

PARAGON  
REAL ESTATE ADVISORS



SIX FULLY PERMITTED  
SINGLE-FAMILY HOMES

DEVELOPMENT SITE | SEATTLE, WA



# OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive sale of the Six Fully Permitted Single Family Homes. All the diligence has been completed and the permits are ready for a developer to bring this thoughtfully designed gated community to life! This will be a beautiful community set off of a low-traffic, quiet street in the sought after Rainier Beach neighborhood. The permitted homes range in size from 2,846-3,573 square feet with an average lot size of 8,154 square feet. The already generous lot sizes will further benefit from the adjacent Chief Sealth Trail and its open landscape which expands the feel of the size of the lots. The platting and permitting process took three years due to its thoughtful design as it was intended for the owners personal use. Life changed for the seller and the community will now be an opportunity for a developer ready for their next great project.

Great location with close proximity to the Rainier Light Rail Station, shops, grocery stores, parks and Lake Washington.

Reach out to the listing agent for the plan sets that can't be missed!

<b>NAME</b>	<b>Six Fully Permitted Single-Family Homes</b>
<b>ADDRESS</b>	4755 S Bond St, Seattle, WA 98118
<b>PRICE</b>	\$1,485,000
<b>LOT SIZE</b>	48,925 SqFt





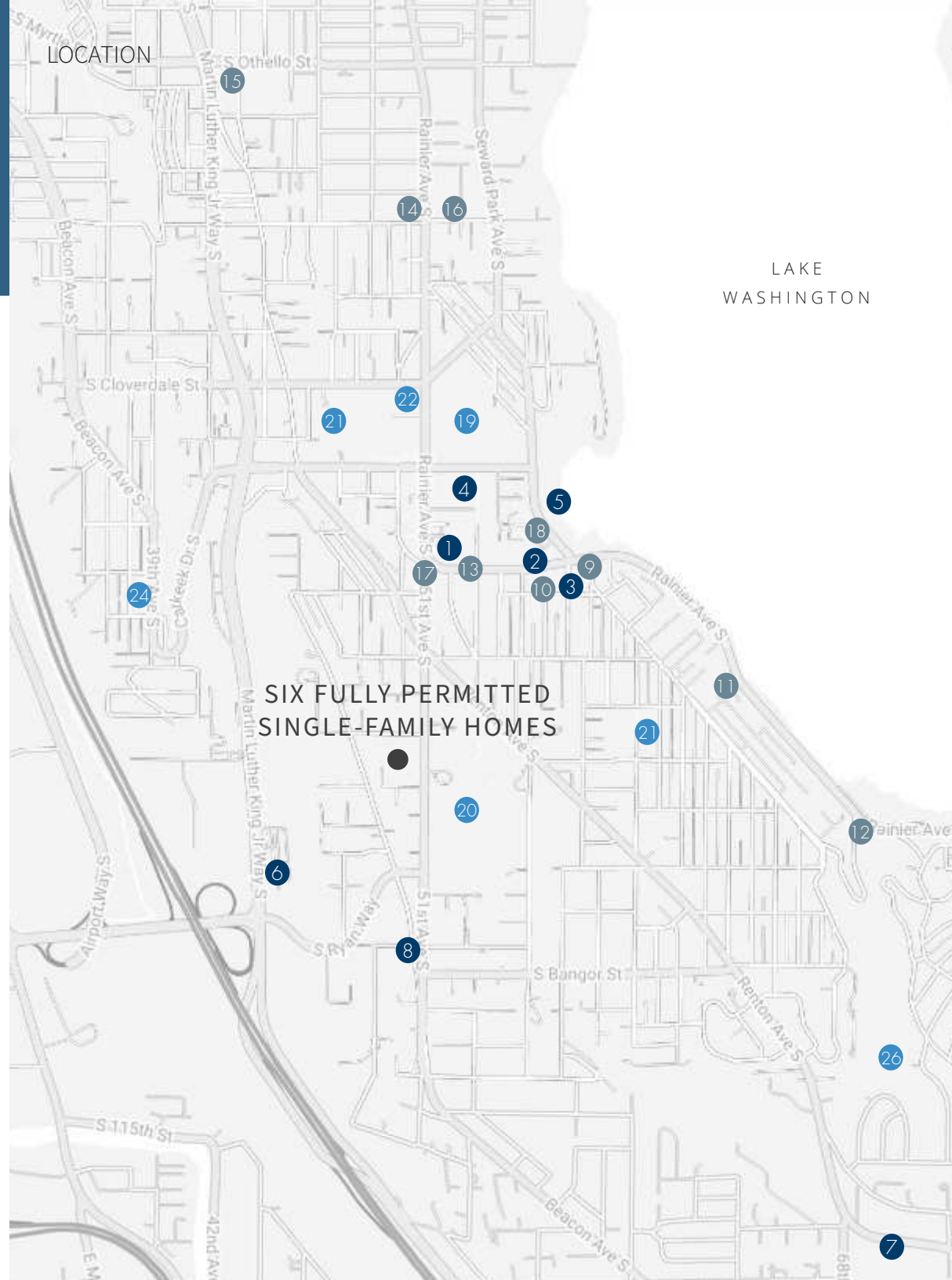
# INVESTMENT HIGHLIGHTS

- Six fully permitted single family homes
- Thoughtfully designed homes – originally for sellers own use
- Rare opportunity to create a one of a kind gated community
- Average price per permitted house: \$82,500
- Located across the street from Kubota Gardens
- Huge average lot size: 8,154
- House #1 – 3,465 heated sq. ft. and a 340 sq. ft. one car garage – 3BD/3BTH
- House #2 – 3,104 heated sq. ft. and a 602 sq. ft. two car garage – 3BD/2.5BTH
- House #3 – 3,082 heated sq. ft. and a 490 sq. ft. two car garage – 3BD/2.5BTH
- House #4 – 2,846 heated sq. ft. and a 597 sq. ft. two car garage – 3BD/3.5BTH
- House #5 – 3,573 heated sq. ft. and a 468 sq. ft. two car garage – 3BD/3.5BTH
- House #6 – 2,914 heated sq. ft. and a 900 sq. ft. two car garage – 3BD/3.5BTH





## LOCATION



LAKE  
WASHINGTON

SIX FULLY PERMITTED  
SINGLE-FAMILY HOMES

## SHOPS & SERVICES ●

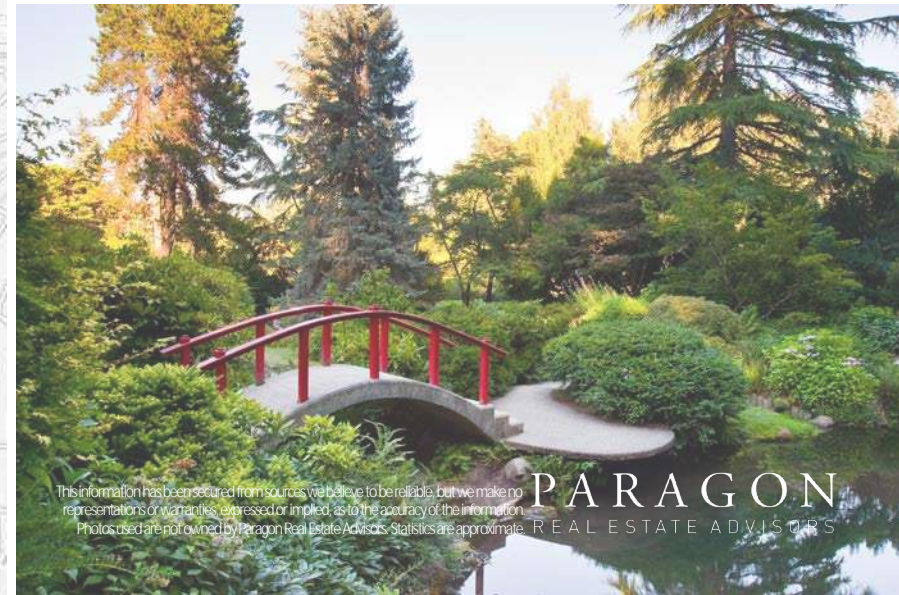
1. Safeway
2. Seward Park Market
3. AutoZone Auto Parts
4. Planet Fitness
5. Parkshore Marina
6. Public Storage
7. Shell
8. Grant's Market

