

Offering Memorandum Woodinville Townhomes Development Site



EXECUTIVE SUMMARY

The city of Woodinville is located in King County Washington 30 minutes from Seattle, 15 minutes to Bellevue and 20 minutes to Boeing's Everett Plant. The site is located minutes from Microsoft's Main Campus in Redmond, University of Washington in Bothell, Evergreen Medical Center in Kirkland and minutes to a major Bio-Tech sector/hub located in the Bothell valley. The site has multiple access points to I-405.

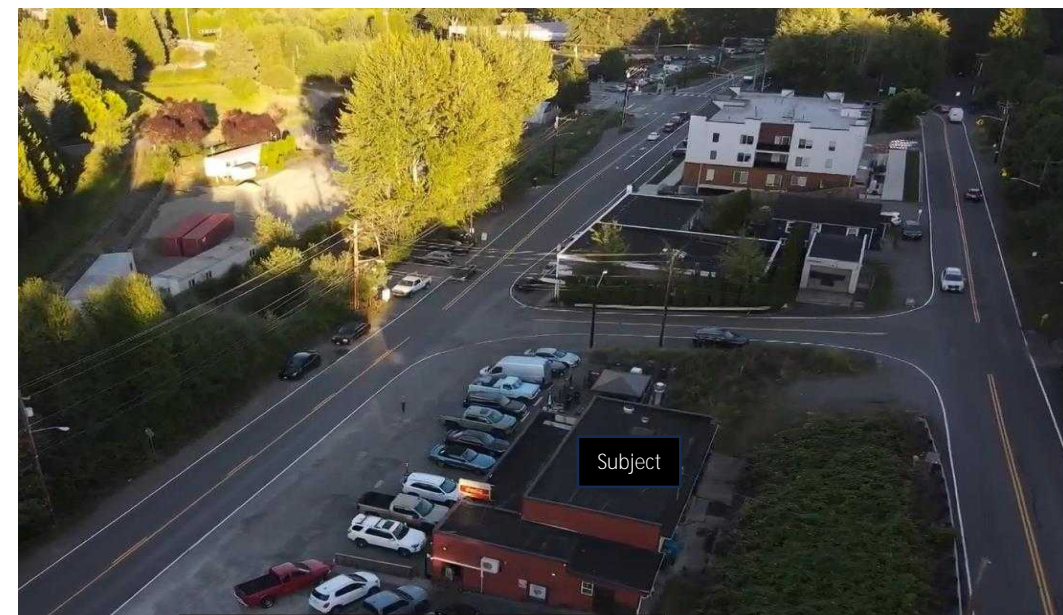
The City Council on March 17, 2026 approved Green Partners (company managing investments for Microsoft co-founder Bill Gates) 19-acre development plan within .7 Miles from the site & Trader Joe's is opening summer 2026 within one mile from the site.

Marketing Process

The ownership will review and consider offers as submitted.

Offering Price

\$10,500,000



Property:

Address:

12463 NE Woodinville Drive
Woodinville Washington 98072

King County Parcel Numbers:

951810-0070; 0100; 0110; 0120; 0125

Lot Size:

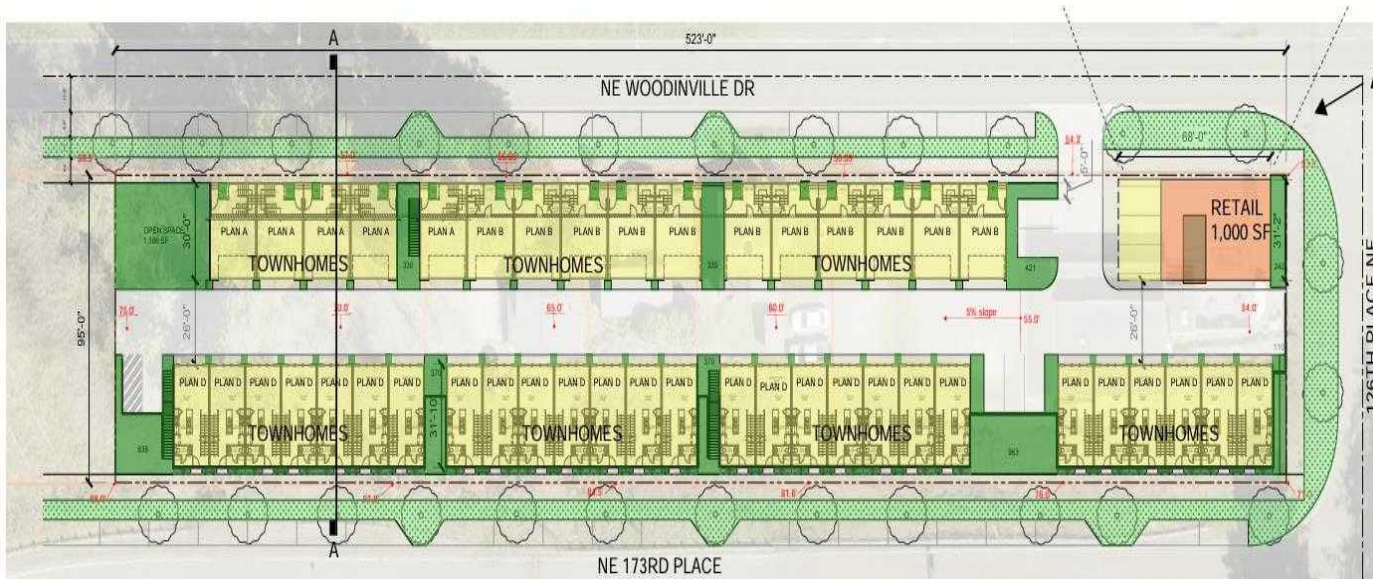
1.13 Acres

Zoning:

