



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

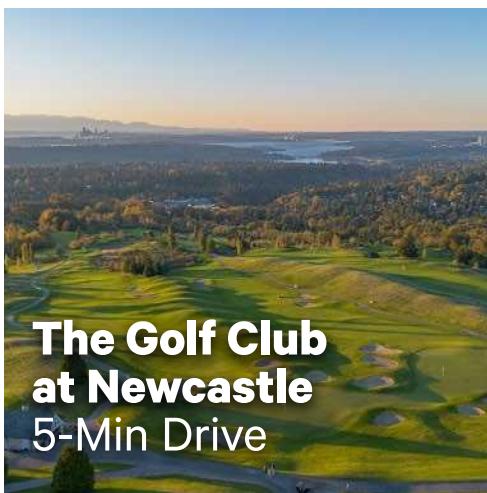
CBRE is pleased to exclusively offer to the market the Newcastle Development Site, **a rare 27,635 square foot development opportunity located in the city of Newcastle just outside of Bellevue, Washington**. While the zoning is flexible and would allow the future purchaser the opportunity to permit the 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.**



Project Rendering



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



Coal Creek Village
2-Min Walk

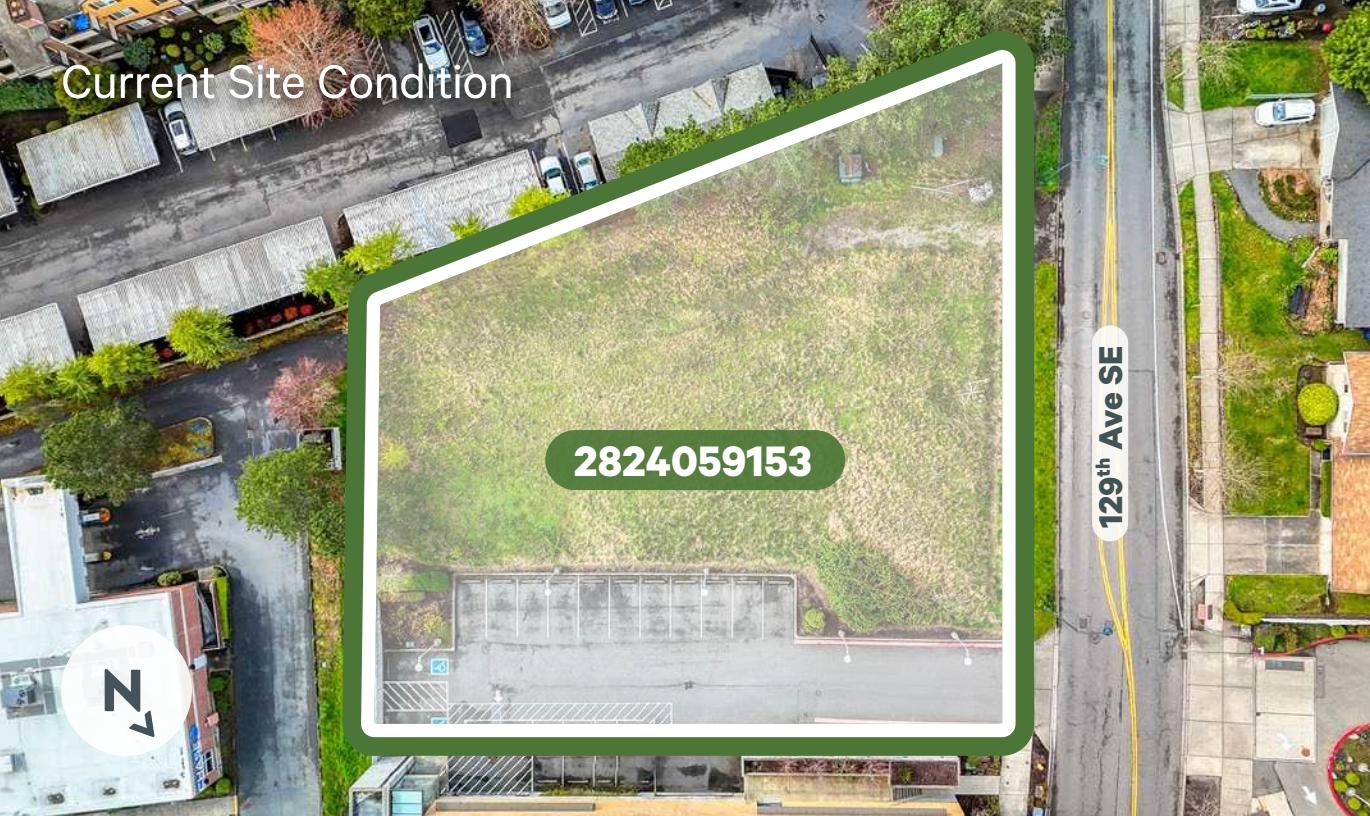


Downtown Bellevue
14-Min Drive



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

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

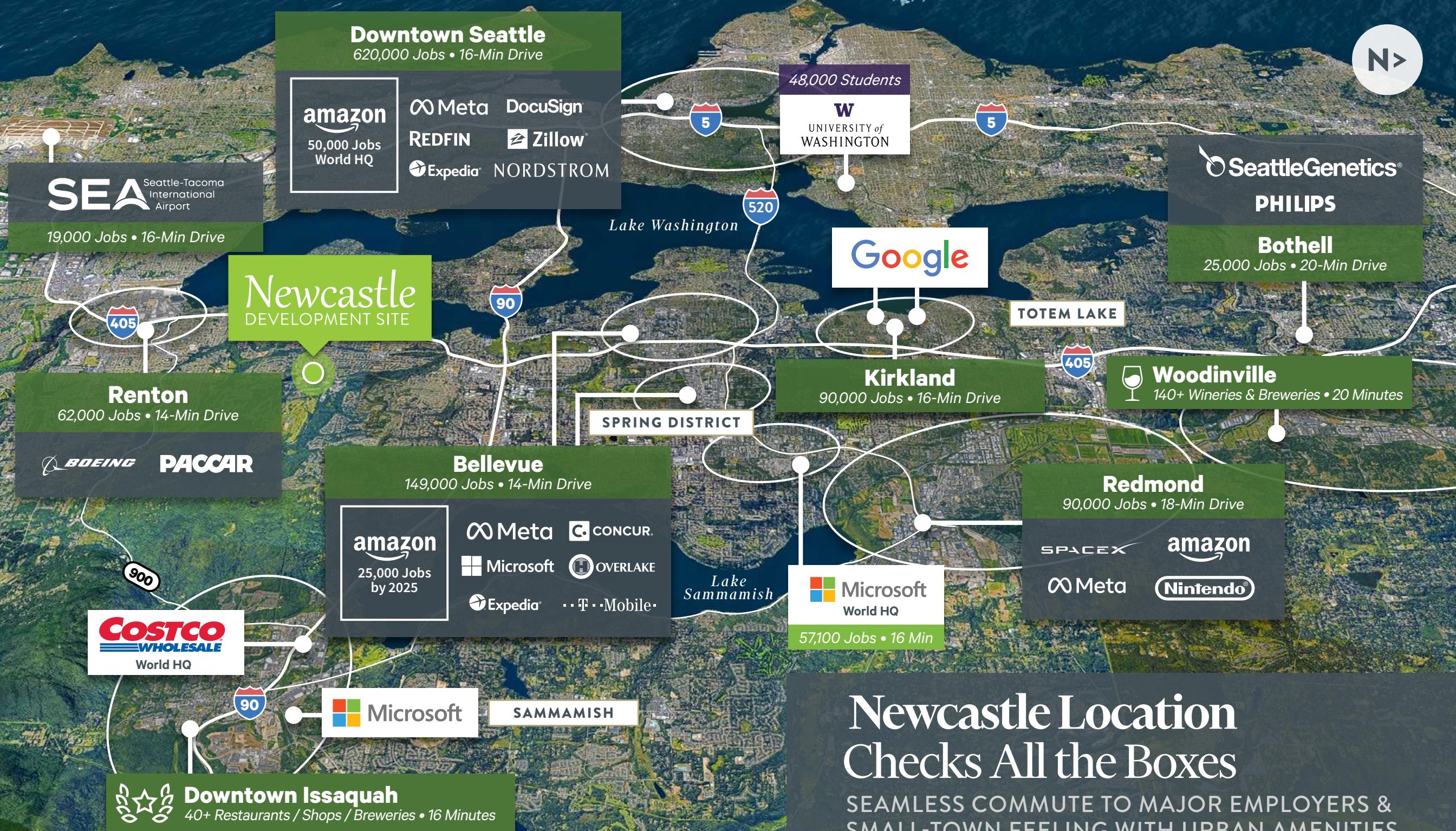
Townhomes (SF) 45,398 SF

Total SF 57,730 SF

Parcel 282405-9153

FAR 2.5:1

Current Zoning DT with CBC Overlay



Newcastle Location Checks All the Boxes

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



Newcastle DEVELOPMENT SITE

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