

SALE

PHASED RESIDENTIAL DEVELOPMENT OPPORTUNITY

515 & 717 High Ave Sultan, WA 98294



Sale Price

\$2,195,000

OFFERING SUMMARY

Lot Size:

3.3 AC

Parcel Numbers:

28083200300500

28083200312600

PROPERTY OVERVIEW

Exceptional opportunity to acquire two strategically positioned High Density Residential (HDR) parcels in Sultan, Washington, offering flexibility for a range of residential development approaches in a growing submarket.

The offering includes a front parcel at 515 High Ave (~0.69 acres total, with approximately 0.50 acres of usable/buildable area due to easement; buyer to verify) and a larger rear parcel at 717 High Ave (~2.61 acres; buyer to verify). Together, these properties present a unique opportunity for a phased development approach or separate project execution. Both parcels are available for purchase individually or together, providing flexibility for a variety of acquisition and development strategies.

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PROPERTY DESCRIPTION

Located just minutes from downtown Sultan with convenient access to Highway 2, the properties benefit from proximity to schools, services, and established residential development.

The front parcel features a more accessible configuration with utility infrastructure available in the immediate area, supporting a potentially more efficient path to development. The larger rear parcel provides additional scale and flexibility for future planning and design. The 717 High Ave parcel includes an existing residence and additional structure currently generating \$700/month in rental income, with the potential to lease the home at approximately \$2,500/month, providing additional interim cash flow during planning or entitlement. The site also backs to Sultan High School, providing proximity to established community infrastructure and reinforcing its appeal for residential use.

Both parcels are generally level, supporting efficient site planning and construction. While the parcels are not contiguous, their proximity and shared utility context contribute to overall development efficiency within the same immediate area.

Zoned HDR, the properties allow for a range of residential uses, including single-family and other higher-density configurations, subject to city requirements. Buyers are encouraged to conduct their own due diligence regarding development potential, permitted uses, and site design.

