



THE PLATZ GROUP

# PRIME EVERETT DEVELOPMENT OPPORTUNITY

6705 Cady Rd, Everett, WA 98203

Listed by Joe Platz, The Platz Group

Powered by PLACE | Keller Williams Realty PNW

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**Joe Platz**

REALTOR®, FOUNDER - CEO The Platz Group  
Serving Washington & Idaho





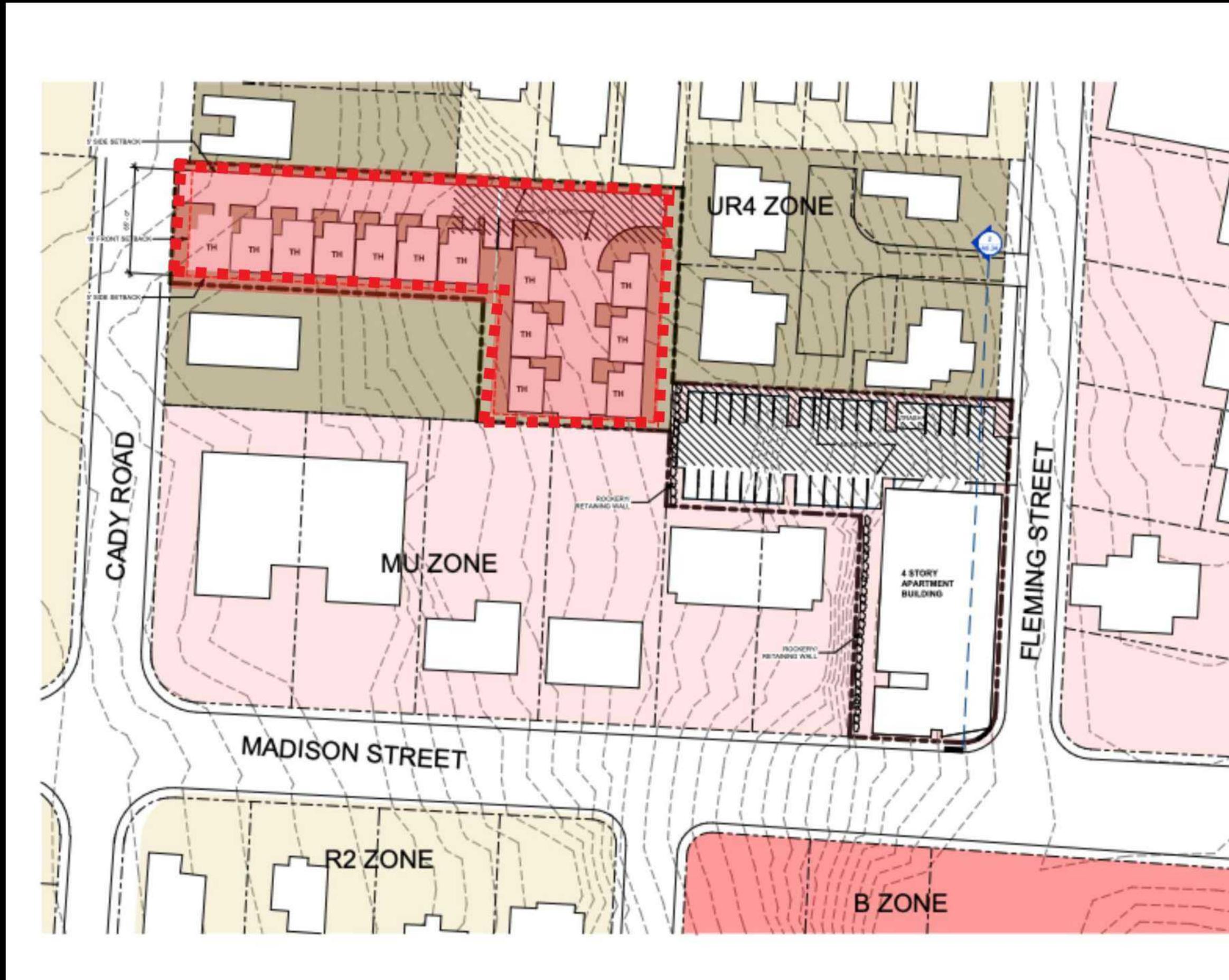
# Conceptual 13-Unit Townhome Site in Growth Corridor

