



FOR SALE

68 Acre - Stanwood Residential Development Opportunity

27423 - 27602 40TH AVE NW | STANWOOD, WA

RICK PAGE

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NAI Puget Sound
Properties

Property Overview

This secluded 68-acre gated property offers a unique blend of functionality, versatility, and redevelopment potential. Just 5 minutes from I-5, it features a remodeled primary residence and an additional 1,189 SF ADU with a 2-car carport. The property includes a 4,200+ SF barn with a loft, two large shops (one with a 12,000-lb lift), and a 3,744 SF airplane hangar. Ideal for aviation enthusiasts, it boasts a private 30 x 1,500 FT airstrip. The land is equipped with four fenced pastures, perfect for livestock or equestrian use, and a custom meat and fish smokehouse. With R5 zoning, this property also presents an opportunity for residential neighborhood development.

ADDRESS

27423 40th Ave NW, Stanwood, WA 98292
27602 40th Ave NW, Stanwood, WA 98292

PARCEL

32042200201700, 32042200201702, 32042200300500,
32042200300200, 32042200301000, 32042200300400

TOTAL LAND

68.79 Acres

UTILITIES

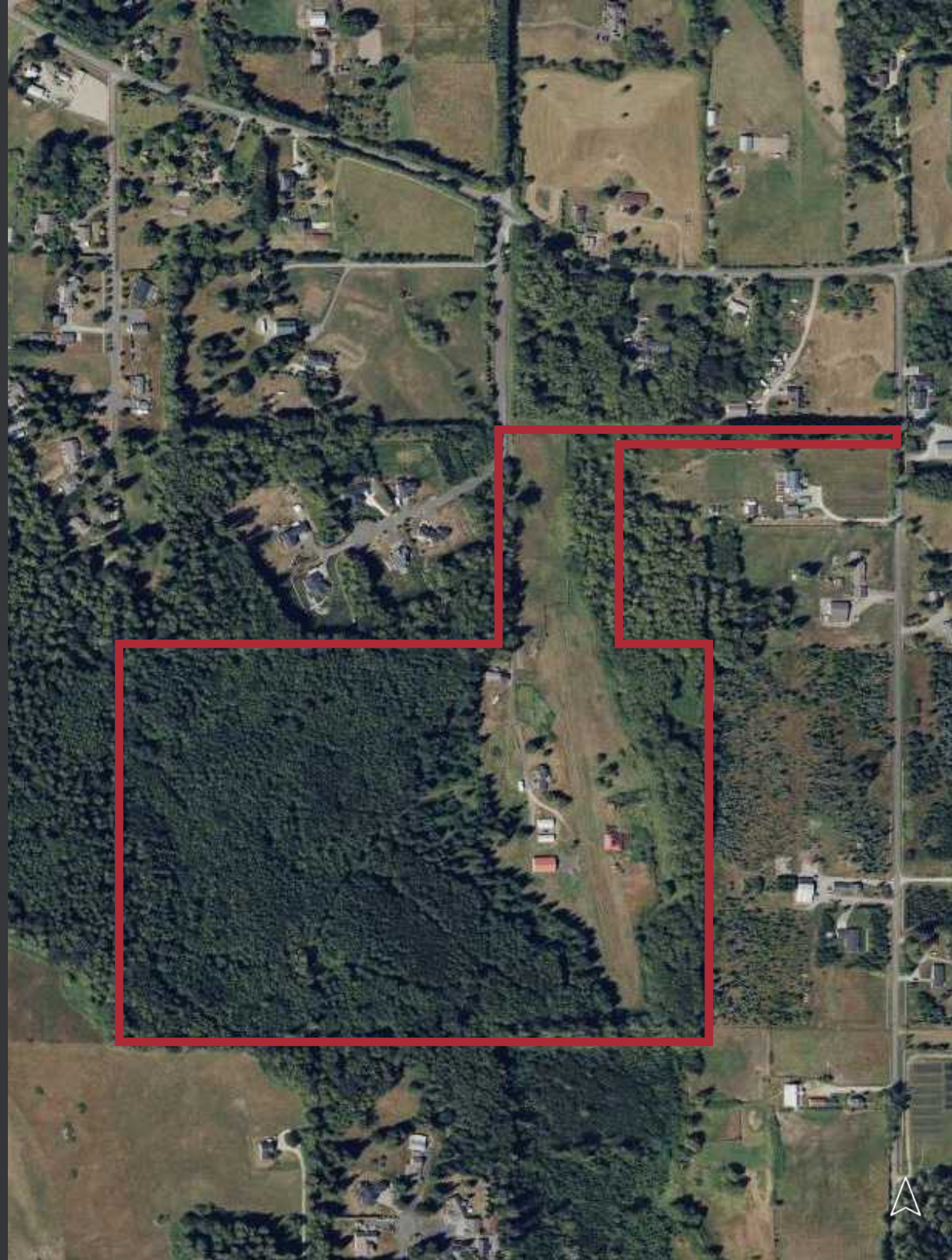
Sewer-Septic & Water-Individual well

ZONING

R5 Residential

PRICE

Call Broker for Pricing



Offering Highlights

Stanwood, Washington, is at the heart of a rapidly growing Snohomish County housing market, offering a unique opportunity for residential development. As one of the fastest growing cities in the Seattle metro, Stanwood benefits from strong population growth driven by migration away from traditional urban centers. The area's proximity to major hubs like Arlington and Marysville, where significant development is underway, positions it as an ideal location for expansion.



