



**Seattle CBD**

250,000 Jobs • 16 Minutes

**Bellevue CBD**

149,000 Jobs • 14 Minutes



**Coal Creek Village**  
Shopping Center

**SAFEWAY**

**BARTELL  
DRUGS**

**MUD BAY**

**Newcastle**  
DEVELOPMENT SITE

Yea's Wok

DIY Tea Lab

The Coalman Grill

Coal Creek Pkwy SE

Newcastle Way

N

**Newcastle**  
DEVELOPMENT SITE

**Rare Townhome Development Opportunity  
Located in Desirable Newcastle, WA**

**27,635 SF • DT W/ CBC OVERLAY ZONING**

12901 NEWCASTLE WAY, NEWCASTLE, WA

**CBRE**



## THE OFFERING

# Rare Townhome Development Opportunity Located in Desirable Newcastle, WA

CBRE is pleased to exclusively offer to the market the Newcastle Development Site, a **rare 27,635 square foot development opportunity located in the city of Newcastle just outside of Bellevue, Washington**. While the zoning is flexible and would allow the future purchaser the opportunity to permit the parcel to their specific needs, the current owner has put together a detailed site plan and feasibility study.

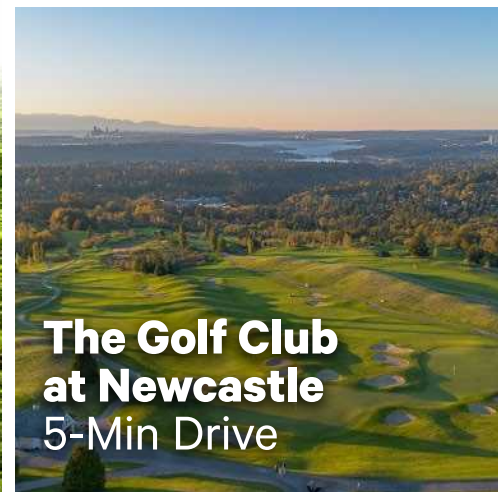
**The site plan consists of 27 townhouse units averaging 1,680 square feet each, over a parking garage comprised of 33 stalls and one 4,500 square-foot retail storefront.**

With the area's strong housing demand, purchasing a home for under one million dollars in the surrounding neighborhood is challenging. **The market directly surrounding the site is one of the best in the nation, creating the perfect opportunity for a developer to invest in this townhome layout and provide options for those who want to own in the area.**

