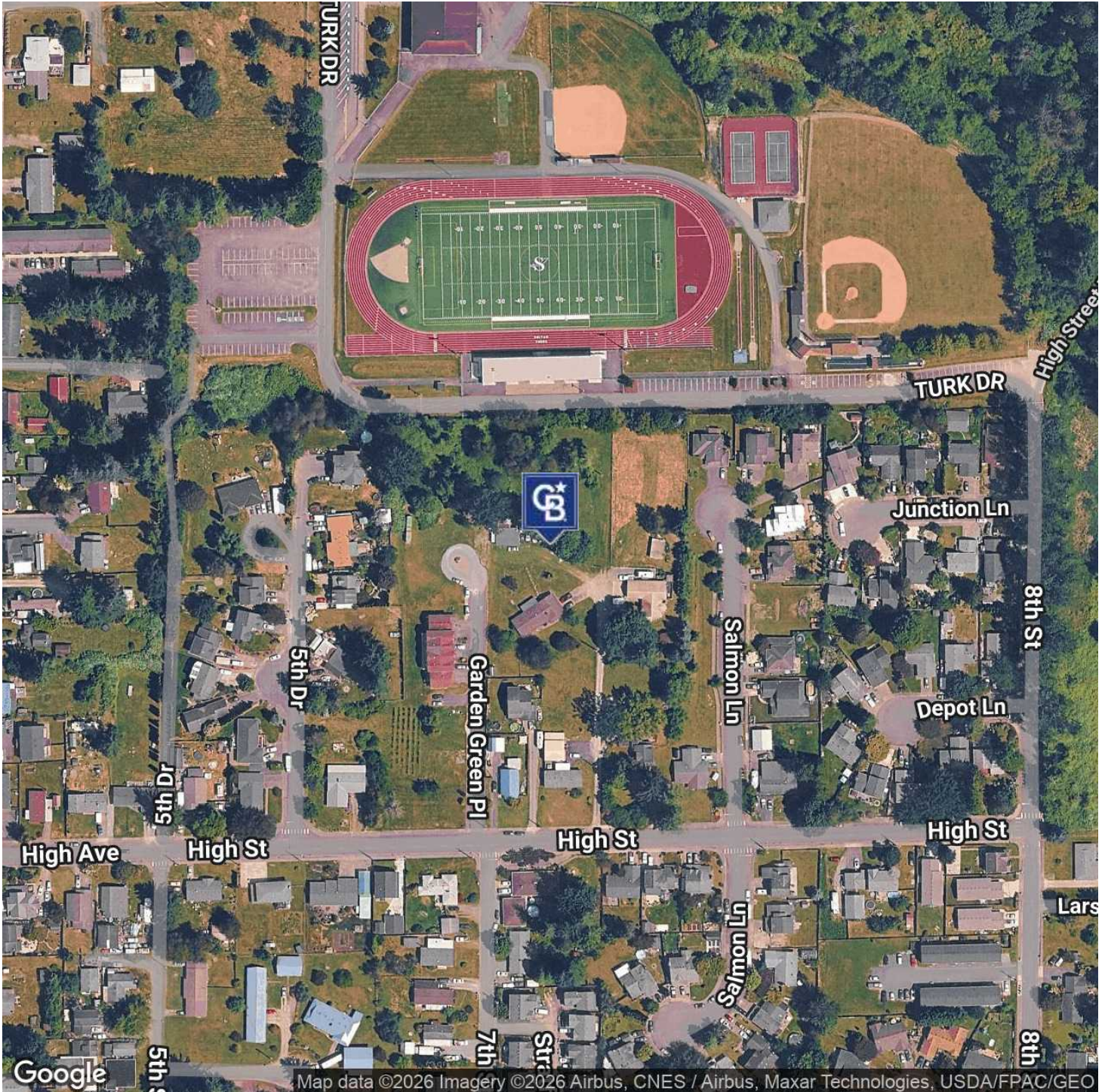


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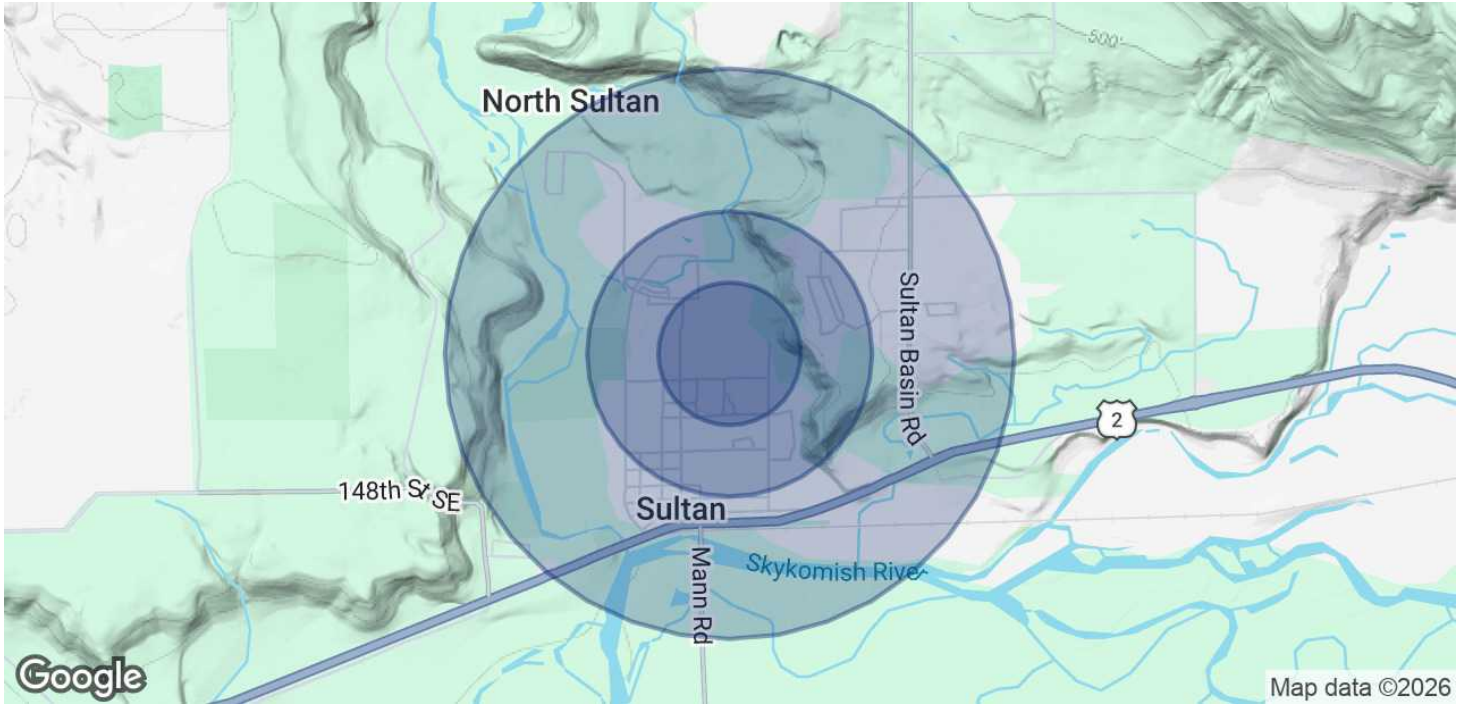
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	578	2,129	4,363
Average Age	38.3	38.5	38
Average Age (Male)	39.4	39.6	38.6
Average Age (Female)	38.3	38.4	37.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	808	1,636
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$84,669	\$83,986	\$94,801
Average House Value	\$459,294	\$456,491	\$462,510

2023 American Community Survey (ACS)

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