**6705 Cady Rd, Everett, WA 98203**

Prime Evergreen / View Ridge - Madison development opportunity for single family development. Conceptual 13 town home-site design for maximum resale & density. Public Water, Sewer & Power on property at existing home. Lot includes a metal shop also. All conveniently located with easy access to Boeing, PAE, Providence Medical Center, Everett Naval Station, Fluke and more. Vibrant growth with the Everett Marina, Riverfront Development and more. City of Everett is targeting to grow by 89,000 jobs and 87,000 residents by 2050. Don't miss this opportunity. Sold as-is, where -is. Seller has no studies. Buyer to verify all information to buyer's satisfaction.

Lot Size: .620 ac/27,008 sf

Zoning Code: UR 4 URBAN RESIDENTIAL



Conceptional 13 town home-site design for maximum resale & density.

## SITE PLAN

Parcel Area: 32,325 SF

Building Area: 1,500-1,700 SF per unit + garage

Residential Units: 13 townhomes (Three-bedroom units)

Building Height Limit: 4 stories (up to 6 with benefits)

Parking: 2 per unit + guest parking

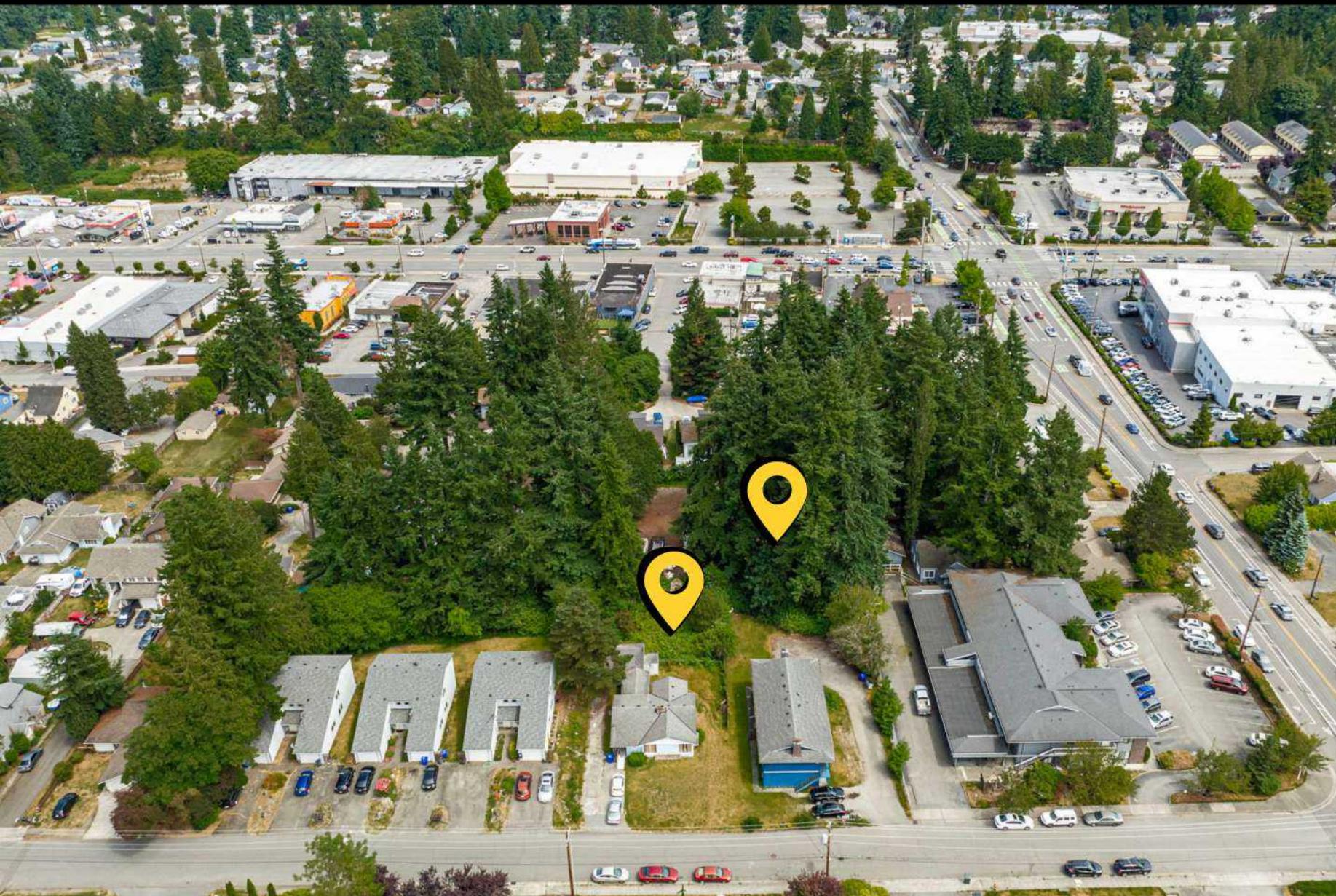
Townhome Development (UR4 Zone)  
Parcels Included:

6705 Cady Rd (0040000001501)

6720 Fleming St (0040000001400)

6705 Cady Rd, Everett, WA 98203

## PROPERTY SITE & AERIAL PHOTOS

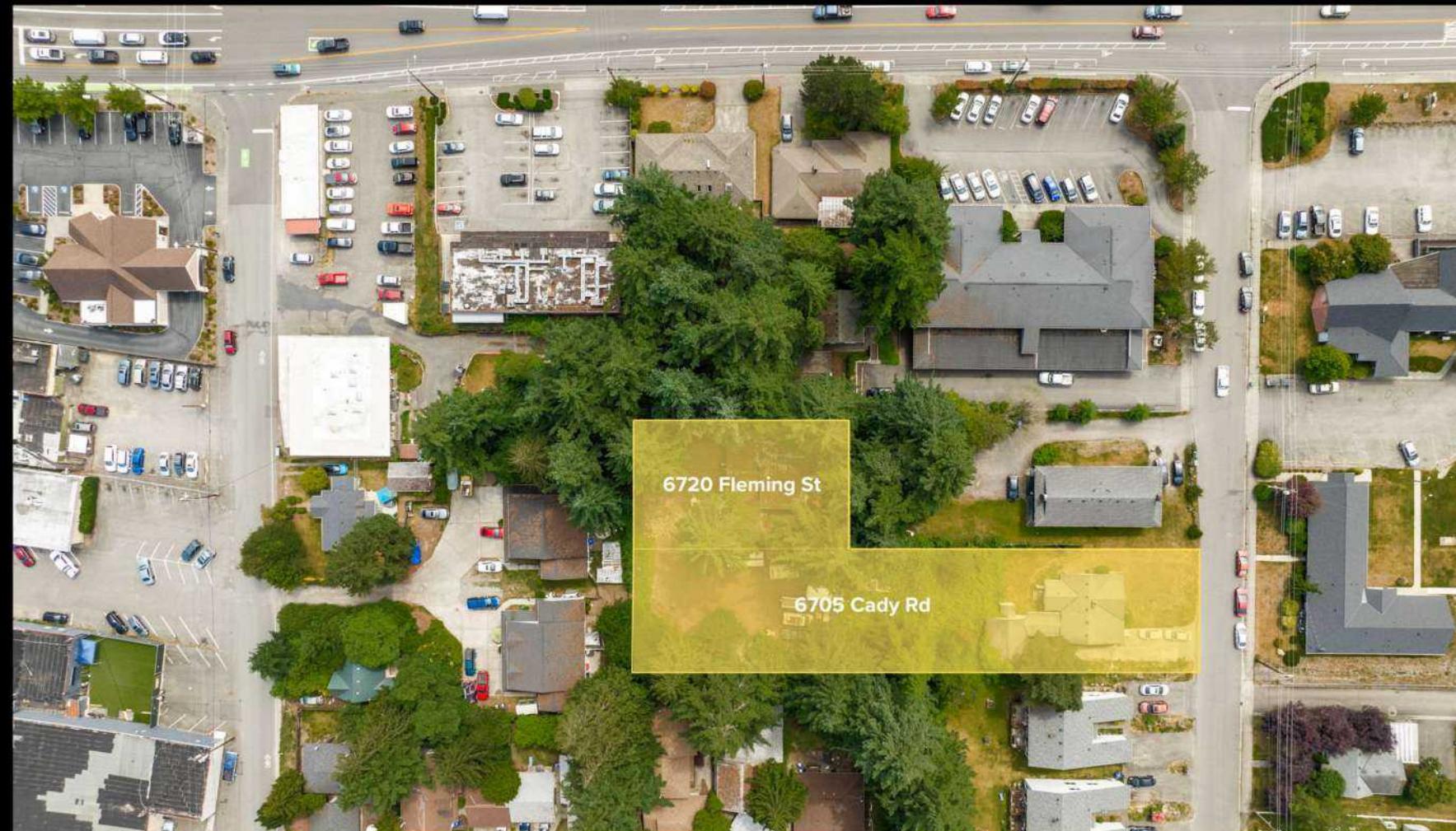


Parcels included are 0040000001501 and 0040000001400.