## RESTAURANTS & BARS ●

9. Jude's Old Town
10. Paranormal Pie
11. The Stonehouse Cafe
12. Pizzeria Pulcinella
13. Starbucks
14. Blue Nile Ethiopian
15. Bang Bang Kitchen
16. Beach Bakery
17. King Donuts
18. Umami Kushi

## PARKS & SCHOOLS ●

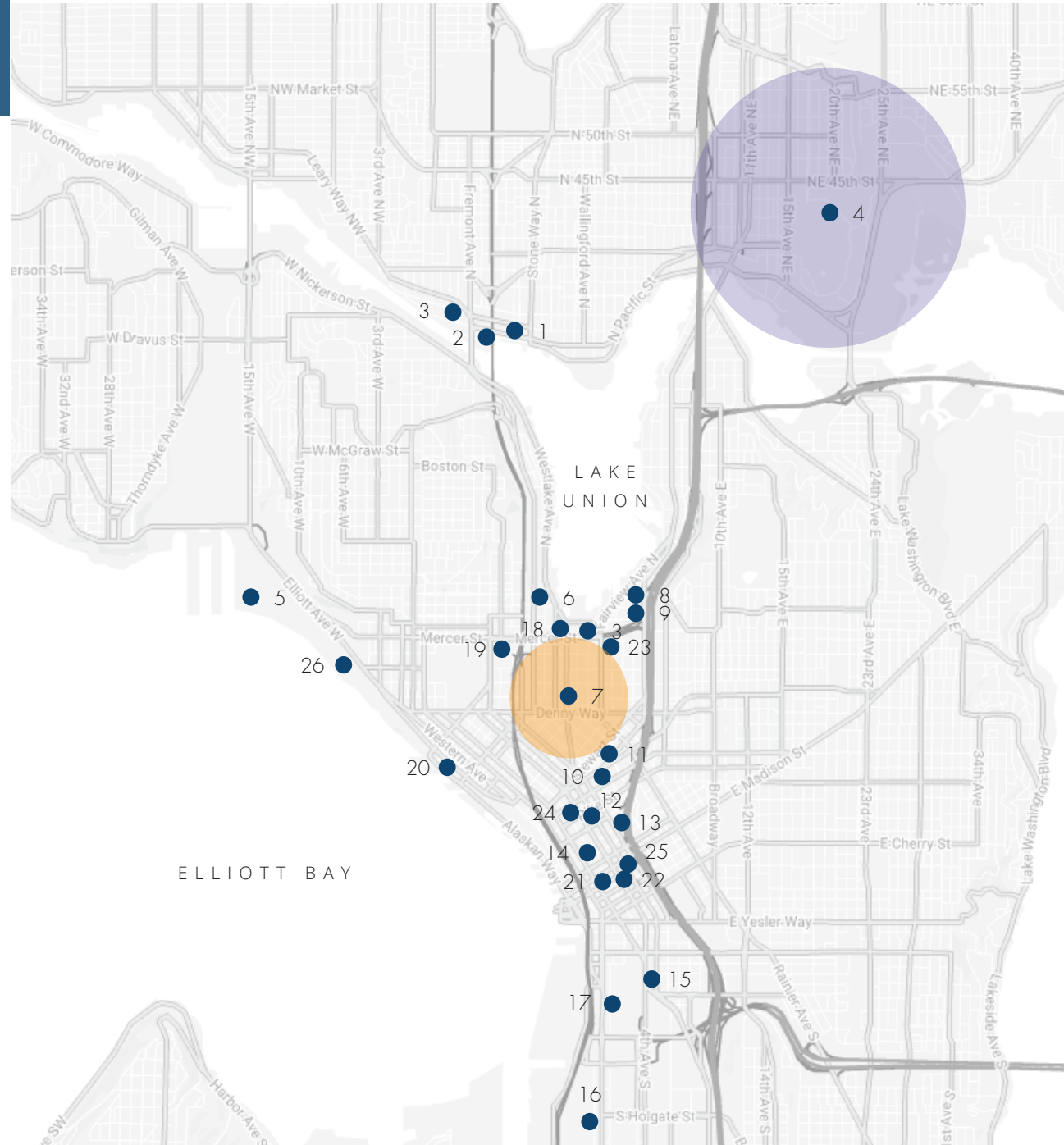
19. Rainier Beach High School
20. Kubota Garden
21. Emerson Elementary
22. Rainier Beach Playfield
23. Dunlap Elementary
24. Benefit Playground
26. Lakeridge Park



