



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

XXXX NE MIDWAY BOULEVARD | OAK HARBOR WA 98277
3 LOTS FOR SALE
MIDWAY BLVD DEVELOPMENT



NE MIDWAY BOULEVARD

NE WHIDBEY ISLAND AVENUE

NE MERCER PLACE

NE MELROSE DRIVE

NE Melrose Dr



EXECUTIVE SUMMARY

Midway Boulevard Development | 3 Parcel | 0.76 Acres Combined

First Western Properties, Inc. is pleased to present an exceptional opportunity for owner/users and developers to acquire a prime development site in Oak Harbor, WA. This offering comprises a strategically located parcels on one of Oak Harbor's main commercial corridors, boasting C-3 zoning. This highly versatile zoning designation allows for a wide array of commercial and mixed-use development options, providing exceptional flexibility for prospective buyers. Situated in an emerging market experiencing high demand for both multi-family and commercial developments, this site offers significant upside potential. The area is anchored by numerous local and national businesses, ensuring strong traffic counts and excellent visibility for future ventures. Furthermore, the property benefits from its desirable location, offering close proximity to the Oak Harbor waterfront and Marina, NAS Whidbey Ault Field, Deception Pass State Park, and a variety of local retail and service providers. This combination of commercial viability and lifestyle amenities makes it an unparalleled opportunity for a variety of commercial uses.

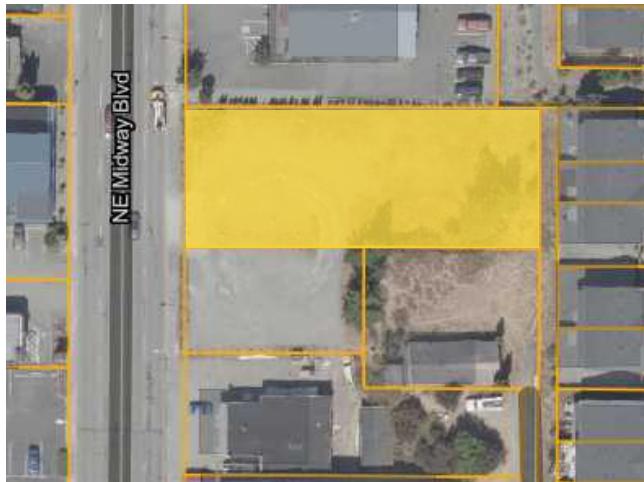
EXECUTIVE SUMMARY

Property Name	Midway Boulevard Development
Opportunity Type	Land Development
Address	xxxx NE Midway Boulevard
Total Land Area	33,106 SF (0.76± Acres)
Zoning	C-3, Community Commercial
Jurisdiction	City of Oak Harbor, WA
Parcel 1	R13335-094-3830
Parcel 2	R13335-087-3790
Parcel 3	R13335-085-3900
County	Island
Price	Contact Broker for Details

CLICK FOR
C-3 USE



SITE SUMMARY



Parcel 1 R13335-094-3830

Land Area 17,424 sf (0.4 Acres)

Dimensions Approximately 80' x 202'

Topography Level

Improvements Cleared & Graded - Gravel Lot



Parcel 2 R13335-087-3790

Land Area 7,841 sf (0.18 Acres)

Dimensions Approximately 60' x 102'

Topography Level

Improvements Cleared & Graded - Gravel Lot



Parcel 3 R13335-085-3900

Land Area 7,841 sf (0.18 Acres)