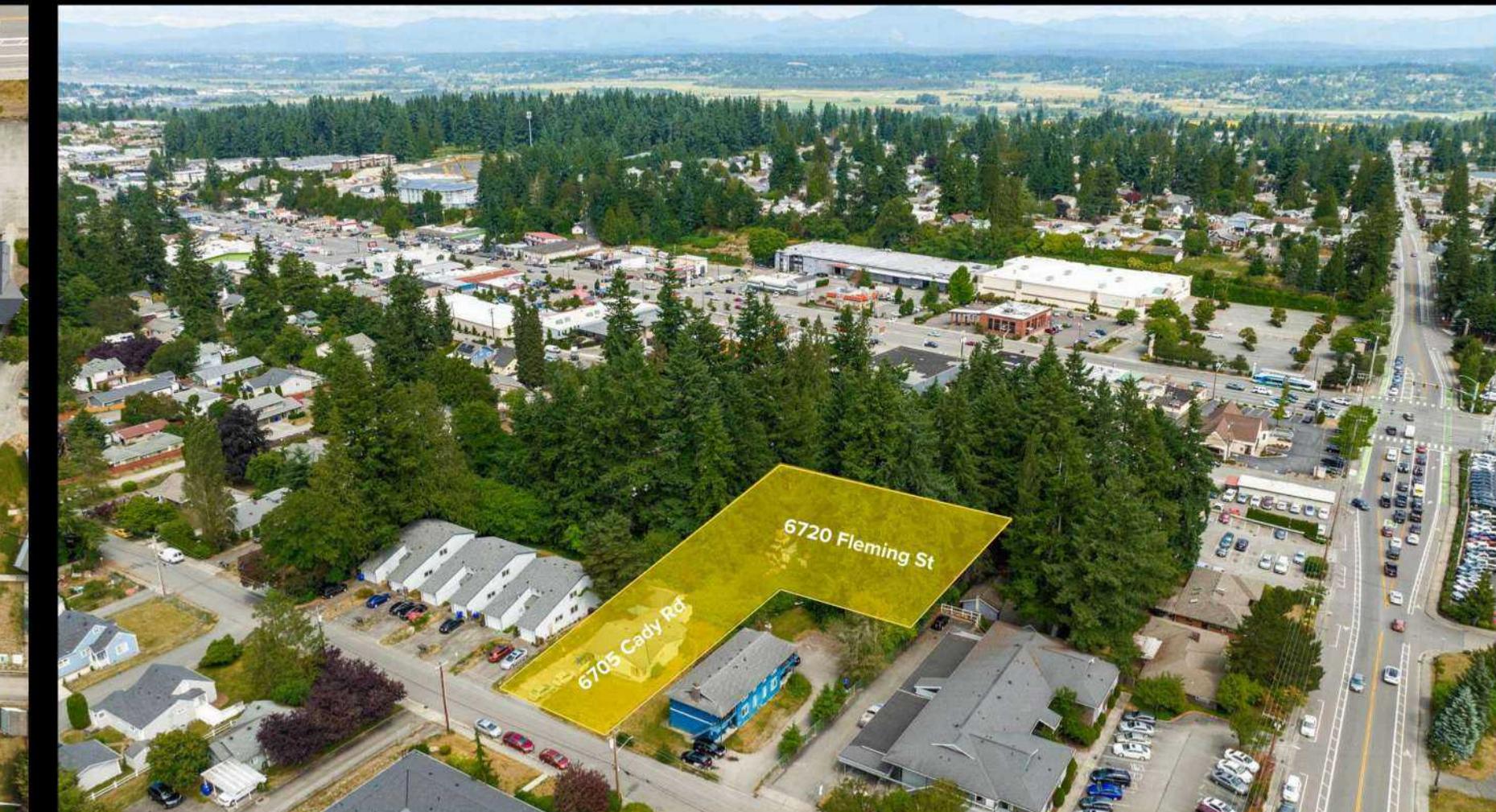


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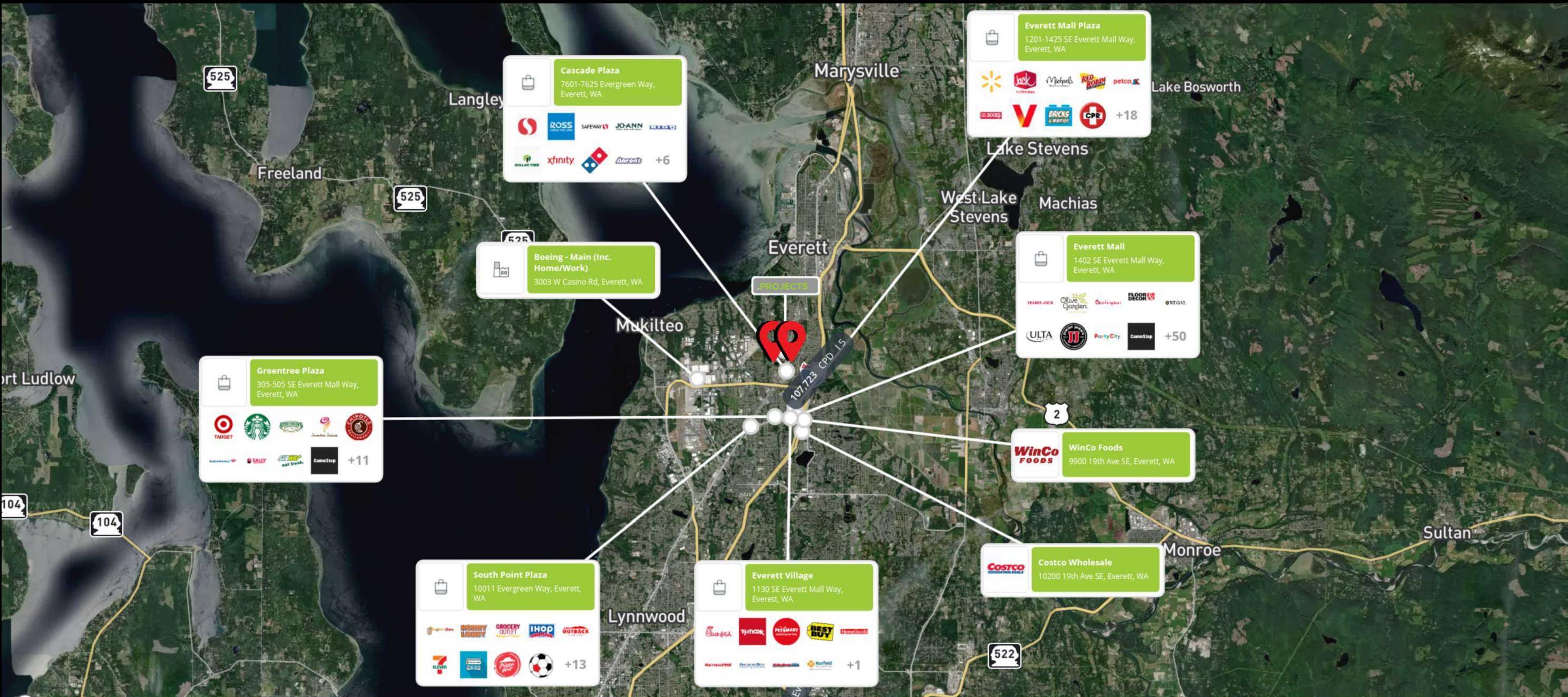


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# LOCATION AND NEARBY RETAILERS



Conveniently located with easy access to Boeing, PAE, Providence Medical Center, Everett Naval Station, Fluke and more. Vibrant growth with the Everett Marina, Riverfront Development and more. City of Everett is targeting to grow by 89,000 jobs and 87,000 residents by 2050.

