

FOR SALE

MULTI-FAMILY DEVELOPMENT LAND

750 & 800 SAMISH WAY, BELLINGHAM, WA 98229



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Consult your attorney or accountant or other professional advisors.

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EXCLUSIVELY LISTED BY:

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No representation is made by Muljat Group Commercial or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the real property known as 750-800 Samish Way, is selling the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and/or after contracting to purchase, as appropriate, purchaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, purchaser shall not be entitled to and should not rely on Seller or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

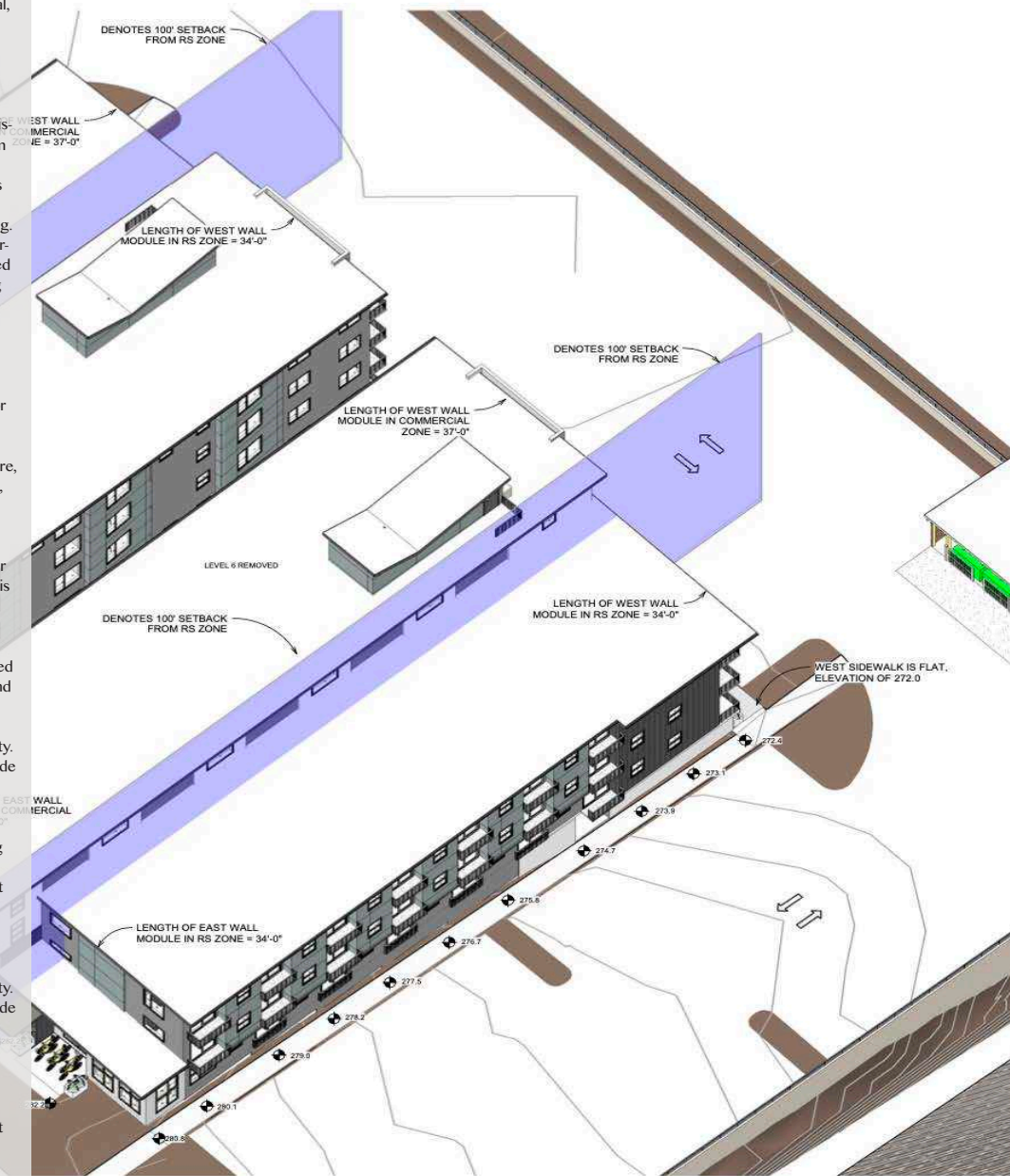
Seller and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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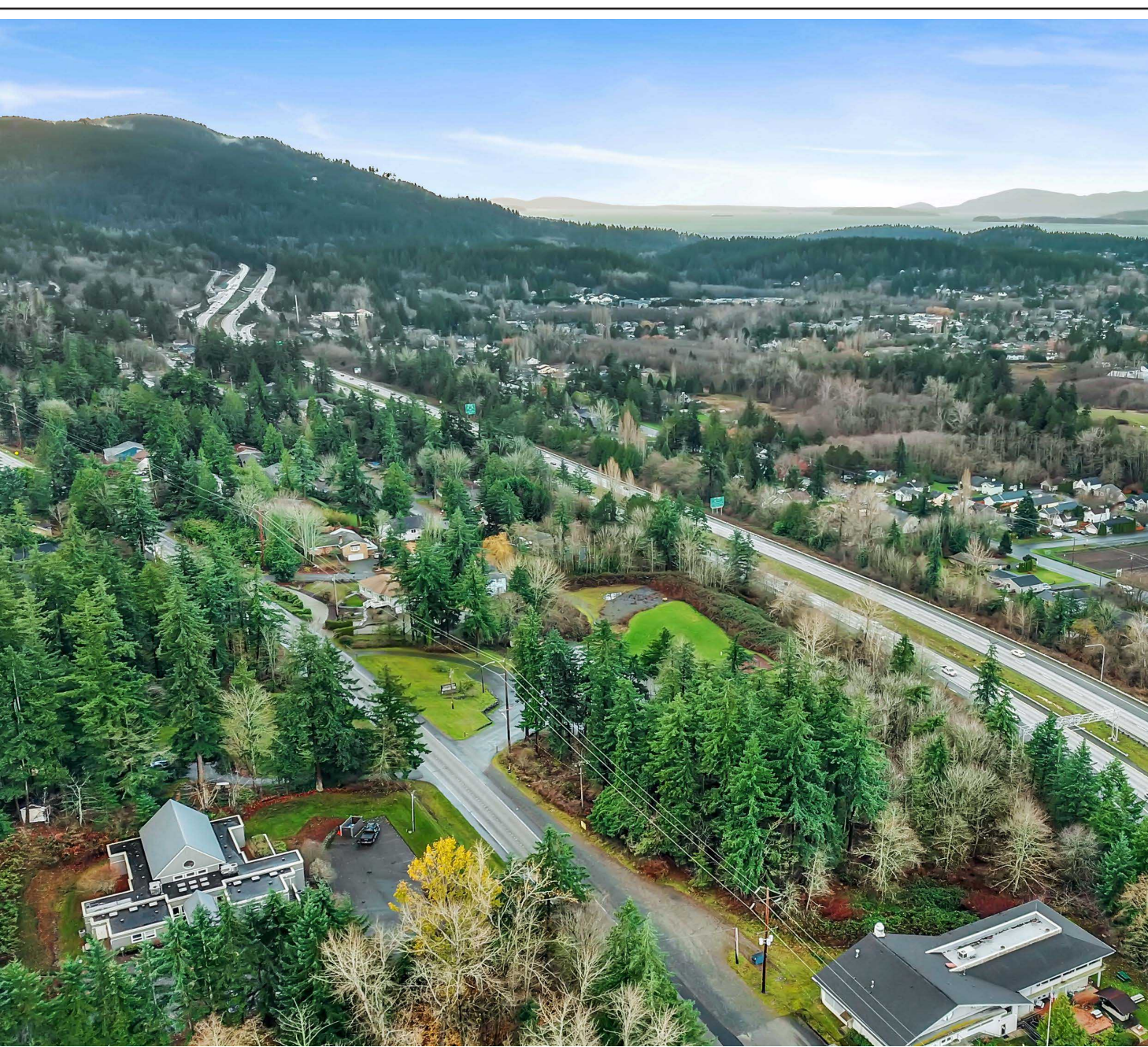
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OFFERING SUMMARY