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

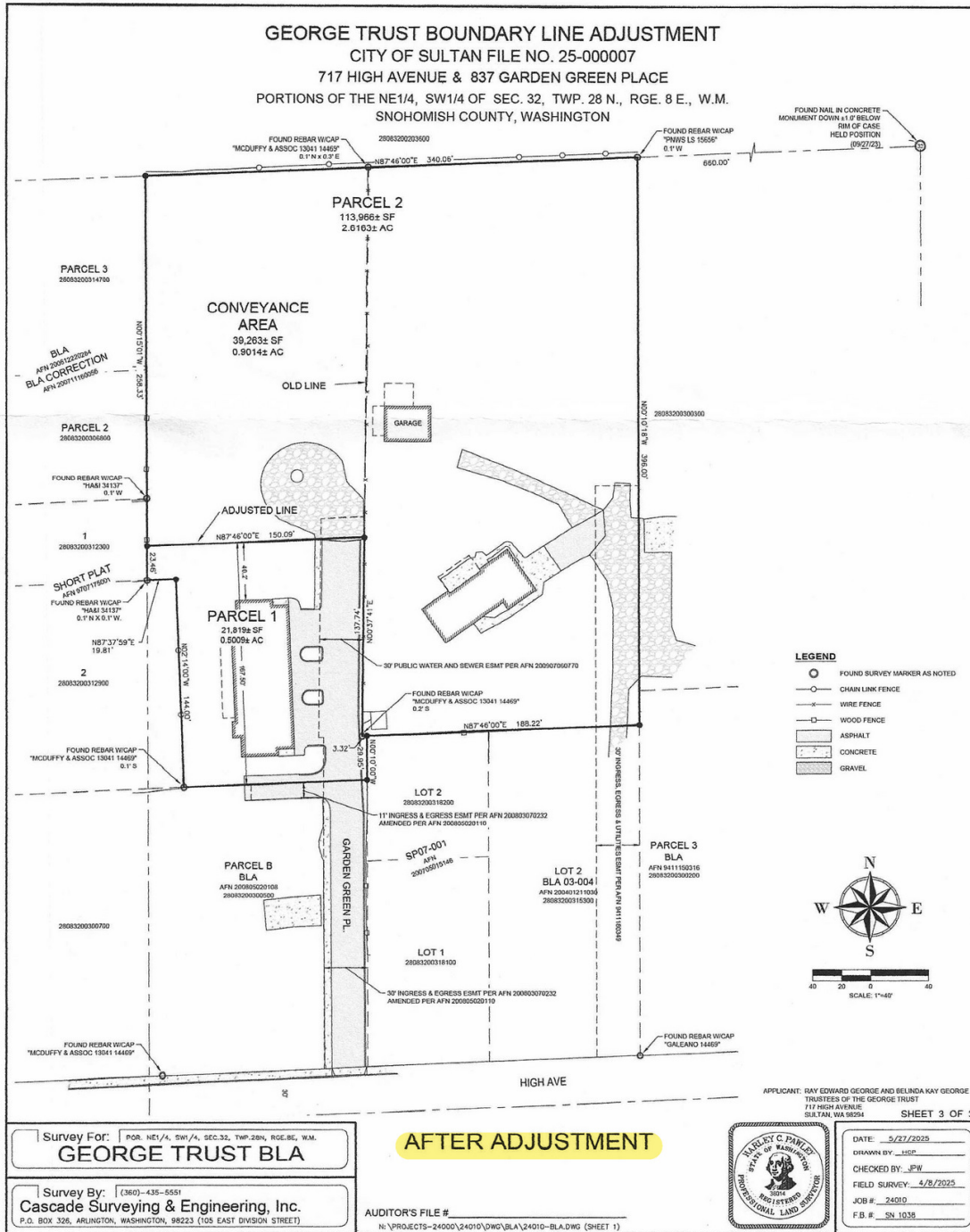
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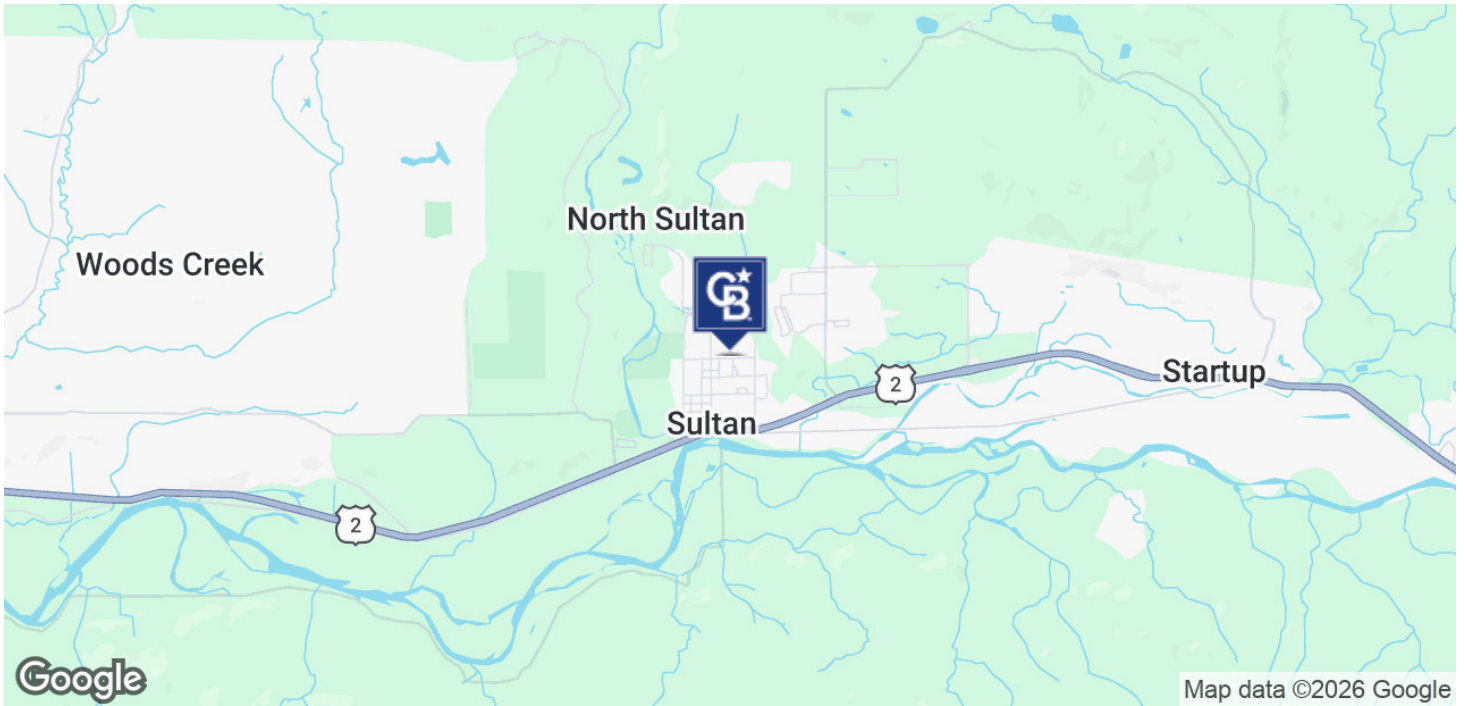
Recorded 717 parcel document reflects the most current parcel configuration; county assessor records are not yet updated.