PROXIMITY TO SCHOOLS

CEDARHOME ELEMENTARY SCHOOL

Grades K-5

1.8 MILES

STANWOOD MIDDLE SCHOOL

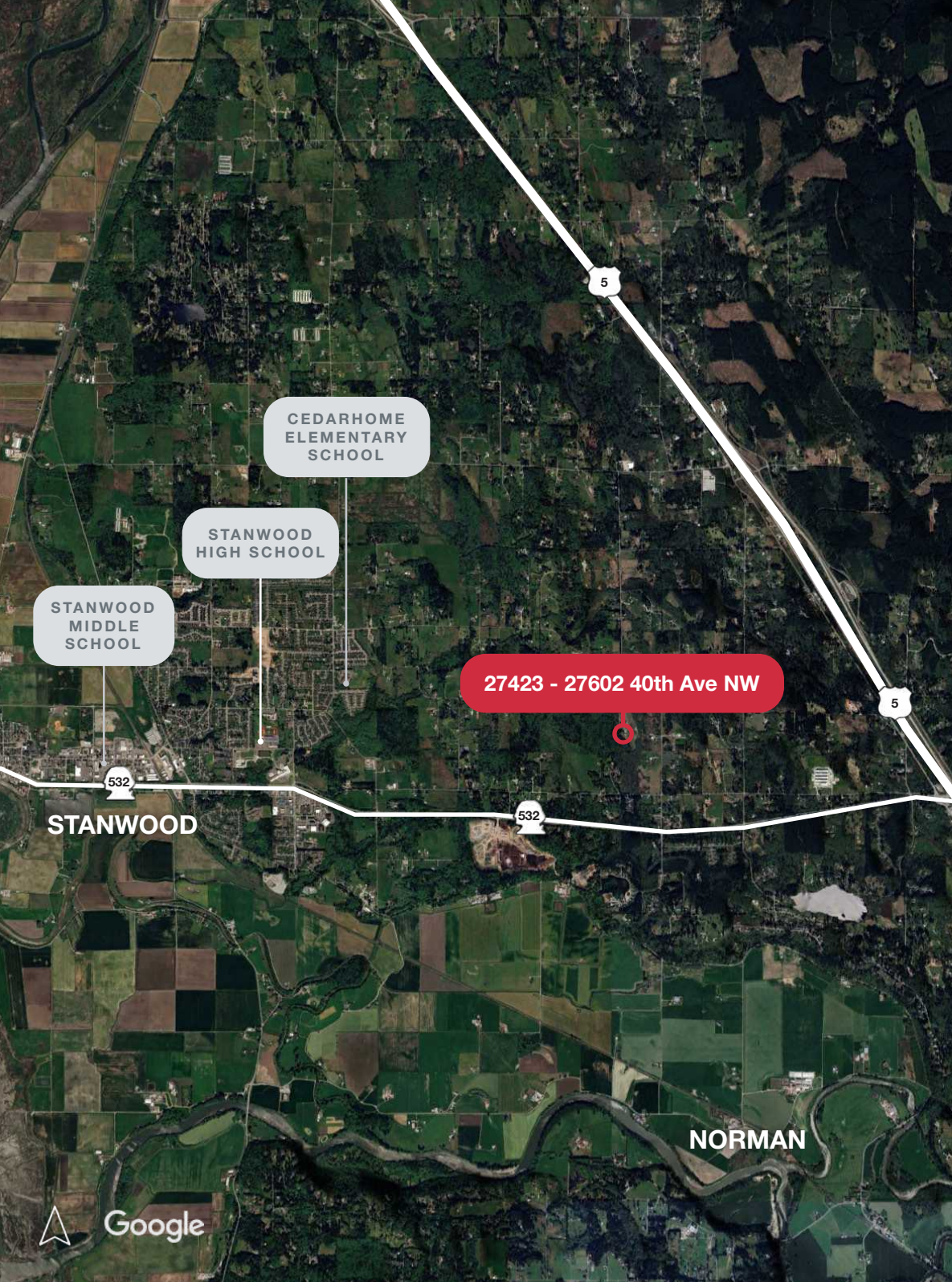
Grades 6-8

3.5 MILES

STANWOOD HIGH SCHOOL

Grades 9-12

2.2 MILES



Retail Map

Burlington

Mt Vernon

27423 - 27602 40th Ave NW

Stanwood

Arlington

Smokey Point

COSTCO
WHOLESALE

Fred Meyer

AMC
THEATRES

THE HOME DEPOT

ACE
Hardware

SUBWAY

SAFEGWAY

Starbucks

Taco Time

Tires LES SCHWAB

petco

