

**43,560 SQFT LAND FOR SALE**

*in Prime South Everett*

2 XX 106TH ST SE, EVERETT, WA 98208

*Joe Platz*

MANAGING BROKER  
**THE PLATZ GROUP**  
KELLER WILLIAMS PNW



POWERED BY

**PLACE**

**kw**

KELLER WILLIAMS.  
REALTY

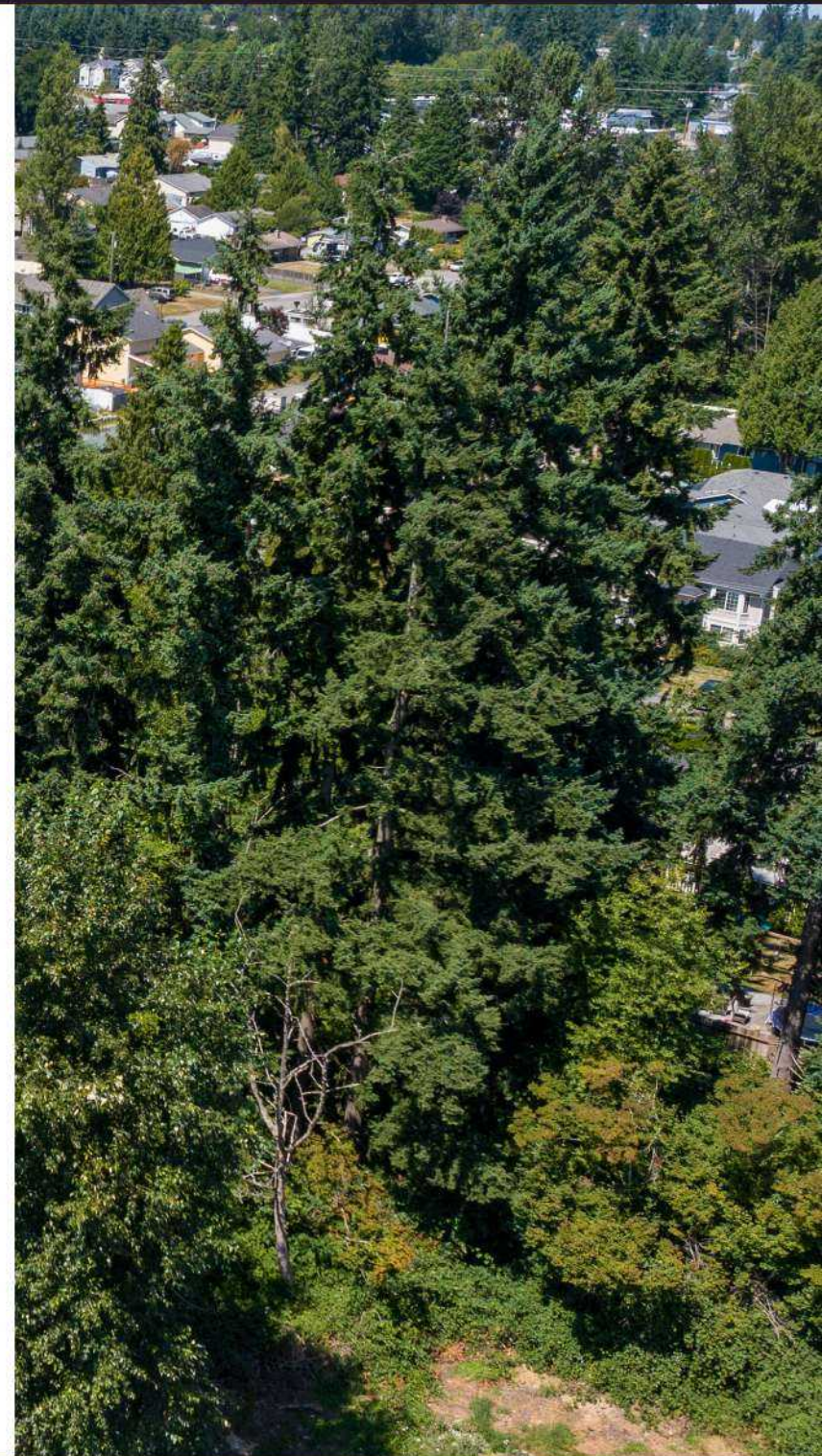




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# THE OFFERING

5 lots - totaling 1 Acre in prime S. Everett / unincorporated Snohomish County. Dead end street. In the UGA and zoned UMDR. Snohomish County permits several uses for development in the zone. The uses include single-family detached, single-family attached, duplexes, townhouses, & cottage housing. Several special development approaches are also authorized, such as Lot Size Averaging, Mixed Townhouse, and Planned Residential Developments. Possible increase in density via TDR. Bring your project, plans, vision and seize this opportunity. Mukilteo school district. Mukilteo Water/ Waste Water district. Sold as-is, where -is. Seller has no studies. Buyer to verify all information to buyer's satisfaction.



