

For Sale

14 & 26 99th Ave NE

LAKE STEVENS, WA

9



BLAKE STEDMAN
425 586 5621
bstedman@nai-psp.com

RICHARD ZHOU
425 5865623
rzhou@nai-psp.com

NAI Puget Sound
Properties

Property Overview

Two prime parcels of vacant land in the heart of Lake Stevens with an exceptional opportunity for developers and investors alike. Positioned in a high-growth area with excellent access to major highways, this versatile lot is zoned for commercial development and usage. With utilities readily available and close proximity to local amenities such as parks, schools, and Lake Stevens itself, this property is primed for immediate development. The property is shadow-anchored by Target and Frontier Village.

Whether you're looking to build retail, office space, or multifamily units, this competitively priced land presents a rare chance to invest in one of Washington State's most rapidly expanding communities.

OFFER PRICE	\$3,250,000
PRIME LOCATION	Situated on a corner lot in the rapidly growing Lake Stevens area, with easy access to major arteries such as WA-9 and WA-204
PARCEL IDS	00493400500403 (2.09 acres) 00493400500302 (0.71 acres)
LOT SIZE	92,373 SF of developable land
ZONING	Commercial District
UTILITIES	Essential utilities like water, electricity, and sewage are easily accessible
DEVELOPMENT OPPORTUNITY	Ideal for investors or developers looking to capitalize on the growing demand in this vibrant community
HIGH TRAFFIC EXPOSURE	Positioned near main roads and popular retail destinations, with excellent visibility and access



Nearby Amenities

Haggen
TACO BELL
WELLS FARGO
Walgreens
SHERWIN WILLIAMS
B|E|C|U
planet fitness
petco

FRONTIER VILLAGE

ULTA BEAUTY **QDOBA MEXICAN EATS**
TARGET **ROSS DRESS FOR LESS** **McDonald's**
Michaels **Starbucks**
SAFeway

COSTCO WHOLESALE

14 & 26 99th Ave NE

LAKE STEVENS, WA

EXCLUSIVELY LISTED BY:

BLAKE STEDMAN

425 586 5621

bstedman@nai-psp.com

RICHARD ZHOU

425 5865623

rzhou@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.
G:\SHARED DRIVES\ADMIN TEAM\MARKETING\FLYERS\NORTHEND\14 & 26 99TH AVE NE\14 & 26 99TH AVE NE