QFC
Quality Food Centers

Walmart

SAFEGWAY

Starbucks

McDonald's

Target

HOBBY LOBBY

McDonald's

Walmart

COSTCO
WHOLESALE

PANDA EXPRESS

Firestone

Taco Time

Marshalls

petco

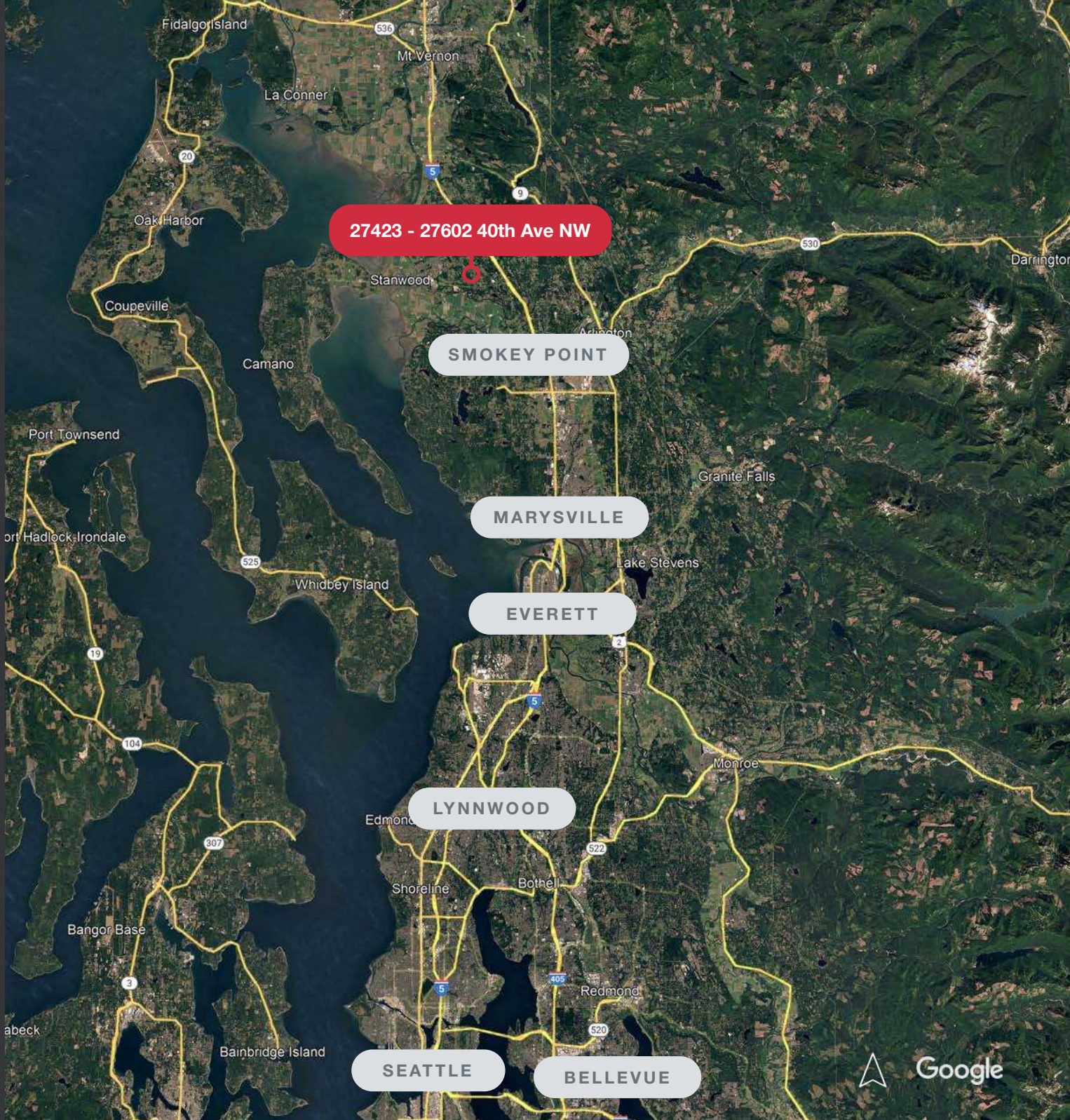
SAFEGWAY

ULTA
BEAUTY

Freeway Access

DRIVE TIMES TO

- **SMOKEY POINT**
10 MINUTES
- **MARYSVILLE**
20 MINUTES
- **EVERETT**
25 MINUTES
- **LYNNWOOD**
50 MINUTES
- **BELLEVUE**
60 MINUTES
- **SEATTLE**
80 MINUTES