**Cougar Mountain Regional Wildland Park** | 5-Min Drive



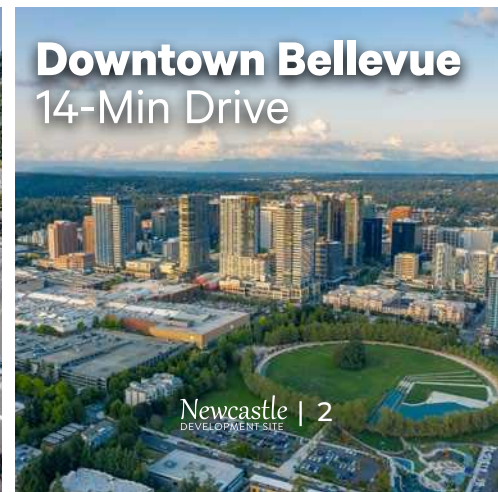
Project Rendering



**The Golf Club at Newcastle**  
5-Min Drive



**Coal Creek Village**  
2-Min Walk

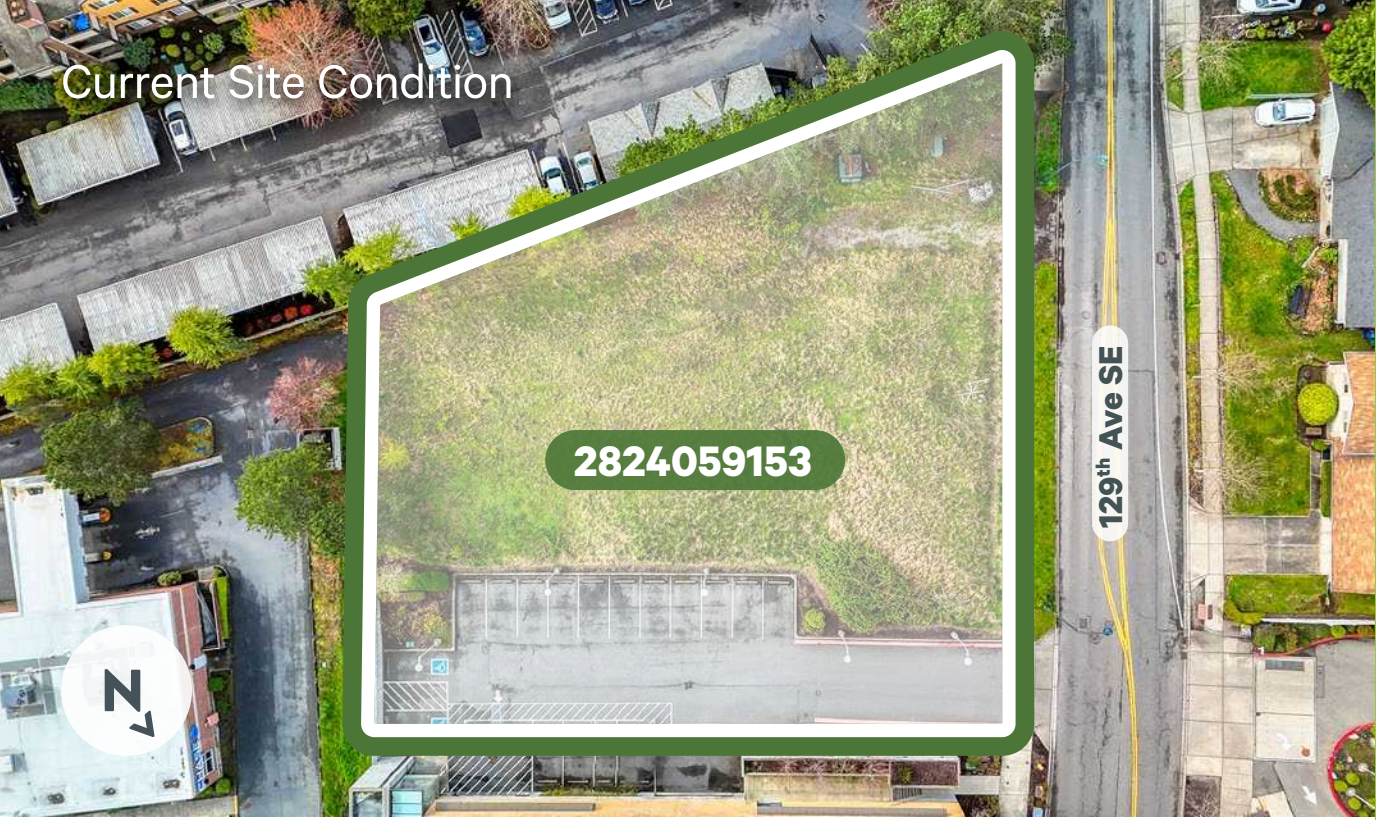


**Downtown Bellevue**  
14-Min Drive

Newcastle Development Site | 2



Current Site Condition



Project Rendering



# Site Overview

## PROPERTY SUMMARY

Address	12901 Newcastle Way, Newcastle, WA 98056
Price	\$3,995,000
Lot Size (SF)	27,653 SF
Lot Size (Acres)	0.63 Acres
Proposed Townhouse Condos + Retail	28 (27 + 1)
Total Proposed Parking Spaces	41 (33 covered + open) excluding library parking
Townhomes (SF)	45,398 SF
Total SF	57,730 SF
Parcel	282405-9153
FAR	2.5:1
Current Zoning	DT with CBC Overlay





**Downtown Seattle**  
620,000 Jobs • 16-Min Drive

amazon  
50,000 Jobs  
World HQ

Meta  
REDFIN  
Expedia

DocuSign  
Zillow  
NORDSTROM

48,000 Students  
**W**  
UNIVERSITY of  
WASHINGTON

**SEA** Seattle-Tacoma  
International  
Airport  
19,000 Jobs • 16-Min Drive

**Newcastle**  
DEVELOPMENT SITE

**Google**

**SeattleGenetics<sup>®</sup>**  
**PHILIPS**  
**Bothell**  
25,000 Jobs • 20-Min Drive

**Renton**  
62,000 Jobs • 14-Min Drive  
**BOEING** **PACCAR**

**Kirkland**  
90,000 Jobs • 16-Min Drive

**Woodinville**  
140+ Wineries & Breweries • 20 Minutes

**Bellevue**  
149,000 Jobs • 14-Min Drive  
amazon  
25,000 Jobs  
by 2025  
Meta  
Microsoft  
Expedia  
CONCUR  
OVERLAKE  
T-Mobile

**Redmond**  
90,000 Jobs • 18-Min Drive  
SPACEX  
amazon  
Meta  
Nintendo

**Microsoft**  
World HQ  
57,100 Jobs • 16 Min

**COSTCO<sup>®</sup>**  
WHOLESALE  
World HQ

**Microsoft**

**SAMMAMISH**

**Downtown Issaquah**  
40+ Restaurants / Shops / Breweries • 16 Minutes

# Newcastle Location Checks All the Boxes

SEAMLESS COMMUTE TO MAJOR EMPLOYERS &  
SMALL-TOWN FEELING WITH URBAN AMENITIES



# Newcastle

## DEVELOPMENT SITE

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