

FOR SALE

8.38 ACRES RESIDENTIAL DEVELOPMENT LAND

825 99th Ave SE, Lake Stevens, WA 98258



OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	8.38 AC
Zoning:	R8-12
APN:	00493401600102

PROPERTY OVERVIEW

Prime 8.38-acre residential development site in the highly desirable Lake Stevens submarket. Zoned R8-12, the property supports a range of medium-density housing products including townhomes, duplexes, 3 plexs, 4 plexs, cottage homes, and single-family development. Positioned in a supply-constrained market with strong population growth, this site offers developers an opportunity to deliver needed housing.

PROPERTY HIGHLIGHTS

- Strong residential demand and rapid population growth
- Family-friendly community with excellent schools and local amenities
- Easy access to Highway 9 and Highway 2 for commuting to Everett, Marysville, and the greater Seattle area
- Proximity to shopping, dining, parks, and the beautiful Lake Stevens waterfront

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INVESTMENT HIGHLIGHTS

- Zoned R8-12 – flexible residential density
- Ideal for SFR's, 2-4 Plexes, Cottage Home clusters
- High-demand, low-inventory submarket
- Strong absorption for new construction
- In Lake Stevens, close to retail, and schools

DEVELOPMENT YIELD (CONCEPTUAL)

- R8-12 zoning suggests approximately 8-12 dwelling units per acre.
- Based on 8.38 acres at 40% potential yield ranges:
 - Low Density (8 du/ac): ~27 units
 - High Density (12 du/ac): ~40 units
 - Final yield subject to setbacks, critical areas, access, and engineering.



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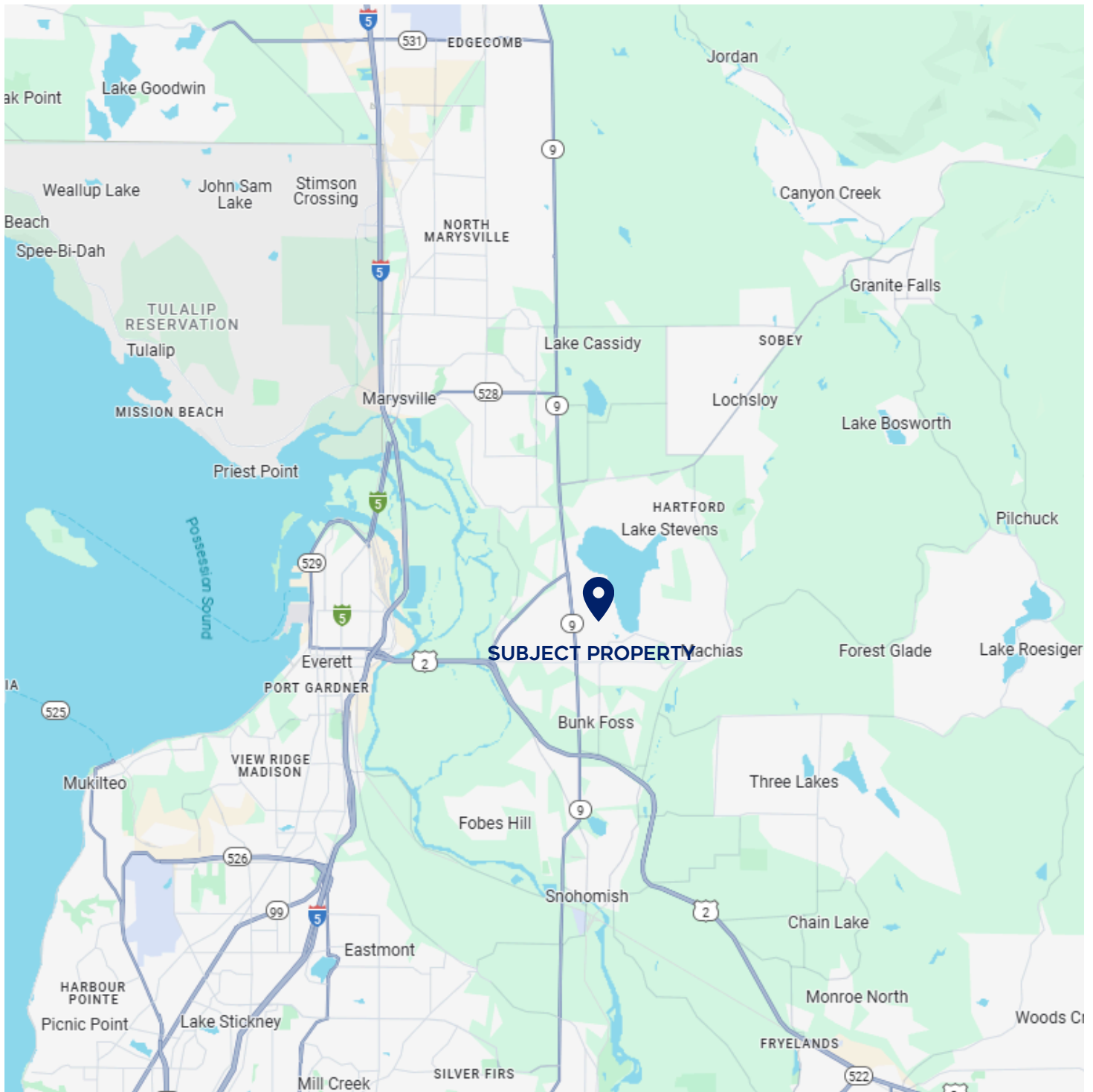
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