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# SEATTLE EMPLOYER MAP



- 1. + a b l e a u
  - 2. Adobe
  - 3. Google
  - 4. UNIVERSITY of WASHINGTON
  - 5. Expedia
  - 6. Meta
  - 7. amazon
  - 8. FRED HUTCH CURES START HERE
  - 9. Seattle Cancer Care Alliance  
Find Hutch Seattle Children's UW Medicine
  - 10. NORDSTROM
  - 11. airbnb
  - 12. hulu
  - 13. Apple
  - 14. Zillow
  - 15. gettyimages
  - 16. STARBUCKS
  - 17. payscale
  - 18. ALLEN INSTITUTE for BRAIN SCIENCE
  - 19. BILL & MELINDA GATES foundation
  - 20. zulily
  - 21. DocuSign
  - 22. Dropbox
  - 23. nanoString
  - 24. twitter ORACLE
  - 25. PitchBook
  - 26. f5
- SUBJECT PROPERTY

## KING COUNTY BY THE NUMBERS

King County is located in the U.S. state of Washington. The population was 2.27M in the 2020 census, making it the most populous county in Washington, and the 12th-most populous in the United States. The county seat is Seattle, also the state's most populous city. The county's median age is 36.9 and a median household income is \$102,594.

2.27M

King County Population  
2020

0.89%

Increase in Population  
Since 2019

### THE LARGEST CITIES BY POPULATION:

Seattle	744,955
Bellevue	147,599
Kent	129,618
Renton	102,153
Federal Way	97,044
Kirkland	89,557
Auburn	81,905
Redmond	67,678
Sammamish	65,733
Shoreline	56,752



# SEATTLE, WASHINGTON

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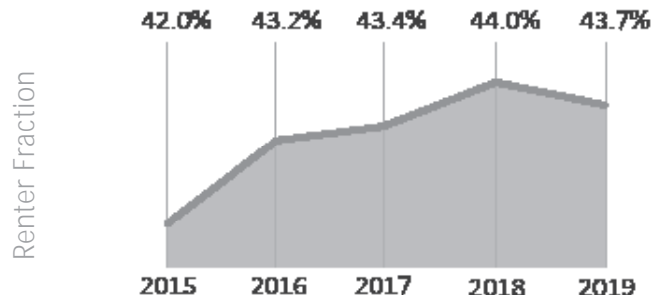
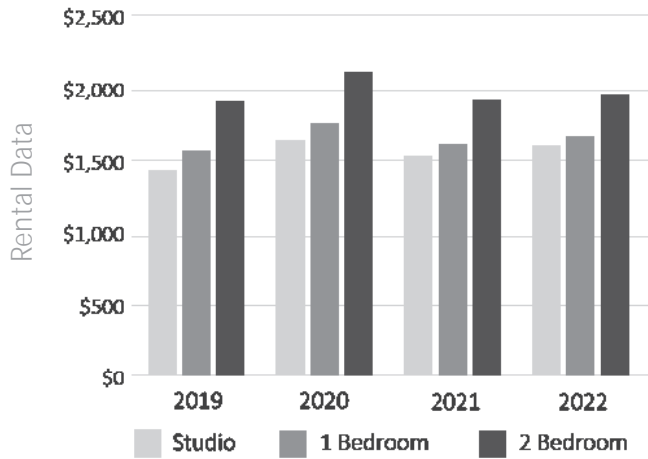
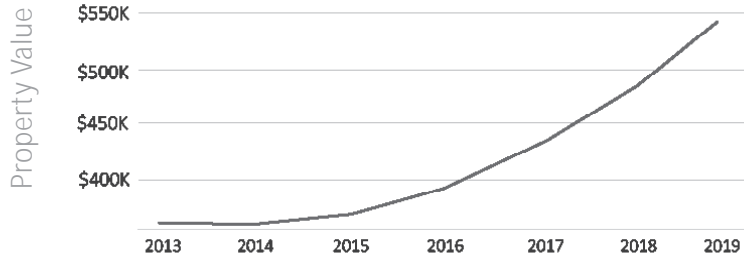
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# LOCATION

