



Mount Rainier

Downtown Seattle

Lake Washington

Nile Shrine  
Golf Course

**TERRACE STATION**  
426 APARTMENTS  
74,000 SF OF RETAIL

**LINK LIGHT RAIL**  
MOUNTLAKE TERRACE STATION

236TH ST SW

INTERSTATE  
5

TO LYNNWOOD



**FOR SALE**  
TC-1 ZONED for up to 6-12 Stories\*

**+/- 128,501 sf / 2.95 acre**  
**MOUNTLAKE TERRACE**

LIGHT RAIL ADJACENT DEVELOPMENT ASSEMBLAGE

Mountlake Terrace  
Library

Mountlake Terrace  
Police Station

potentially available parcel

potentially available parcel

**For Sale | Best Offer**

12 Single-Family Parcels located between 232nd St SW and 233rd Place SW west of 60th Ave W | Mountlake Terrace, WA 98043

\*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>

**WCCR**  
West Coast Commercial Realty

Tiffini Connell  
(206) 283-5212

**Windermere**  
REAL ESTATE  
WINDERMERE REAL ESTATE - NORTH, INC.

Cori Whitaker  
(206) 795-4361



# MOUNTLAKE TERRACE DEVELOPMENT SITE

**For Sale | Best Offer**

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**VETERANS  
MEMORIAL PARK**

**LINK LIGHT RAIL  
MOUNTLAKE TERRACE STATION**

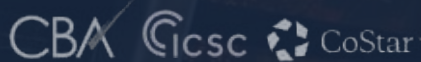
**PARKING  
600 VEHICLES**



**188,997  
VEHICLES PER DAY**

**236TH ST SW**

West Coast Commercial Realty and Windermere Real Estate / North are pleased to present this unique 12-parcel development assemblage in Mountlake Terrace's Town Center Zoning District 1, directly north of the new Sound Transit Lite Rail Station at I-5 and 236th St SW. This 8.5 mile section will link Mountlake Terrace with Seattle, SeaTac, Lynnwood, Mercer Island and Bellevue.



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The assemblage is comprised of twelve single-family home owners who are cooperating with each other for marketing purposes to bring this 128,501 SF of land, zoned TC-1, to the market. As part of the Town Center Subarea Plan, the City of Mountlake Terrace is planning a pedestrian connection through Veteran's Memorial Park starting at the entrance to the assemblage leading to the Light Rail Station.

The opportunity to purchase twelve single-family homes in a prime development corridor, all cooperating with each other, is highly unique. Call today for more details!

\*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>



## MOUNTLAKE LIGHT RAIL STATION



Trains run every **4 - 6 minutes** during peak hours



**11 minutes** to University of Washington

**28 minutes** to Downtown Seattle



Daily ridership is expected to be **47,000 – 55,000** by 2026



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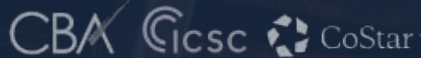
# MOUNTLAKE TERRACE DEVELOPMENT SITE

Sound Transit is building the most ambitious transit expansion in the country. The Mountlake Terrace station will be connected to -

- Bellevue/Redmond (2025)
- Federal Way/Kent/Des Moines (2026)
- West Seattle (2032)
- Tacoma (2035)
- Everett (2037)
- Ballard (2039)
- Kirkland/Issaquah (2044)



Legend	
Link Light Rail	
Souder	
Bus Rapid Transit	
ST Express	



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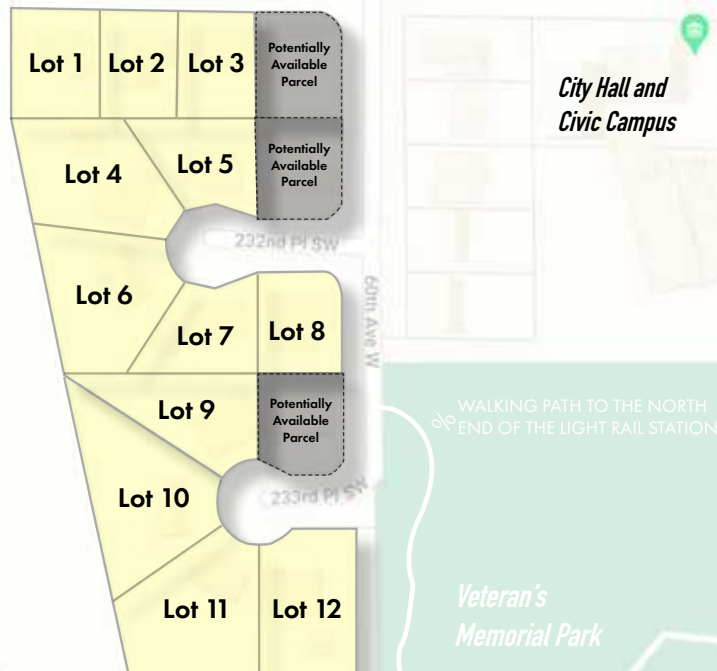
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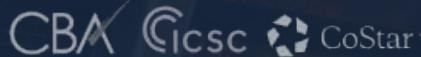
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**128,501 +/-**  
transit oriented  
development site