750 & 800 Samish Way

\$3,200,000.00

Sale Price

71,438 SF / 1.64 Acres +/-

Lot Size

Commercial, Planned
Zoning

3703063713690000

3703063713530000

Parcel Numbers

96-Unit

Site

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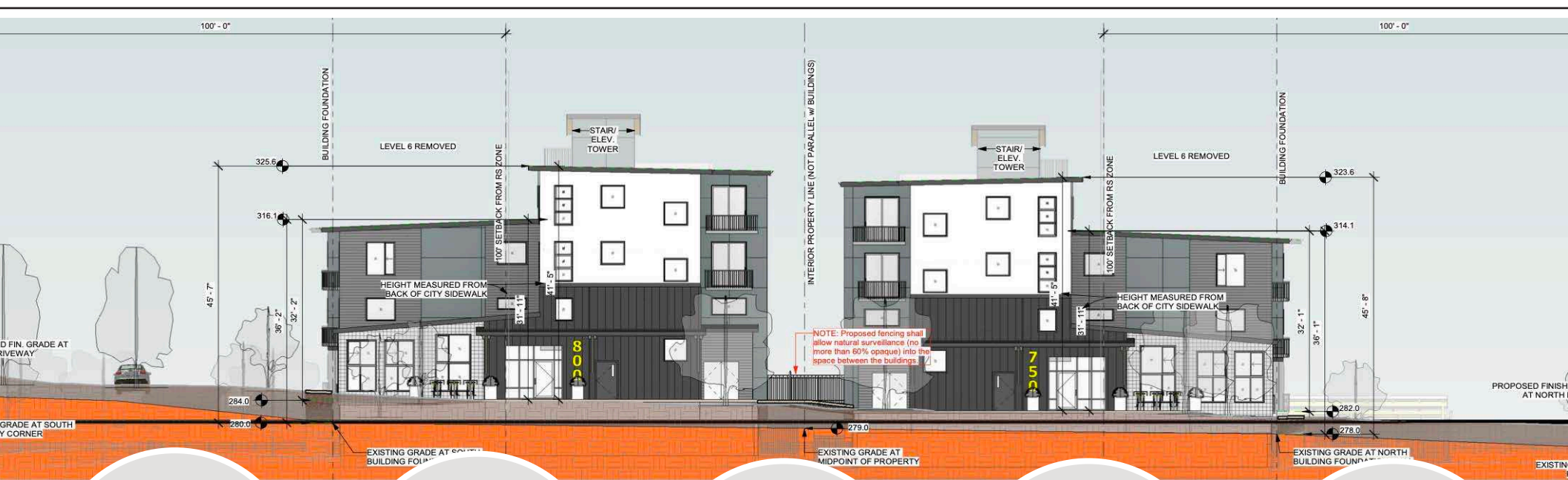
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TURNKEY
DEVELOPMENT
OPPORTUNITY

PLAN
& PERMIT
READY

96-UNIT
SITE

CLOSE TO
RETAIL CENTERS
& MULTI-FAMILY
HOUSING

NEAR
WESTERN WA
UNIVERSITY

PROPERTY DESCRIPTION

Shovel ready 96-unit site with plans and permits ready to pick up! No other site is more turnkey and ready to build near Western Washington University than this property! For additional information on plans, pro forma, and all due diligence items please contact the listing agent.