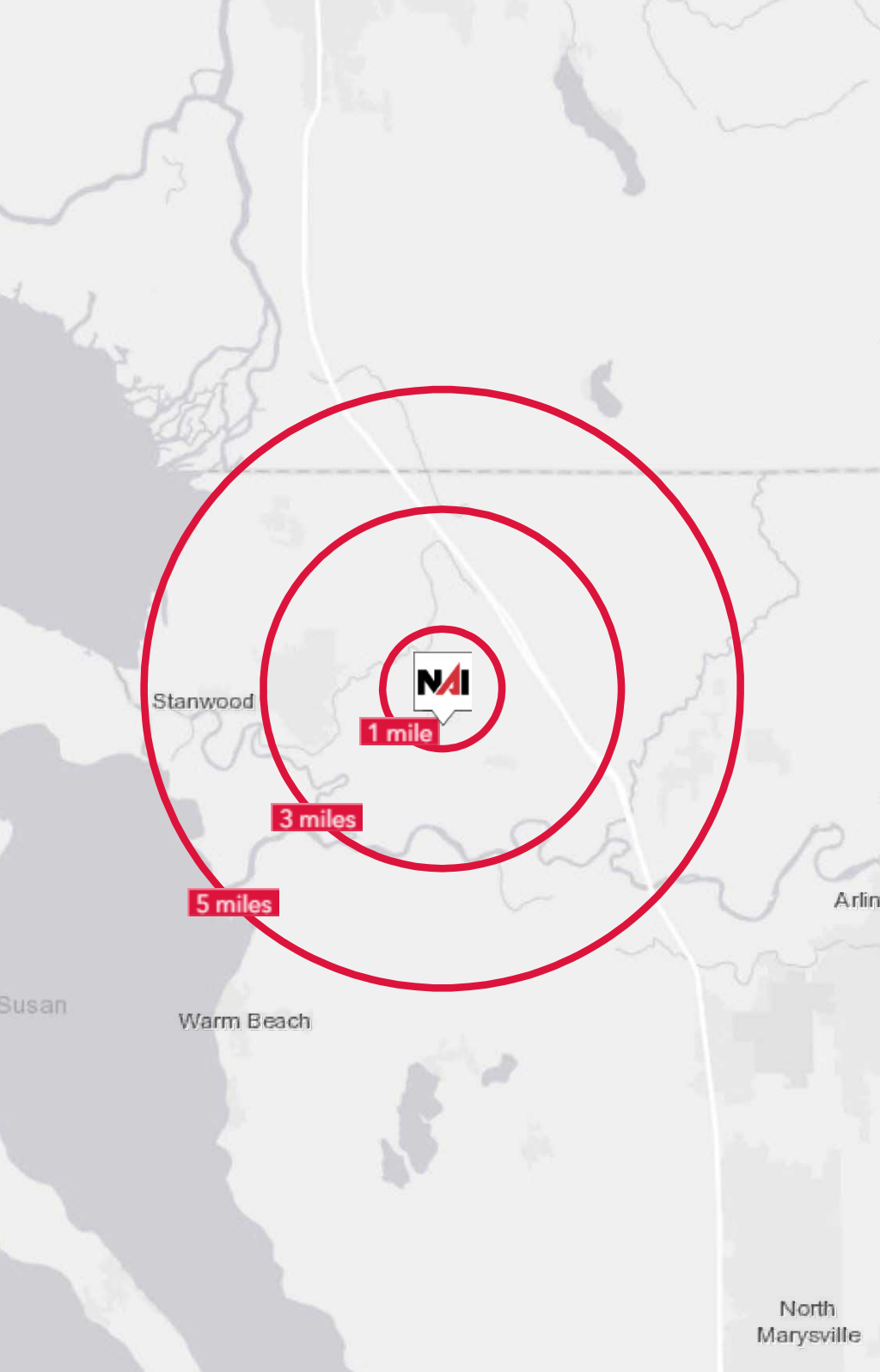


Market Overview

Over the past year, the median home sold price in Snohomish county was \$890,695 in November 2024, up 1.7% from last year, and the median price per square foot was \$420. The Snohomish real estate market had 241 homes for sale in November 2024, a 20.5% decrease compared to October 2024. With demand continuing to increase and housing inventory low, strong market fundamentals will keep home prices high and encourage new construction for single family homes.

Snohomish housing prices by bedroom type for November 2024 compared to the previous year, 1 bedroom homes increased by 11.1%, 2 bedroom homes increased by 15.8%, 3 bedroom homes decreased by 4.2%, 4 bedroom homes increased by 10%, and 5+ bedroom homes increased by 8.7%. The Snohomish housing inventory by bedroom type for November 2024 compared to the previous month: The inventory of 1 bedroom homes decreased by 25%, 2 bedroom homes decreased by 12.1%, 3 bedroom homes decreased by 23.2%, 4 bedroom homes decreased by 20.9%, and 5+ bedroom homes decreased by 19%.

Source: Rocket Homes



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	712	11,929	19,951
Households	257	4,317	7,088
Median Age	40.5	39.6	41.4
Median HH Income	\$91,949	\$95,462	\$101,003
Avg. HH Income	\$125,229	\$128,240	\$132,827
Owner Occupied Housing Units	223	3,341	5,629
Renter Occupied Housing Units	34	976	1,459

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EXCLUSIVELY MARKETED BY:

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