

# ISSAQUAH LAND DEVELOPMENT SITE

14610 Issaquah Hobart Rd SE, Issaquah, WA

OFFERING MEMORANDUM \ RARE 4.35 ACRES - 189,486 SF



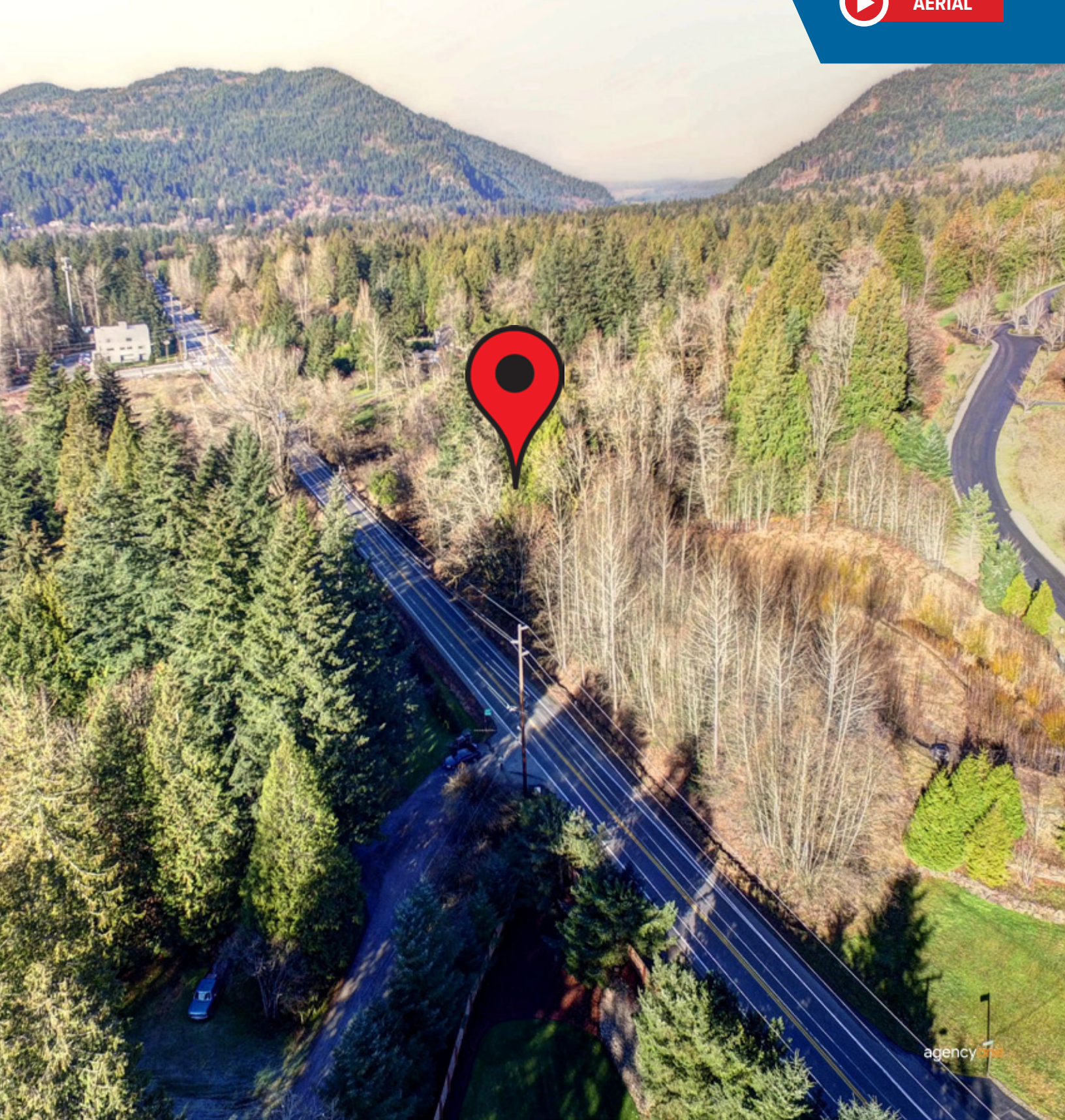
**CCM Commercial**

Commercial Real Estate Services

Cal C. Mitchell, CCIM \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com




**AERIAL**



## PROPERTY ADDRESS

14610 Issaquah Hobart Rd SE  
Issaquah, WA 98027

## EXCLUSIVE LISTING BROKER

**Cal C. Mitchell, CCIM** 

Founder & Principal

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**Hello** 425.922.2886

**Email** [cal@ccmcommercial.com](mailto:cal@ccmcommercial.com)

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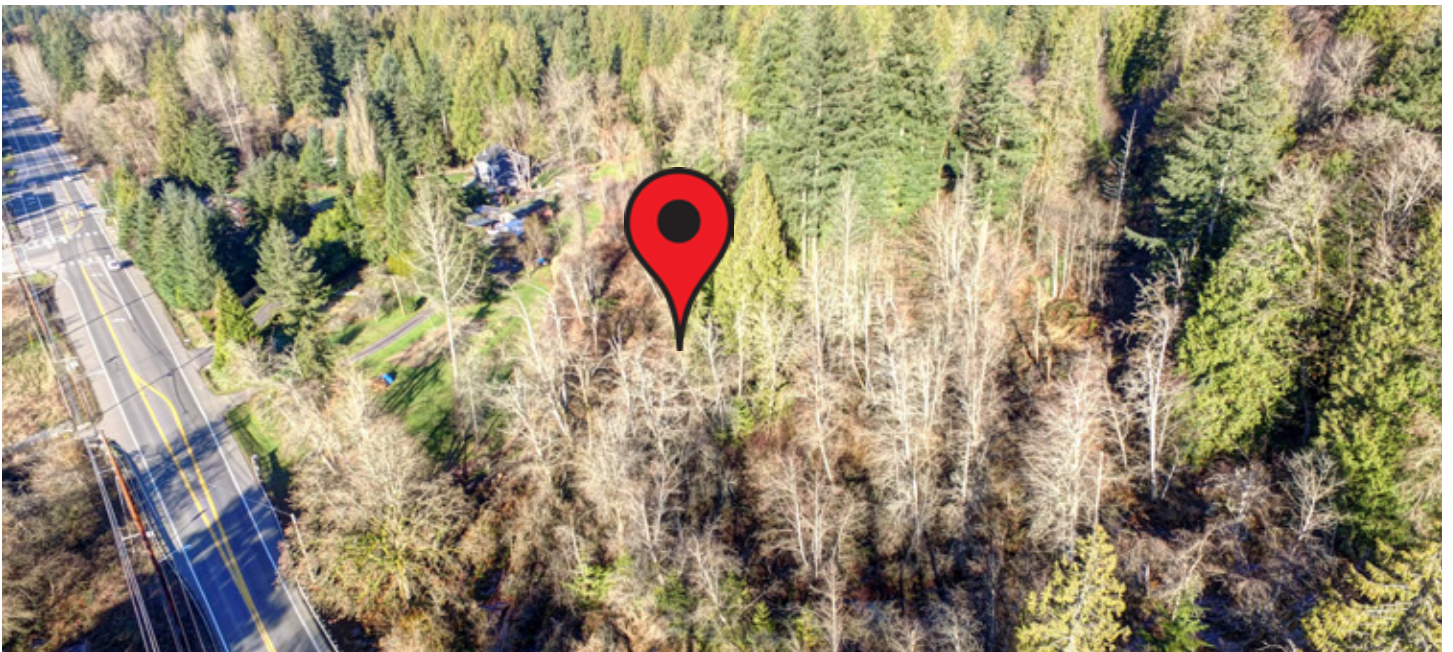
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## The Full Offering Memorandum includes the following documents:

Aerial Views  
Property Description  
GOOGLE® Maps View  
14610 Issaquah Hobart Rd Site Map  
Affidavit Concerning Critical Areas Compliance  
Approved On-Site Sewage System Plan  
Approved CADS Critical Areas Designation  
Approved Critical Areas Site Map  
Approved Water Service Connection  
Drainage Assessment  
FEMA Flood Plain Site Plan  
Flow Control BMP Site Plan  
Geotechnical Study  
King County Imap A  
King County Signed Water Certificate  
Legal Description  
Legal Lot Approval Status Letter  
Old First American Combined Report  
SEPA Checklist  
SEPA-GHG Emissions Worksheet  
Simplified Site CSPP Plan  
Site Plan 4 Alternatives  
Site Plan Building Envelope  
Site Plan for Issaquah Hobart Property  
Title Report & Statutory Warranty Deed copies  
Tree Inventory Report  
Tree Map  
Tree Report Part 11, Assessment Forms  
Water Availability Letter  
Wet Land Map

[Click Here to Download Full Offering Memorandum](#)

# AERIAL VIEWS



## PROPERTY DESCRIPTION



**14610 ISSAQUAH HOBART RD SE LAND** is a rare 4.35 parcel to build your own custom dream home and private retreat. Situated just below one of the coveted Street of Dreams locations off Hobart Road in Issaquah. Offering a picturesque, mature natural forest and mountain setting. With power availability in the street, approved water on-site, and approved on-site septic plan to round out your utility needs. Added to this great development opportunity is the convenience of nearby local shops, retail, dining options, and numerous essential amenities a few minutes' drive to downtown Issaquah. Located within the Issaquah school district. Easy access to I-90, Hwy 18, and beyond adds to the perfection of this land development opportunity.