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Typical floor plan, contact listing agent for more info

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SE HOME
MARINERS

WESTERN WASHINGTON UNIVERSITY
< 2 miles

T Mobile **STARBUCKS COFFEE**

REI **Domino's PIZZA**

RITE AID **Huggen NORTHWEST FRESH**

DOLLAR TREE **ACE Hardware** **ups**

* Property boundaries are approximate

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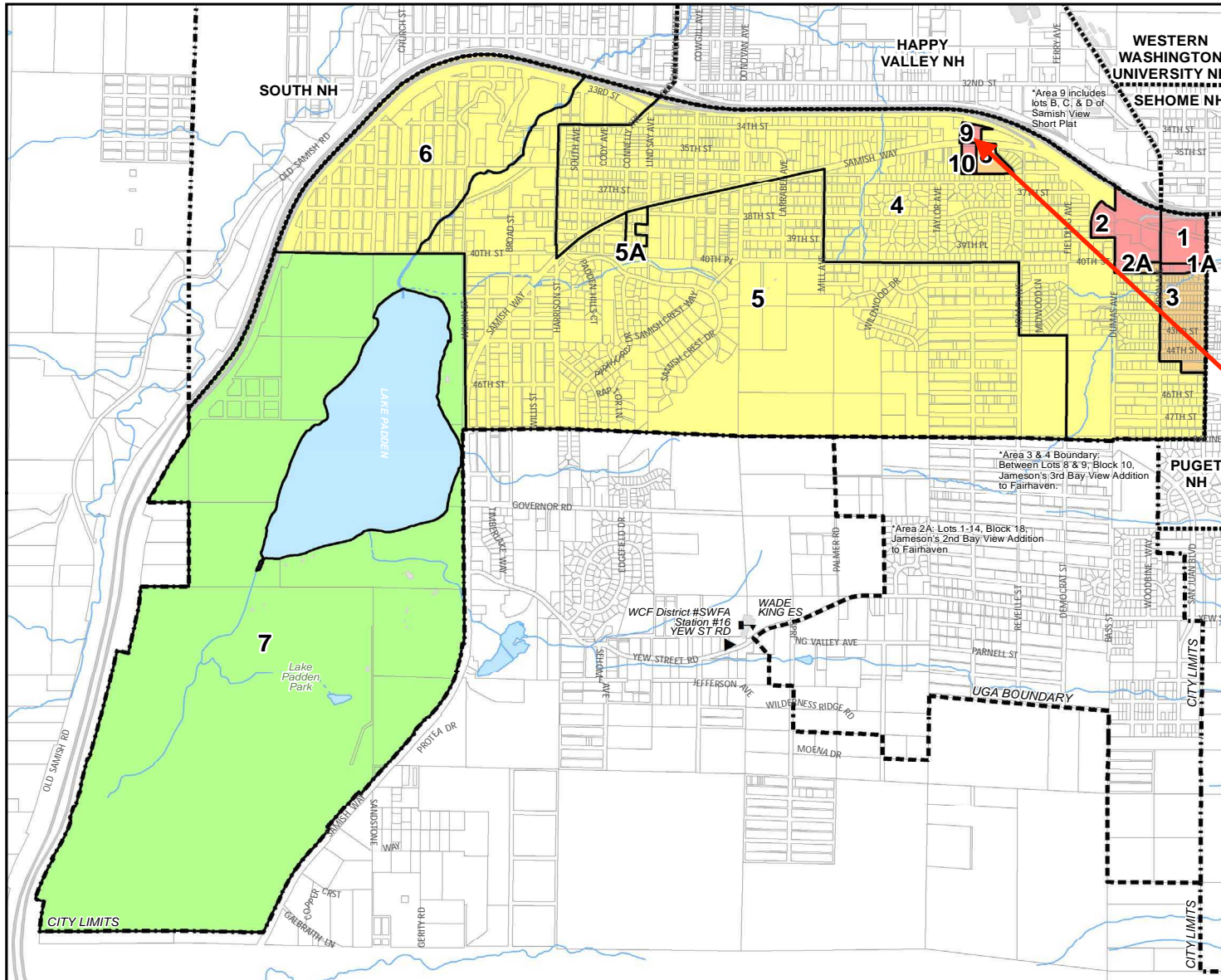
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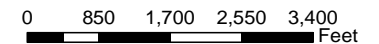
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Zoning Map