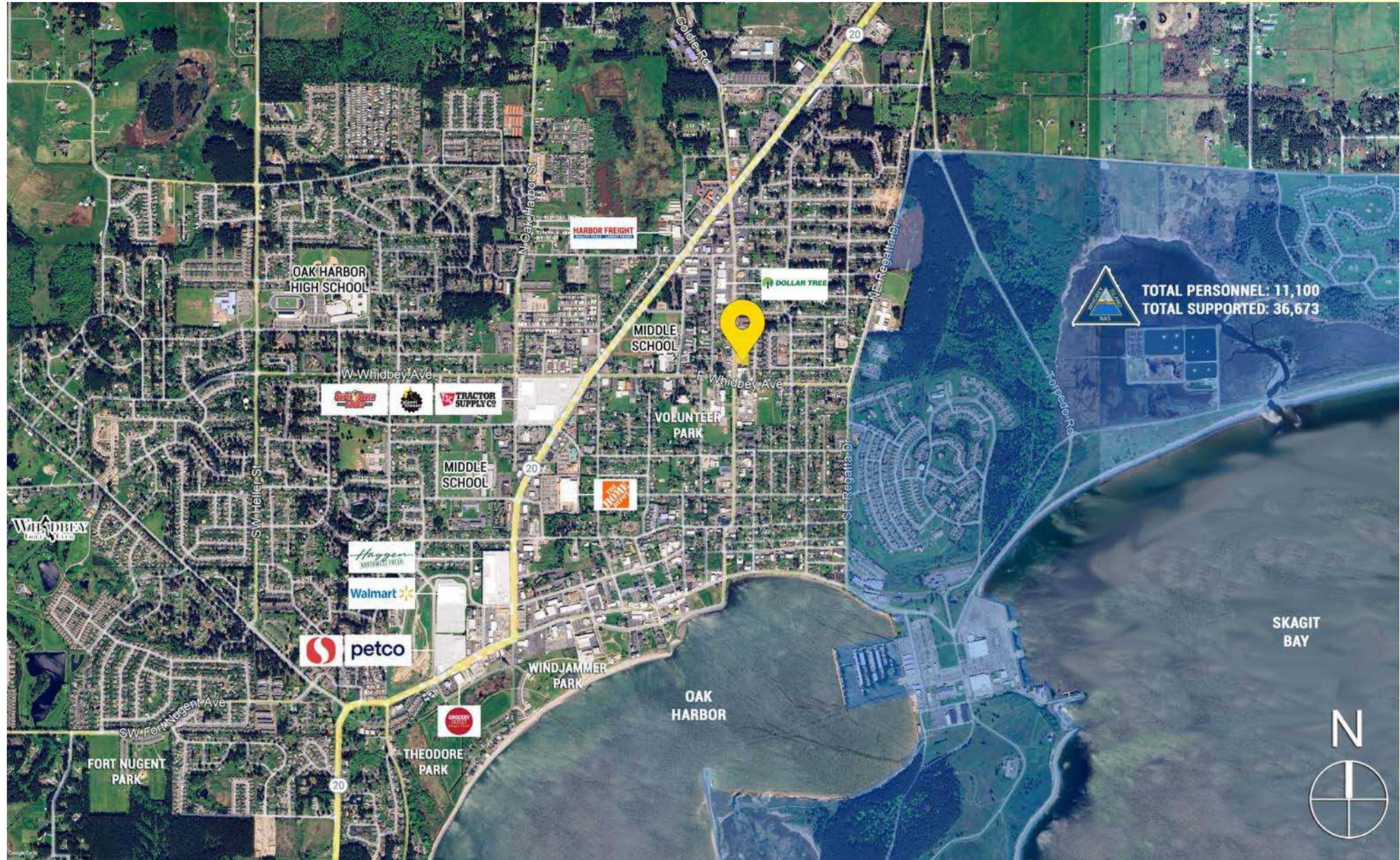
Dimensions Approximately 80' x 100'