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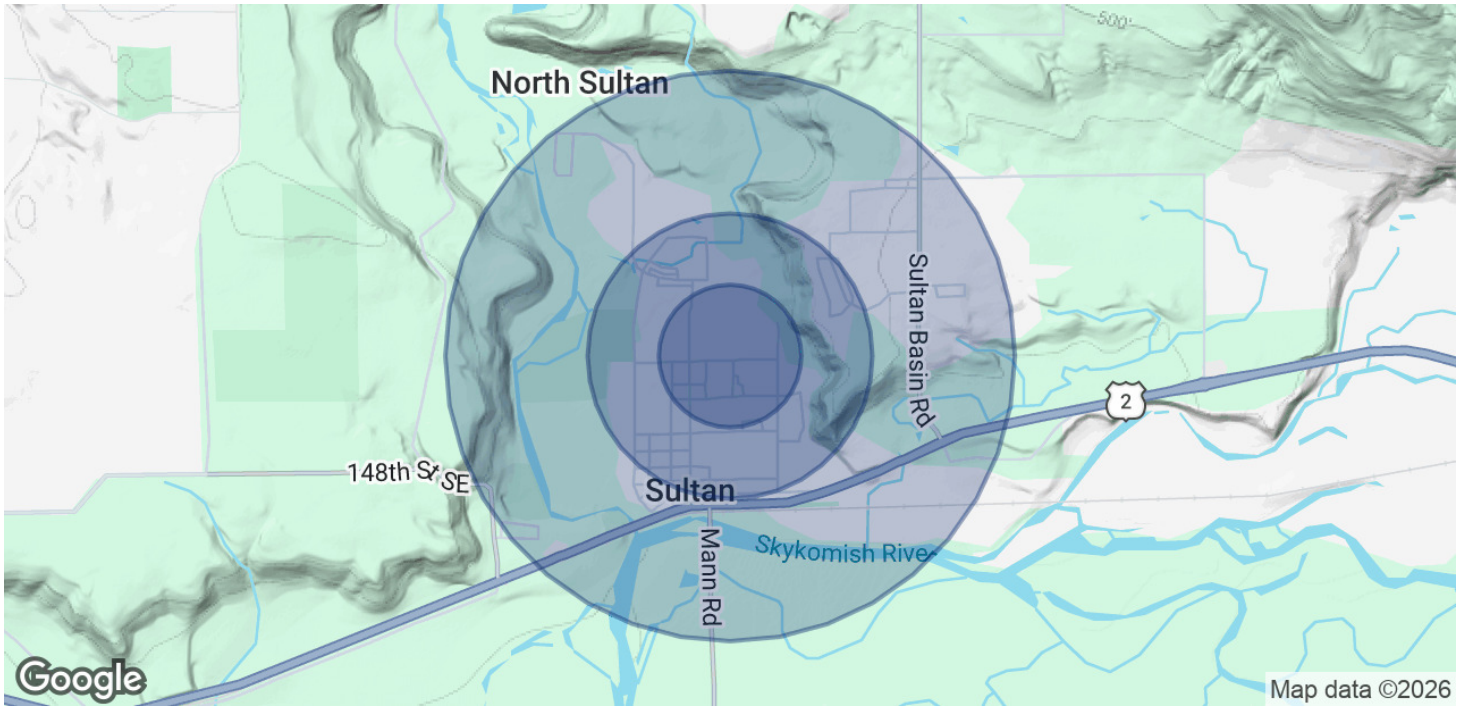
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	787	2,380	4,239
Average Age	38.9	38.7	38
Average Age (Male)	40.3	39.9	38.7
Average Age (Female)	38.7	38.5	38
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	904	1,589
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$78,779	\$81,669	\$94,290
Average House Value	\$454,071	\$453,667	\$462,655

2023 American Community Survey (ACS)

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