SAMISH NEIGHBORHOOD ZONING

| AREA | ZONING DESIGNATION |
|------|-------------------------------------|
| 1 | Commercial, Auto |
| 1A | Commercial, Planned |
| 2 | Commercial, Planned |
| 2A | Residential Multi, Planned |
| 3 | Residential Multi, Planned |
| 4 | Residential Single |
| 5 | Residential Single |
| 5A | Residential Single |
| 6 | Residential Single |
| 7 | Public, Open Space/Park/ Recreation |
| 8 | Residential Multi, Planned |
| 9 | Commercial, Planned |
| 10 | Commercial, Planned |



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6/23/2015, kn

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Target Market Summary: 1 Mile Radius

TARGET MARKET SUMMARY

750 Samish Way, Bellingham, Washington, 98229 4

Ring of 1 mile

Key Facts

16,007

Population

23.8

Median Age

2.1

Average Household Size

\$51,631

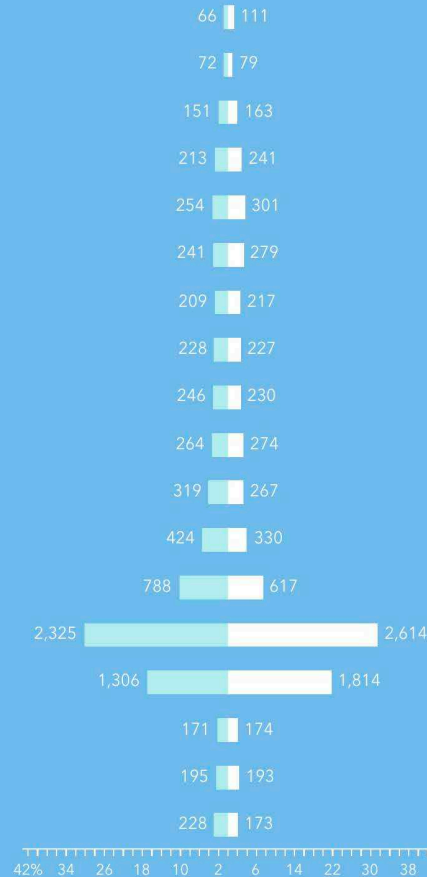
Median Household Income



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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Age Pyramid



The largest group:

2024 Females Age 20-24

The smallest group:

2024 Males Age 85+

Annual Lifestyle Spending



\$2,192

Travel



\$59

Theatre/Operas/Concerts



\$52

Movies/Museums/ Parks



\$60

Sports Events



\$10

Online Games



\$126

Audio

Tapestry segments



14B

College Towns
3,790 households

63.4%
of Households



5B

In Style
1,122 households

18.8%
of Households



14C

Dorms to Diplomas
782 households

13.1%
of Households

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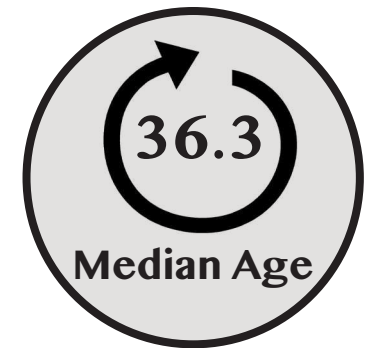
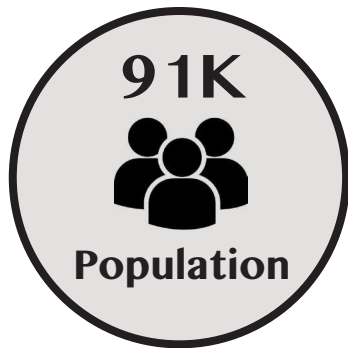
Demographics



As the most populous city in Whatcom County, Bellingham holds the county seat. A mere 21 miles south of the Canadian border, major markets surround this coastal city. Vancouver, B.C. is located 52 miles north and Seattle is 90 miles south of Bellingham. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy.

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and Northwest Indian College call Bellingham home. Besides schools, major employers include St. Joseph's hospital, BP Cherry Point, and Lummi Nation.

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation. Whatcom County ranks fifth in state for tourist spending.



Sources: cob.org, STDB.com, census.gov

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