## KING COUNTY REAL ESTATE STATISTICS

The median property value in King County, WA was \$643,000 in 2019, which is 2.67 times larger than the national average of \$240,500. Between 2018 and 2019 the median property value increased from \$635,200 to \$643,000, a 1.23% increase.



970,301

Housing units,  
July 1, 2019

12,337

Building permits,  
2020

\$643,000

2019 Median  
Property Value

1.23%

1 Year Growth

4.3% ↑

Studio Rent (2021-2022)

3.3% ↑

1Bed Rent (2021-2022)

1.8% ↑

2Bed Rent (2021-2022)



# KING COUNTY ECONOMIC ANALYSIS

Households in King County, WA have a median annual income of \$102,594 in 2019, which is more than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$95,009 in 2018, which represents a 7.98% annual growth.

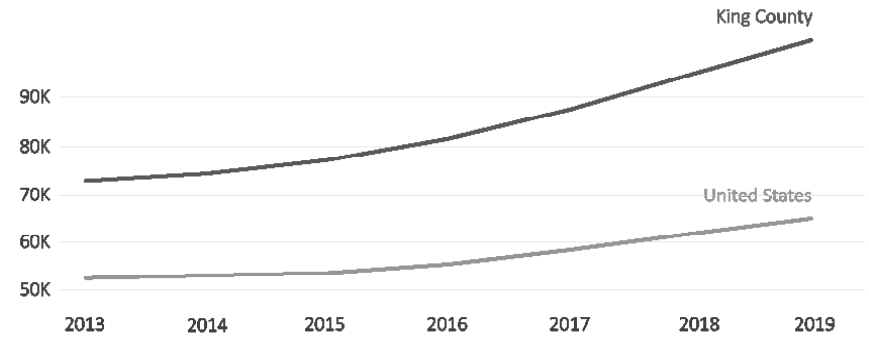
In 2019, the tract with the highest median household income in King County, WA was in Sammamish, Bellevue, and Mercer Island areas with a value range between \$229,537 and \$250,001.

**\$102,594**

Median Household Income  
2019 Value

**7.98%**

1 Year Growth



Median Household Income

## EMPLOYMENT STATISTICS

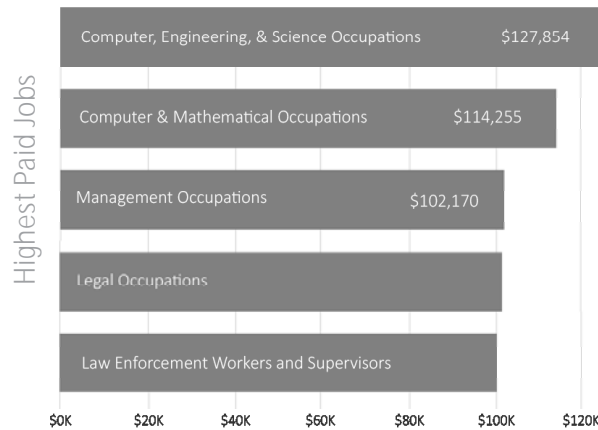
From 2018 to 2019, employment in King County, WA grew at a rate of 2.65%, from 1.23M employees to 1.27M employees. The most common job groups, by number of people living in King County, WA, are Management Occupations (170,570 people), Computer & Mathematical Occupations (144,539 people), and Office & Administrative Support Occupations (105,670 people).