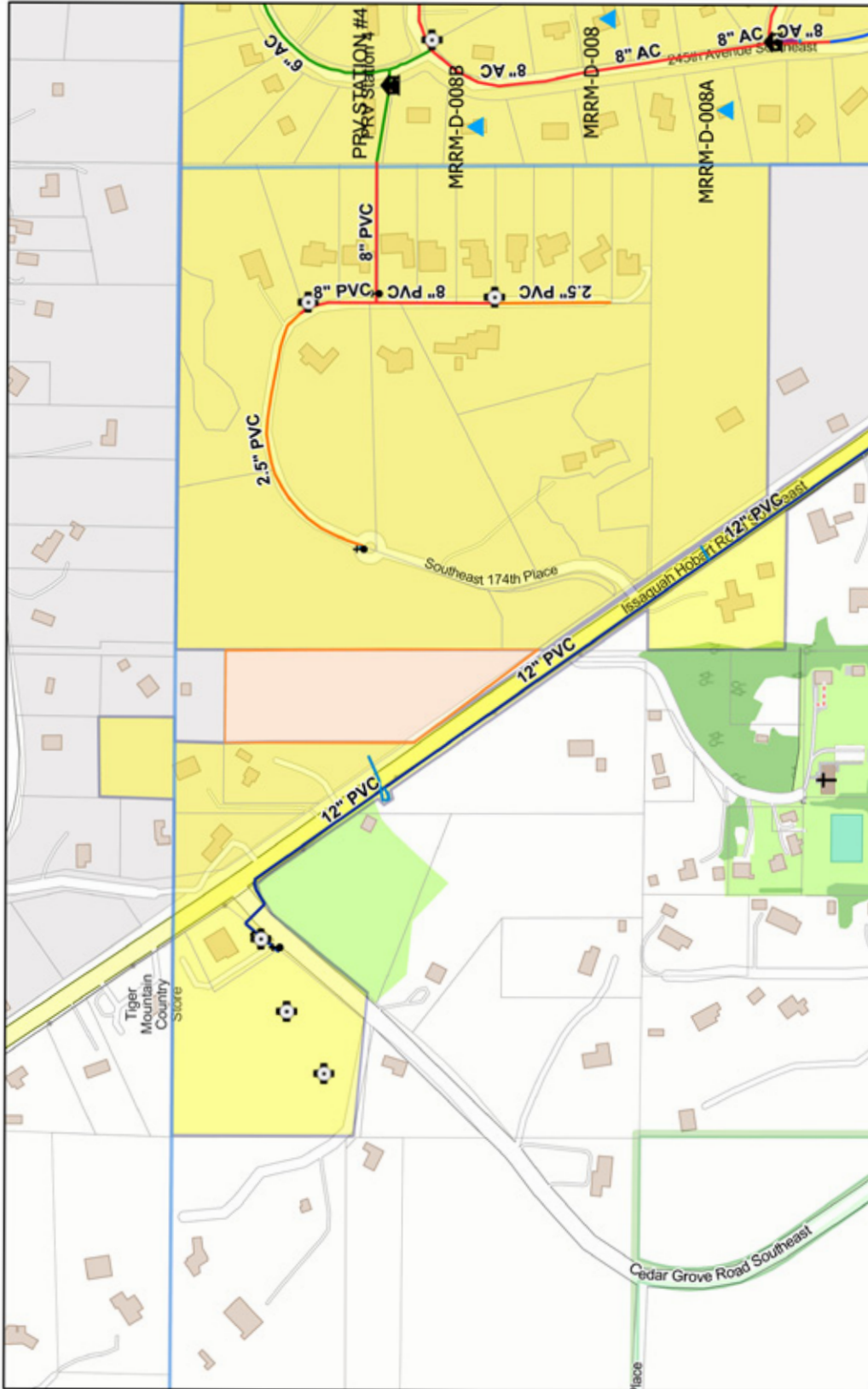
# GOOGLE® MAPS VIEW



An aerial photograph of a two-lane road with yellow center lines, winding through a dense forest. The image is overlaid with a semi-transparent blue filter. The road curves from the top left towards the bottom right. In the upper left, there are some buildings and utility poles. The text '14610 Issaquah Hobart Rd SE Site Map' is centered in white, bold font.

# 14610 Issaquah Hobart Rd SE Site Map

14610 Issaquah Hobart Rd. SE (Par#02223069117)



7/5/2024, 4:01:25 PM

- Station Points: WQ Sampling Stations (Combined), Lateral Mains, Blowoffs (Pro), Domestic Metered, Hydrants, Water Mains, Less than 2.5'
- 2.5" (Orange line), 4" (Purple line), 6" (Green line), 8" (Red line), 10" (Blue line), NW BaseMaps
- Pressure Reducing Stations (Black circle with 'P'), Stations (Black circle with 'S'), PRV Station (Black circle with 'R')
- Parcels - King (White outline), Operating District Boundaries (Blue outline), EP - East Pierce (Yellow fill), Active Service Areas (Light yellow fill), Owned (Light green fill)



1:6,966  
 0 220 440 880 ft  
 0 65 130 260 m

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri  
 Map by Washington Water Service

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