Address: **2 xx 106th St SE, Everett, WA 98208**



Offering Price: **\$1,450,000**



Lot size: **1.000 ac/43,560 sf**

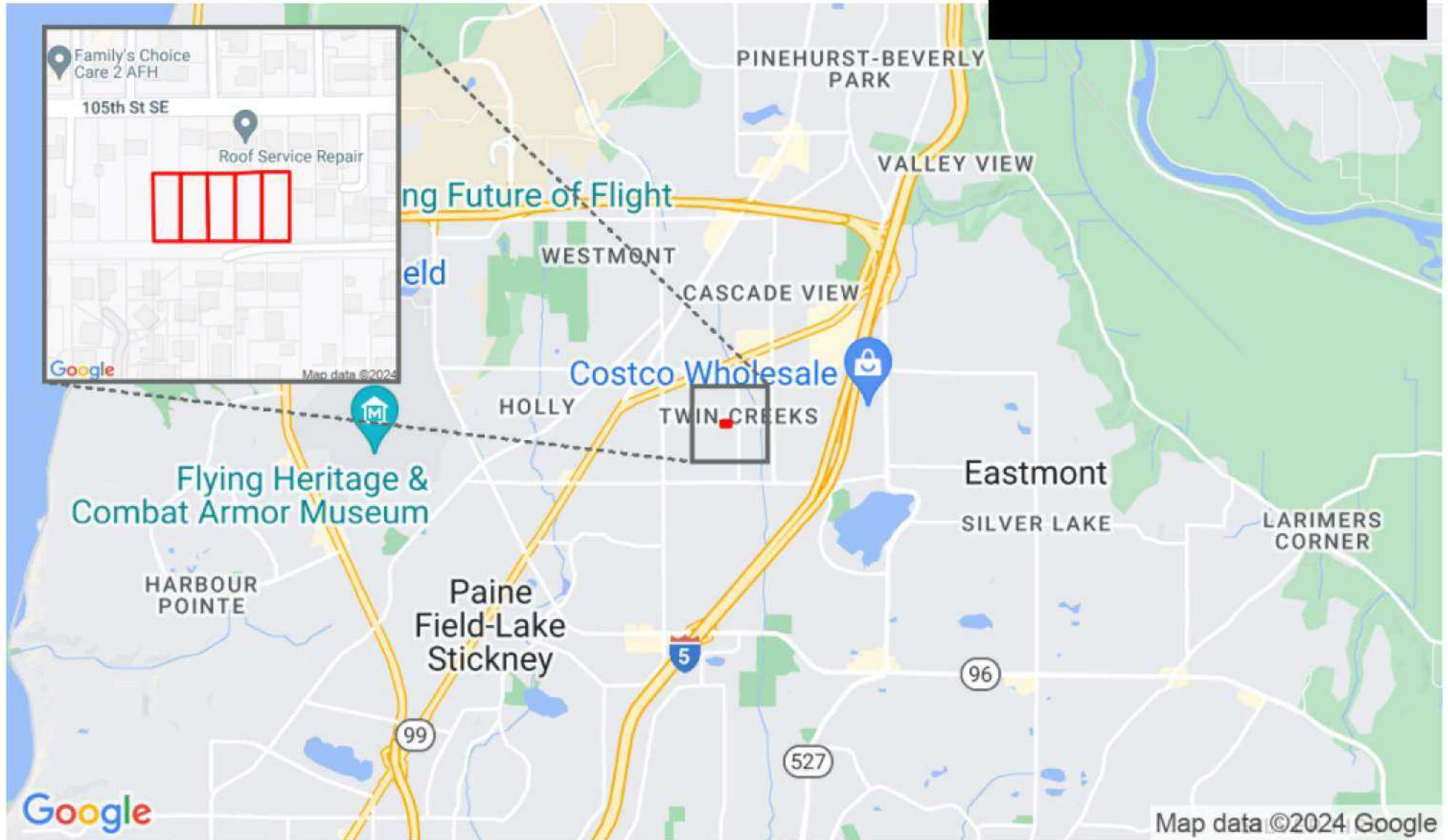


# PROPERTY PHOTOS





## SITE OVERVIEW





# PROPERTY AERIAL & NEARBY RETAIL

HOBBY  
LOBBY

RITE  
AID

Public  
Storage

Office  