Commercial Business District, City of Woodinville

Development:

47 Townhomes





TO BELLEVUE

Woodinville Townhomes Development Site

McCLENDON HARDWARE

SCHOOLHOUSE II-III

WOODINVILLE TOWN CENTER

Green Partners Development Site
Trader Joe's Summer 2026 Opening

WOODINVILLE SPORTS FIELDS

SCHOOLHOUSE I

WINE WALK

WOODIN CREEK MARKETPLACE

WILMOT GATEWAY PARK

QUAIL RIDGE PARK

WOODIN CREEK PARK

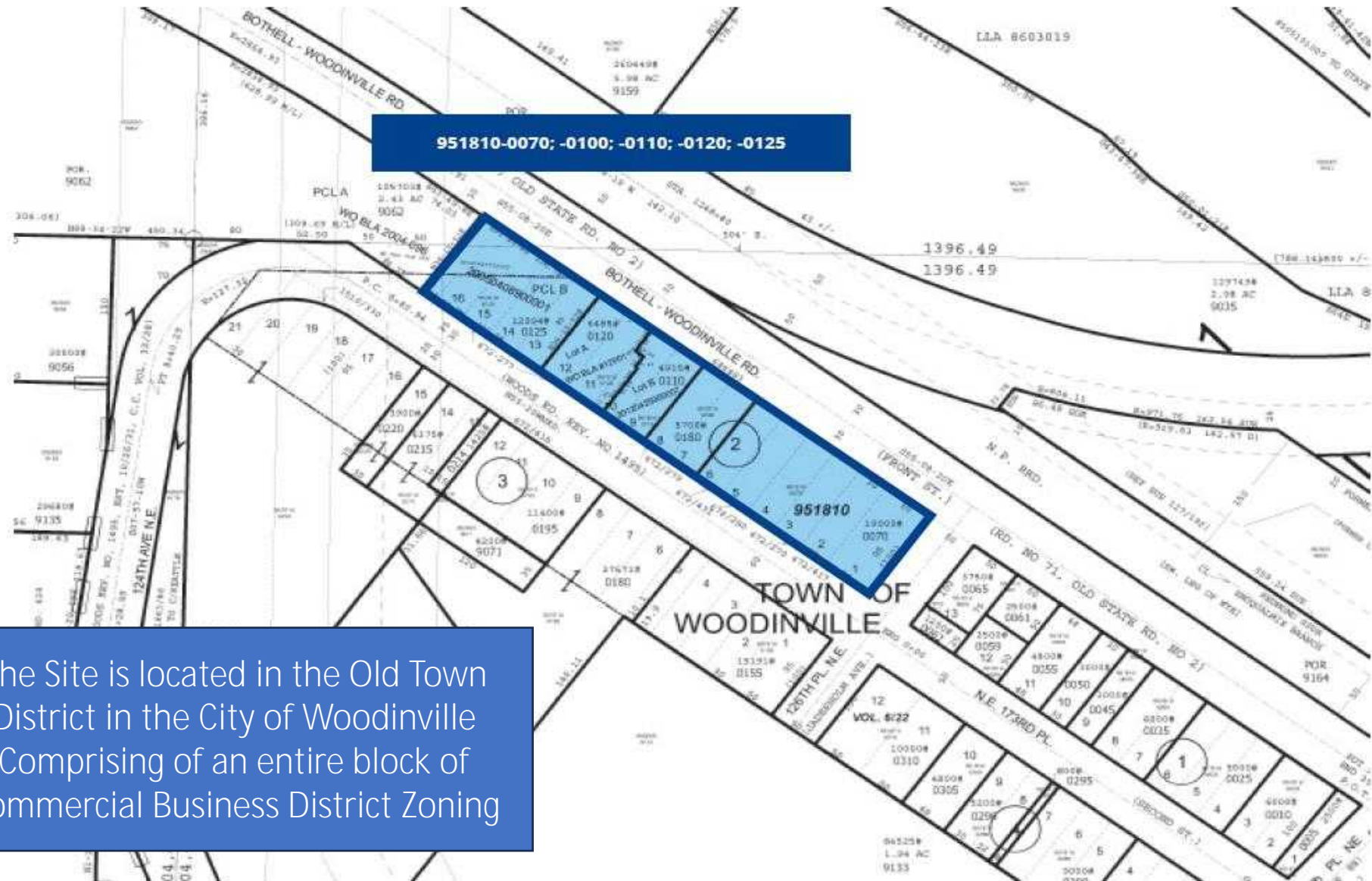
TO KIRKLAND

TO REDMOND

TO I-405

TO I-405

Parcel Map



The Site is located in the Old Town District in the City of Woodinville
Comprising of an entire block of Commercial Business District Zoning



Green Partners Development Project Approved

The Woodinville City Council approved on March 17, 2026 a proposed 19-acre development called Midtown Woodinville, which include 1,300 housing units, a 200 room-hotel and nearly 90,000 square feet of retail and restaurants and office space. This project is only .7 miles from the subject Townhomes Development site.

Harvest Woodinville Project

ALEXAN WOODINVILLE APARTMENTS
280 rental units, 25,000 square feet of retail

RIVER RUN AND O VINEYARD CREEK TOWNHOMES
76 residences between two separate developments

THE SOMM HOTEL
264 rooms, 4,200 square-foot spa, 3,000 square-foot rooftop bar and plaza

THE YARD
Six building-retail center, 100,000 square feet total

THROUGH THE GRAPEVINE
Construction is underway on the Harvest, a reuse development in Woodinville that includes residential real estate, retail, restaurants and hospitality. The project includes the Somm Hotel, which is expected to be completed in August.
ANTHONY SOLANTE | P&B

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