**1.27M**

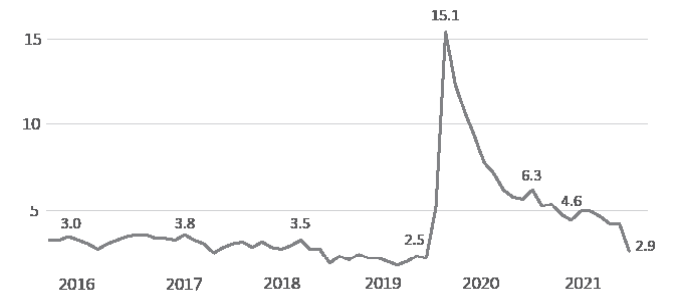
Employees  
2019 Value

**2.65%**

1 Year Growth



## Unemployment Rate



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## LOCATION

### MAJOR EMPLOYERS - GREATER SEATTLE AREA

Many large, nationally-known corporations are headquartered in King County. Within the Fortune 500 list of largest corporations in the United States, eight companies are based in King County and reveal the diversity of the region's employment market. Included in the list are large retailers Costco and Nordstrom, technology giants Amazon and Microsoft, coffee company Starbucks, truck manufacturer Paccar, global logistics company Expeditors International, and forest products company Weyerhaeuser.

Looking beyond the Fortune 500 requirements of local headquarters and significant revenues, other major King County employers include Boeing, the University of Washington, and local and regional government. Boeing employs around 58,800 in the state of Washington, and Renton is the headquarters of Boeing Commercial Airplanes. In King County, large and well-established companies exist in nearly every sector of the labor market.

Rank	Business Name	Employed (2019)	Revenue (2019)
1	The Boeing Co.	71,829	\$76.6B
2	Amazon	60,000	\$280.5B
3	Microsoft Corp.	55,063	\$125.8B
4	University of Washington	46,824	N/A
5	Costco Wholesale Corp.	18,045	\$152.7B
6	Fred Meyer Stores	16,164	\$11.0B
7	King County Government	15,851	\$4.3B
8	City of Seattle	15,733	\$5.9B
9	Starbucks Coffee Co.	14,000	\$25.5B
10	Seattle Public Schools	11,886	N/A

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### FORTUNE 500 COMPANIES IN KING COUNTY:

Amazon  
Costco  
Microsoft  
Starbucks  
Paccar  
Nordstrom  
Expeditors Intl  
Weyerhaeuser



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# DEVELOPMENT PLANS



② SOUTH ELEVATION RENDERED  
SCALE 1/8" = 1'-0"



② EAST ELEVATION RENDERED  
SCALE 1/8" = 1'-0"



① NORTH ELEVATION RENDERED  
SCALE 1/8" = 1'-0"



① WEST ELEVATION RENDERED  
SCALE 1/8" = 1'-0"



# DEVELOPMENT PLANS



② SOUTH ELEVATION RENDERED  
SCALE: 1/8" = 1'-0"



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① WEST ELEVATION RENDERED  
SCALE: 1/8" = 1'-0"

# PARAGON REAL ESTATE

\$4.1 B  
Sales Volume

27  
Years in  
Business

20+  
Brokers

48 k  
Units Sold

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**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.



Visit our new website! [ParagonREA.com](https://www.paragonrea.com)

## The Top Local Multi-Family Brokerage in 2021

in the Seattle market according to  CoStar™

### PARAGON REAL ESTATE ADVISORS

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 \$4.1 billion in sales and have closed over 1,800 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 20 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.





# PARAGON

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