DEPOT

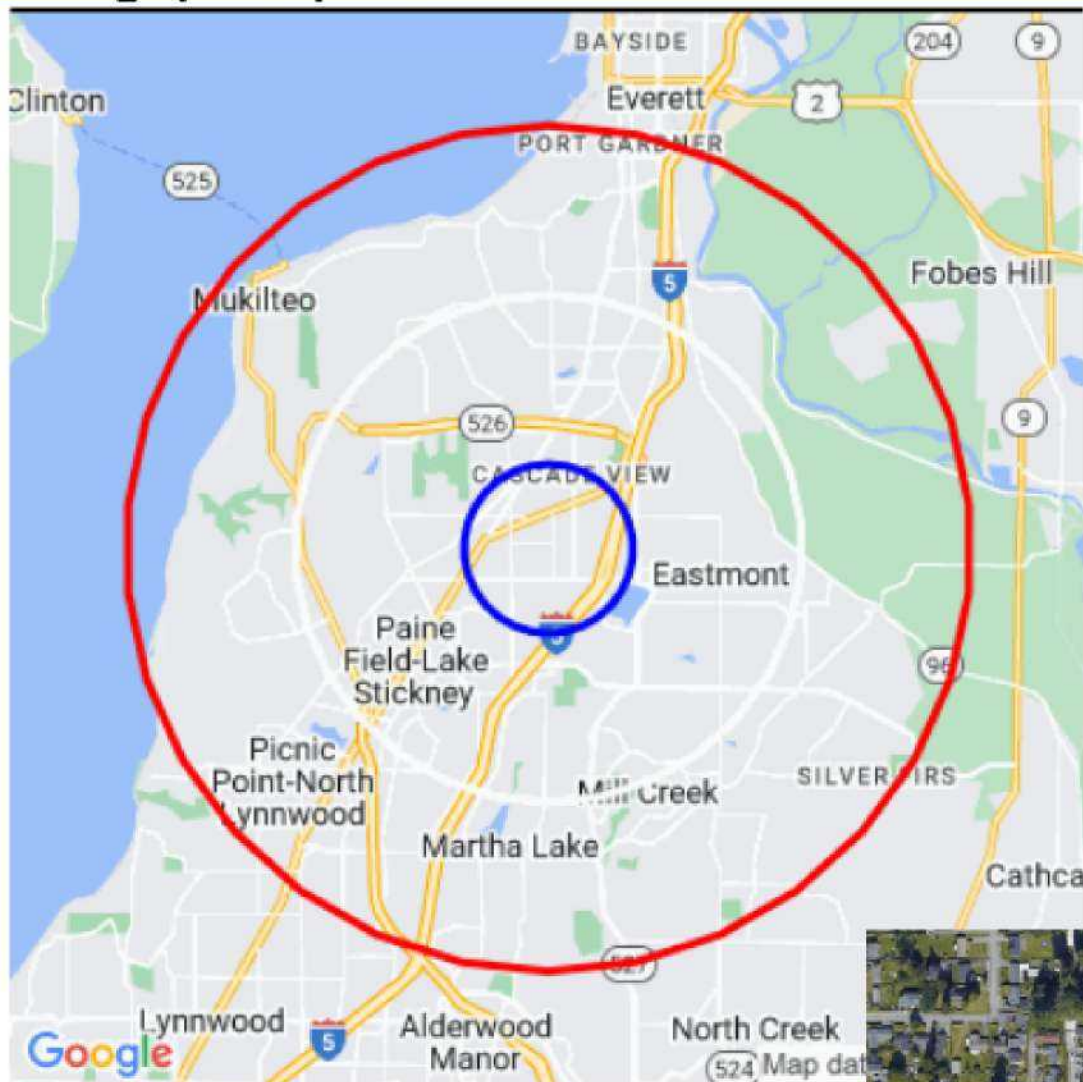
SW EVERETT MALL WAY



SUBJECT  
PROPERTY



## LOCATION FACTS & DEMOGRAPHICS



**2 x 106th St SE, Everett, WA 98208**

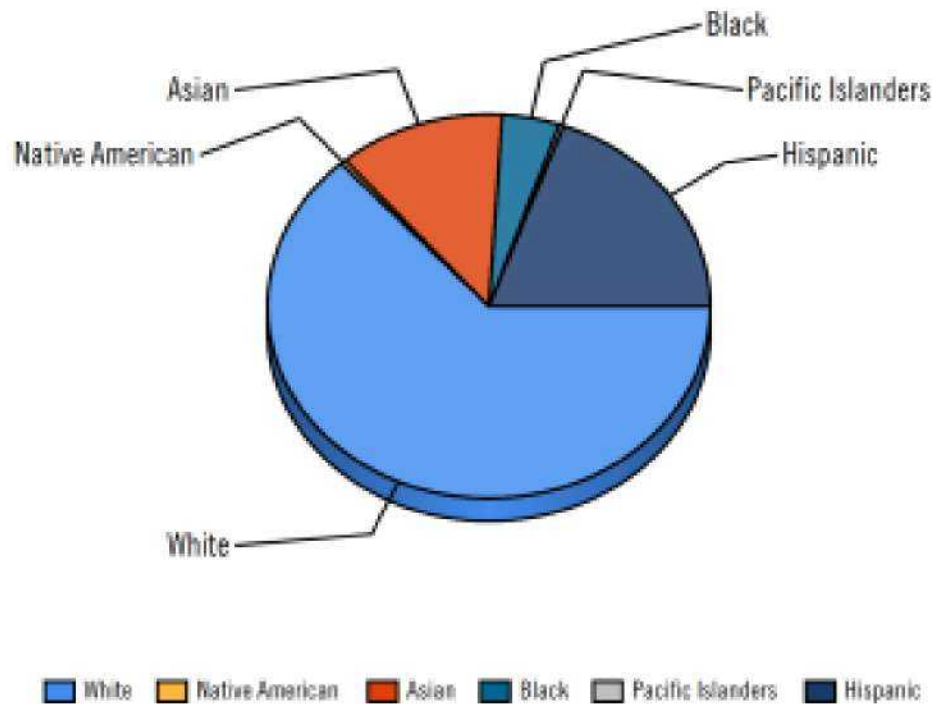
### Population

Distance	Male	Female	Total
1- Mile	5,783	6,025	11,809
3- Mile	44,717	45,039	89,756
5- Mile	84,157	84,546	168,703

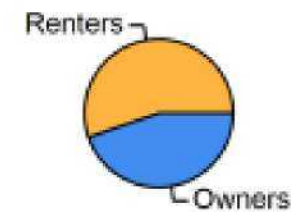


# LOCATION FACTS & DEMOGRAPHICS

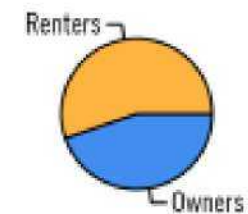
**Ethnicity within 5 miles**



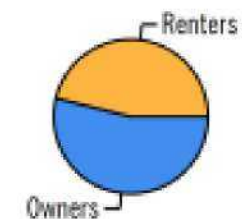
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