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# DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 6705 Cady Rd, Everett, WA 98203

## CITY, STATE

**Everett, WA**

## POPULATION

**146,328**

## AVG. HHSIZE

**2.50**

## MEDIAN HH INCOME

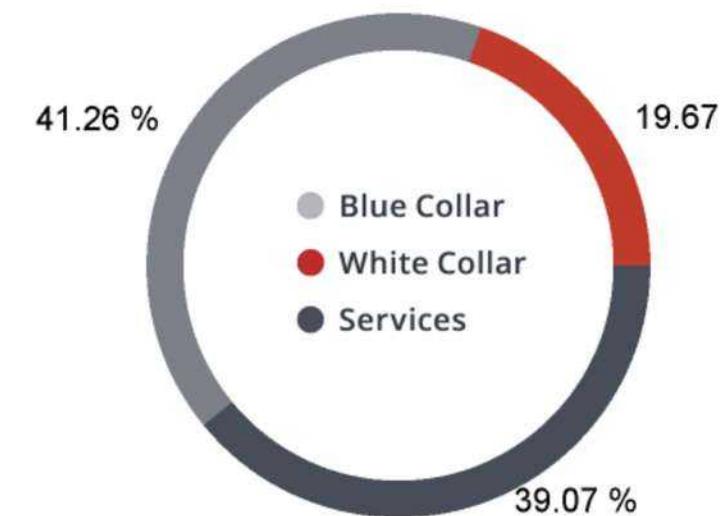
**\$61,240**

## HOME OWNERSHIP

Renters: **29,874**

Owners: **28,072**

## EMPLOYMENT



**48.02 %**

Employed

**2.38 %**

Unemployed

## EDUCATION

High School Grad: **26.17 %**

Some College: **30.19 %**

Associates: **8.27 %**

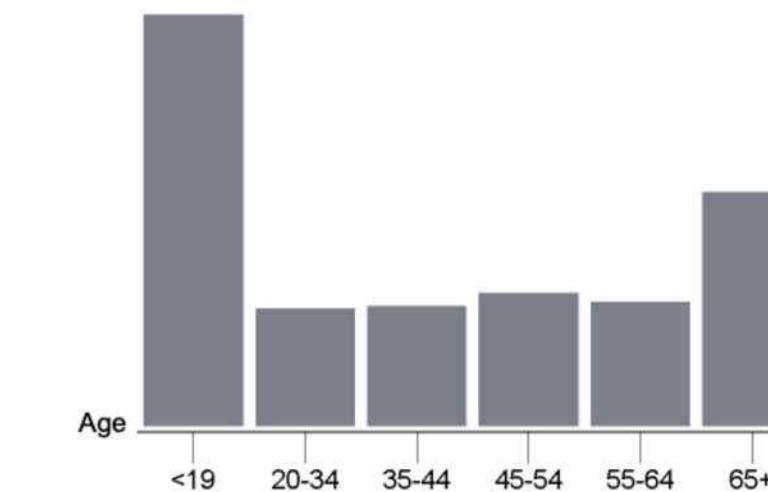
Bachelors: **22.65 %**

## GENDER & AGE

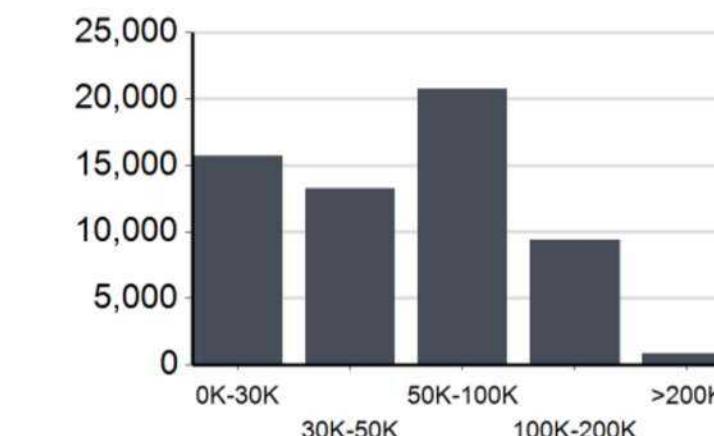
**50.50 %**



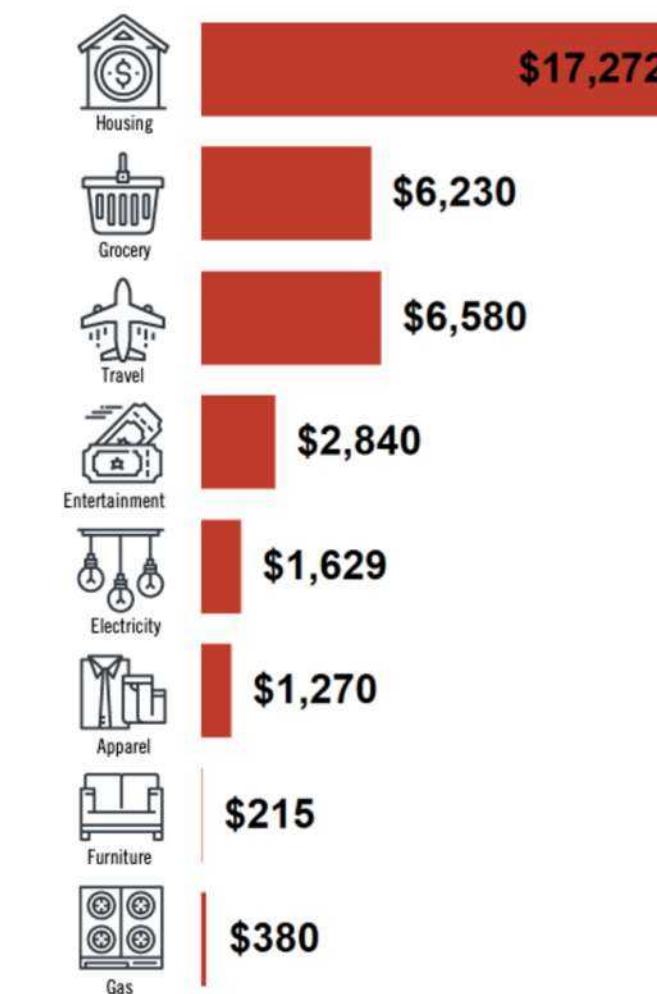
**49.50 %**



## INCOME BY HOUSEHOLD



## HH SPENDING



## RACE & ETHNICITY

White: **62.54 %**

Asian: **6.67 %**

Native American: **0.37 %**

Pacific Islanders: **0.27 %**

African-American: **2.64 %**

Hispanic: **16.05 %**

Two or More Races: **11.47 %**

## ABOUT

*Joe Platz*

For Joe Platz, everything he does is aimed at getting results. Each step towards completing a transaction is purposeful. To that end, he has assembled a top-notch, highly skilled team comprised of individuals with differing skillsets whose goal is the same – to equip clients with the knowledge they need to make the most informed choices surrounding the biggest asset they can own – a home. This top-producing real estate team, The Platz Group, which more than tripled its annual sales volume over the last two years, has been recognized in the industry as going above and beyond for its clients. Strategic business planning, a focused advertising strategy, and excellent communication all serve to achieve the best outcomes for clients. Today's fluid housing market, certainly in the Puget Sound region, requires in depth knowledge, experience, and complex networking to be successful.

Joe went into this business over a dozen years ago with a passion to educate his clients to reduce the stress surrounding the process and to empower them to make informed decisions about this major milestone in their lives. He regards helping people meet their real estate needs as a privilege he is honored to do. To that end, Joe and his team are ready to help clients with a myriad of property choices – residential, short sale, commercial, investment, multi-family. Everyone from experienced investors to first-time buyers will find that this team is fully prepared to guide them towards a successful closing. Beginning by instructing them on the process, then tailoring marketing strategy to each client's specific needs, Joe's specialists bring their talents and expertise to ensure a successful transaction. As one of many satisfied reviewers stated, "Joe turned a potentially stressful experience into an enjoyable one, and always gave me confidence that I had all of the right information to make my decisions." Joe Platz has a passion for helping clients achieve their real estate dreams. Make the wise move, and put him on your team.

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### Joe Platz



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