

PARAGON
REAL ESTATE ADVISORS



24 DWELLING UNIT DEVELOPMENT SITE

OFFERING MEMORANDUM

OFFERING

Paragon Real Estate Advisors is pleased to present the exclusive sale of a six-parcel development assemblage at 4755 S Bond St in the Rainier Beach neighborhood of South Seattle. Under Seattle's Neighborhood Residential (NR2) zone, a developer can build four standalone dwelling units on each of the six tax parcels — a total of 24 detached residences on ±1.12 acres. This is one of the few large contiguous development sites left in the City of Seattle, situated on a quiet low-traffic street adjacent to the Chief Sealth Trail and Lakeridge Park, with close proximity to the Rainier Beach Link Light Rail Station, Lake Washington, shops, and grocery stores.

This summary presents the applicable zoning envelope and a 24-unit, 100% detached-product build-out plan (buyer to verify).

ADDRESS	4755 Bond St, Seattle, WA 98118
PRICE	\$1,200,000
TAX PARCELS	Six contiguous single-family lots: 103500-0150 103500-0151 103500-0152 103500-0154 103500-0153 414430-0080
TOTAL SITE AREA	48,925 SF (±1.12 acres)
AVERAGE LOT SIZE	8,154 SF per parcel
ZONING	Neighborhood Residential (NR2) - City of Seattle
PROPOSED PROGRAM	24 detached dwelling units (4 standalone units x 6 lots)
ADJACENCY	Chief Sealth Trail, Lakeridge Park, quiet low-traffic street



ZONING CODE SUMMARY

The following table summarizes the development standards that apply to each of the six parcels under the current Seattle NR zone, assuming a four-standalone-unit build-out per lot (Buyer to Verify).

ZONE	Neighborhood Residential (NR)
UNITS ALLOWED PER LOT	4 detached dwelling units by right (6 if within 1/4-mile of a major transit stop or with 2 affordable units)
TOTAL SITE BUILD-OUT	24 detached dwelling units (6 lots x 4 units)
FLOOR AREA RATIO (FAR)	1.2 x lot area for lots with 4+ units
LOT COVERAGE	50% maximum
HEIGHT LIMIT	32 feet, plus a 5-foot gable-roof bonus (pitch \geq 4:12) - 37 ft. effective for pitched-roof detached homes
FRONT YARD SETBACK	10 feet (15 feet on 1-2 unit lots; averaging provisions available)
SIDE YARD SETBACK	5 feet
REAR YARD SETBACK	10 feet (0 feet if abutting an alley)
PARKING	No minimum parking required for middle-housing developments under HB 1110 / updated SMC

PARCEL SUMMARY



103500-0150 / 7,215 SF

103500-0151 / 7,464 SF

103500-0152 / 9,361 SF

103500-0154 / 8,205 SF

103500-0153 / 7,280 SF

414430-0080 / 9,400 SF

PROPOSED PROJECT SUMMARY

24 DETACHED DWELLINGS

Under the four-standalone-unit-per-lot scenario, each of the six parcels supports the following. All units are designed as detached, fee-simple-capable single-family residences with no stacked flats, no shared building mass. The result is a true detached-home product that fits naturally into the surrounding single-family fabric while capturing the full density permitted under the NR zone.

PARCEL	LOT AREA	FAR @ 1.2	LOT COV. @ 50%	PROGRAM (4 DETACHED UNITS)
4755 S Bond	7,215 SF	8,658 SF	3,608 SF	4 detached homes, ~2,160 SF avg.
4753 S Bond	7,465 SF	8,958 SF	3,733 SF	4 detached homes, ~2,240 SF avg.
4751 S Bond	9,630 SF	11,556 SF	4,815 SF	4 detached homes, ~2,890 SF avg.
4749 S Bond	7,280 SF	8,736 SF	3,640 SF	4 detached homes, ~2,180 SF avg.
4747 S Bond	8,205 SF	9,846 SF	4,103 SF	4 detached homes, ~2,460 SF avg.
4753 S Bond (adj.)	9,130 SF	10,956 SF	4,565 SF	4 detached homes, ~2,740 SF avg.
TOTAL	48,925 SF	+58,710 SF	+24,464 SF	24 Detached Homes

Note: FAR and lot-coverage figures above are by-right maximums. Actual buildable area will be influenced by trees, access, Green Factor landscaping, and utility connections, all of which are consistent with a detached-cottage-cluster site plan.

PARAGON REAL ESTATE

\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

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— ABOUT US

Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Puget Sound's Premiere Commercial Real Estate Brokerage


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In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.5 billion in sales and have closed over 2,000 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 30 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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MICHAEL URQUHART

425-999-6650

Michael@ParagonREA.com

BEN DOUGLAS

206-658-7247

Ben@ParagonREA.com

BRIAN PLATT

206-251-8483

Brian@ParagonREA.com

ROWAN DAVIS

206-406-9105

Rowan@ParagonREA.com

PARAGON
REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101

info@ParagonREA.com

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