- Lot 1: 6102 232nd St SW, Mountlake Terrace, WA 98043
- Lot 2: 6006 232nd St SW, Mountlake Terrace, WA 98043
- Lot 3: 6004 232nd St SW, Mountlake Terrace, WA 98043
- Lot 4: 6005 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 5: 6003 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 6: 6006 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 7: 6004 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 8: 6002 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 9: 6003 233rd Pl SW, Mountlake Terrace, WA 98043
- Lot 10: 6005 233rd Pl SW, Mountlake Terrace, WA 98043
- Lot 11: 6004 233rd PL SW, Mountlake Terrace, WA 98043
- Lot 12: 6002 233rd Pl SW, Mountlake Terrace, WA 98043



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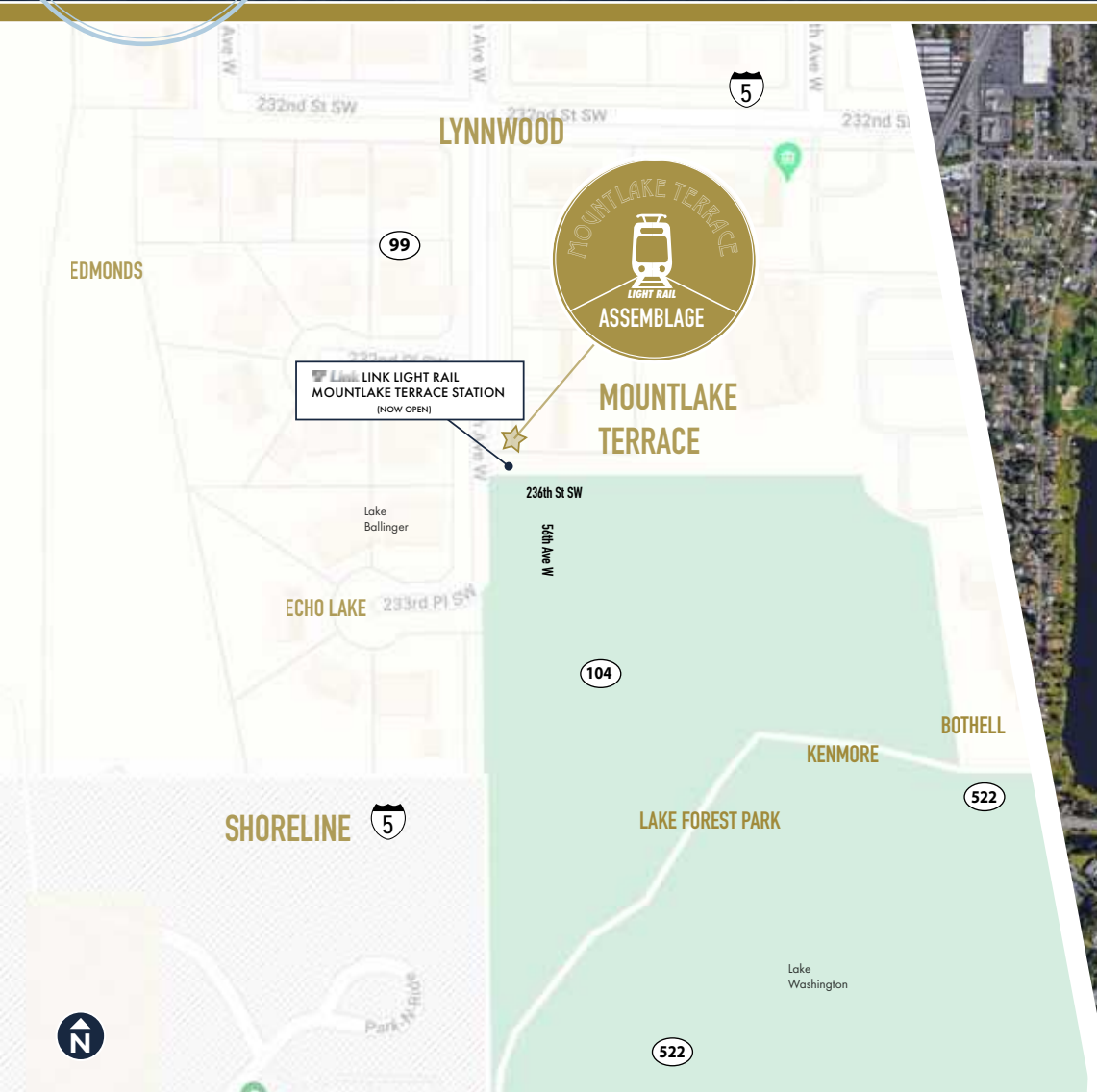
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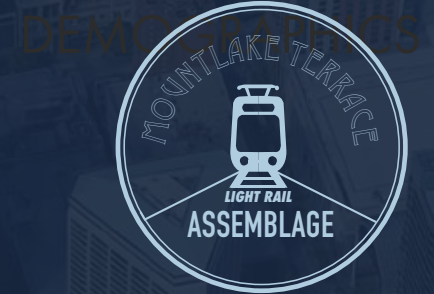
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**TOTAL POPULATION**

1-Mile: 14,820  
 3-Mile: 146,043  
 5-Mile: 324,465



**TOTAL EMPLOYEES**

1-Mile: 4,050  
 3-Mile: 46,002  
 5-Mile: 91,515



**AVERAGE HOUSEHOLD INCOME**

1-Mile: \$95,625  
 3-Mile: \$112,698  
 5-Mile: \$116,931



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