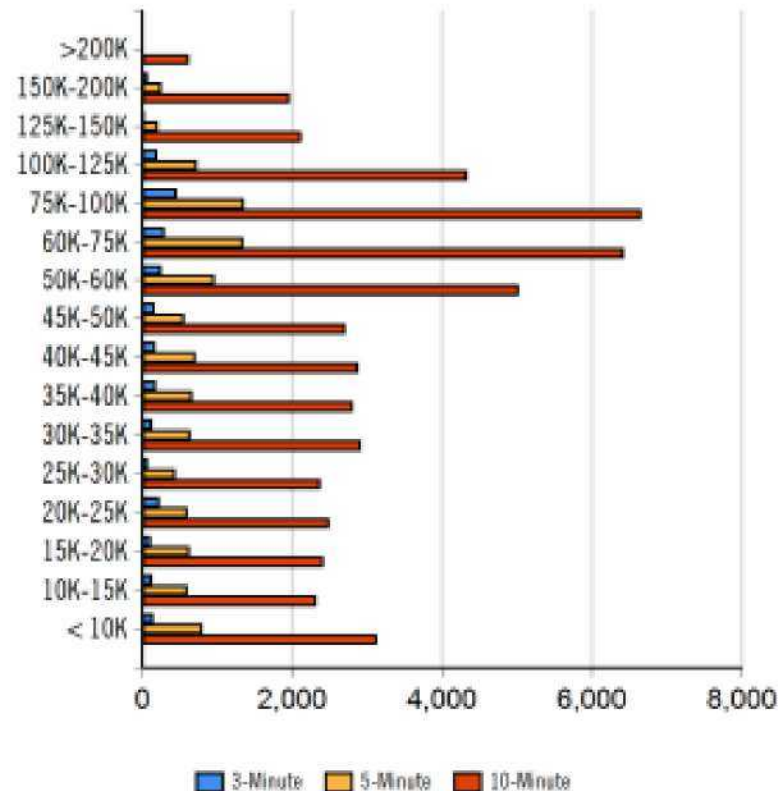
**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,607	287	3.63 %
3-Mile	43,296	2,021	3.57 %
5-Mile	83,267	3,345	3.27 %



# LOCATION FACTS & DEMOGRAPHICS

## Household Income



Radius	Median Household Income
3-Minute	\$55,761.00
5-Minute	\$57,796.20
10-Minute	\$65,752.60

Radius	Average Household Income
3-Minute	\$58,746.75
5-Minute	\$59,442.92
10-Minute	\$69,651.85

Radius	Aggregate Household Income
3-Minute	\$147,058,846.82
5-Minute	\$566,055,653.17
10-Minute	\$3,215,856,640.22

## Tapestry

	3-Minute	5-Minute	10-Minute
Expensive Homes	0 %	0 %	14 %
Households with 4+ Cars	25 %	37 %	98 %
Military Households	243 %	252 %	172 %
Mobile Homes	38 %	75 %	73 %
New Homes	21 %	68 %	139 %
New Households	85 %	101 %	113 %
Public Transportation Users	69 %	70 %	78 %
Teen's	57 %	60 %	81 %
Vacant Ready For Rent	10 %	9 %	23 %
Young Wealthy Households	0 %	37 %	48 %

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	4,095	15,936	82,401
High School Grad	1,070	4,479	21,559
Some College	1,096	4,873	23,956
Associates	451	1,626	7,172
Bachelors	512	1,703	12,507
Masters	164	527	3,291
Prof. Degree	23	122	764
Doctorate	20	68	305

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



# ABOUT *Joe Platz*



For Joe Platz, everything he does is aimed at getting results. Each step towards completing a transaction is purposeful. To that end, he has assembled a top-notch, highly skilled team comprised of individuals with differing skillsets whose goal is the same – to equip clients with the knowledge they need to make the most informed choices surrounding the biggest asset they can own – a home. This top-producing real estate team, The Platz Group, which more than tripled its annual sales volume over the last two years, has been recognized in the industry as going above and beyond for its clients. Strategic business planning, a focused advertising strategy, and excellent communication all serve to achieve the best outcomes for clients. Today's fluid housing market, certainly in the Puget Sound region, requires in depth knowledge, experience, and complex networking to be successful.

Joe went into this business over a dozen years ago with a passion to educate his clients to reduce the stress surrounding the process and to empower them to make informed decisions about this major milestone in their lives. He regards helping people meet their real estate needs as a privilege he is honored to do. To that end, Joe and his team are ready to help clients with a myriad of property choices – residential, short sale, commercial, investment, multi-family. Everyone from experienced investors to first-time buyers will find that this team is fully prepared to guide them towards a successful closing. Beginning by instructing them on the process, then tailoring marketing strategy to each client's specific needs, Joe's specialists bring their talents and expertise to ensure a successful transaction.

As one of many satisfied reviewers stated, "Joe turned a potentially stressful experience into an enjoyable one, and always gave me confidence that I had all of the right information to make my decisions." Joe Platz has a passion for helping clients achieve their real estate dreams. Make the wise move, and put him on your team.

20 YEARS REAL ESTATE EXPERIENCE WITH TOP PRODUCING RESULTS IN PUGET SOUND REGION

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