Topography 10' Higher than Parcels 1 & 2

Improvements 1,200 sf Distressed SFR

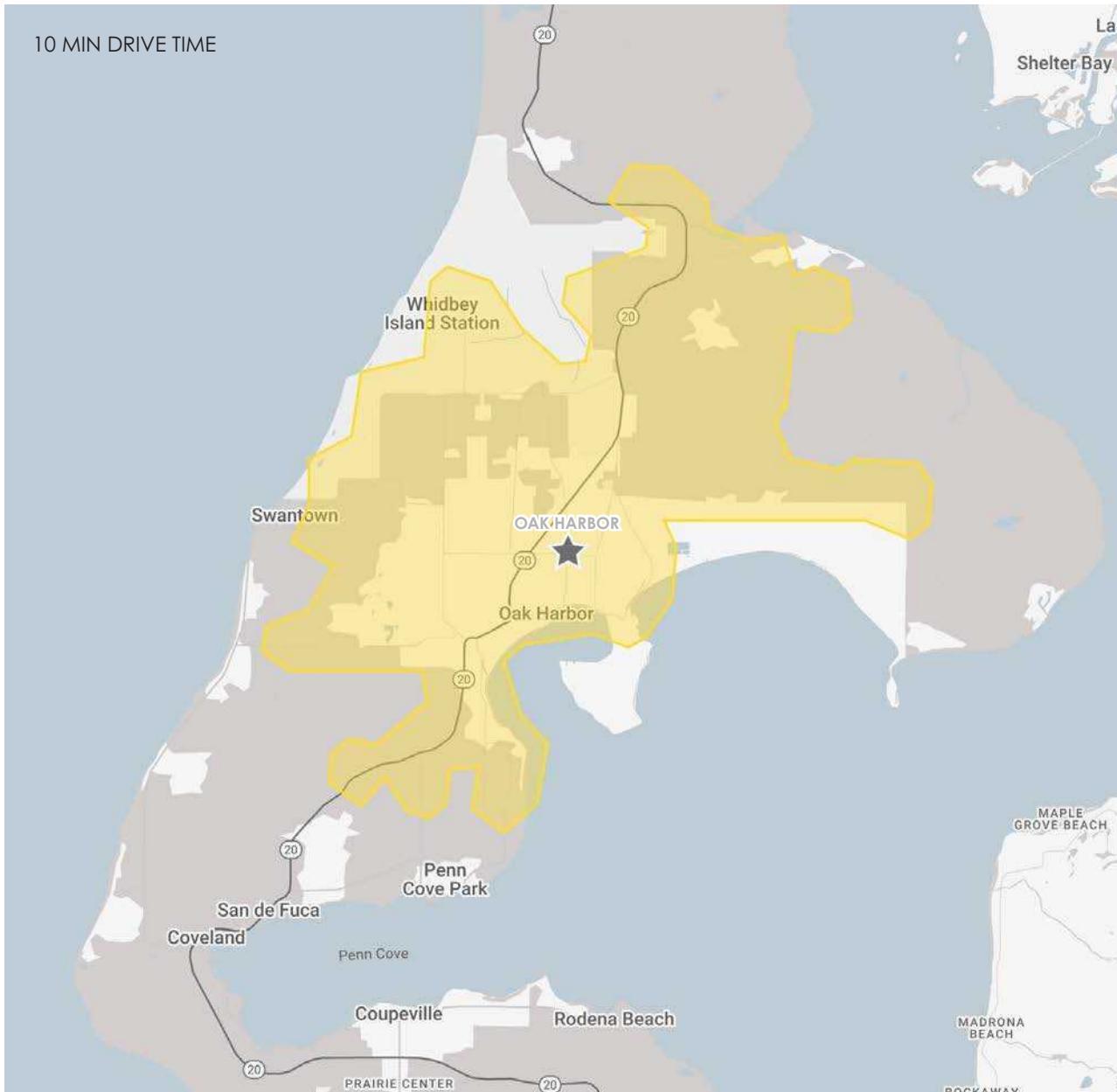


LOCATION AERIAL



DEMOGRAPHICS

10 MIN DRIVE TIME



28,228

POPULATION
10 MIN DT



10,828

NO OF HOUSEHOLDS
10 MIN DT



\$102,786

AVERAGE HH INCOME
10 MIN DT



\$427,480

MEDIAN PROPERTY VALUE
10 MIN DT



33.8

YEARS OLD
MEDIAN AGE



\$528.2M

TOTAL NON-RETAIL
EXPENDITURE



16,033

DAYTIME ADJ. POPULATION
10 MIN DT



5,966

NE MIDWAY BLVD
ADT



**FIRST
WESTERN
PROPERTIES**



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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