



FOR SALE

Milton Mixed-Use Development Site - 6.33 Acres

114 - 220 MERIDIAN AVE E | MILTON, WA

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NAI Puget Sound
Properties

Executive Summary

NAI Puget Sound Properties is pleased to present for sale a 6.33-acre development site in Milton, WA. This prime location offers excellent freeway access, located just 1.5 miles from I-5 to the west and SR 167 to the east. The site features over 375 feet of frontage along Meridian Avenue, making it an ideal opportunity for commercial mixed-use development.

ADDRESS 114 - 220 Meridian Ave E, Milton, WA

PARCEL NUMBERS 0420041232, 0420041233, 0420041231

PROPERTY TYPE Vacant land

LOT SIZE 275,788 SF (6.33 AC)

ZONING Uptown Mixed Use. 30-40 dwelling units per acre. (Current zoning M1 Light Industrial - the City of Milton is set to change the zoning designation before the end of 2024 as part of their comprehensive plan update.)

HIGHLIGHTS Ideally located on a main arterial in the desirable and fast-growing City of Milton. Excellent Visibility. Priced aggressively to sell. Development reports available including phase 1, geotechnical report, traffic study, wetlands study and survey. Contact listing brokers for additional information.

SALES PRICE \$6,600,000 (Approximately \$23.93 per total land square foot)

Zoning Description

Uptown Mixed-Use

The Uptown Mixed-Use district is designed to recognize and enhance the potential of the Uptown Special Planning Area as a vibrant commercial center. Designed to support a mix of commercial and residential activities that encourages development and signage along Meridian Ave E that reinforces the gateway entrance to Milton at the Milton Way/Meridian Ave E intersection. Encourage a balanced mix of retail, office and residential uses in the Uptown. In order to promote a lively street environment, limit ground floor uses to retail, with office and residential on the floors above. Uptown is slated for the most dense development land use intensity within the uptown special planning area with density of 30-40 dwelling units per acre.



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Google



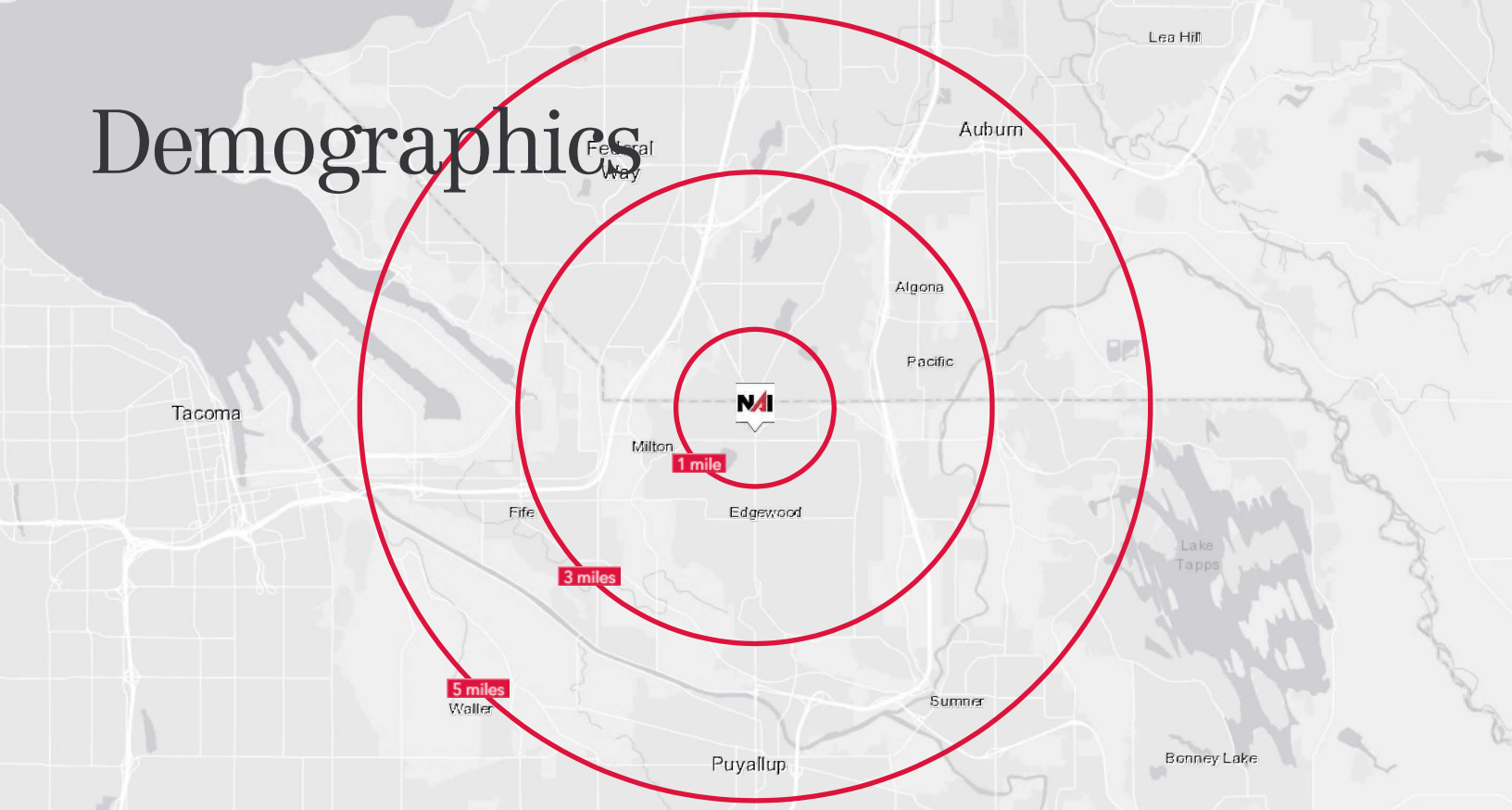


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Demographics



114 - 220 MERIDIAN AVE E, MILTON, WA

	1 MILE	3 MILES	5 MILES
Population	10,662	52,091	195,812
2029 Population	11,708	55,915	206,793
Households	3,973	18,667	71,774
Median Age	39.6	38.2	37.5
Median HH Income	\$110,449	\$105,363	\$92,350
Renter Occupied Housing Units	1,368	6,561	30,426

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