

4909 EDWARDS WAY, ANACORTES

FOR SALE



ASKING PRICE: **\$3,999,000**

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

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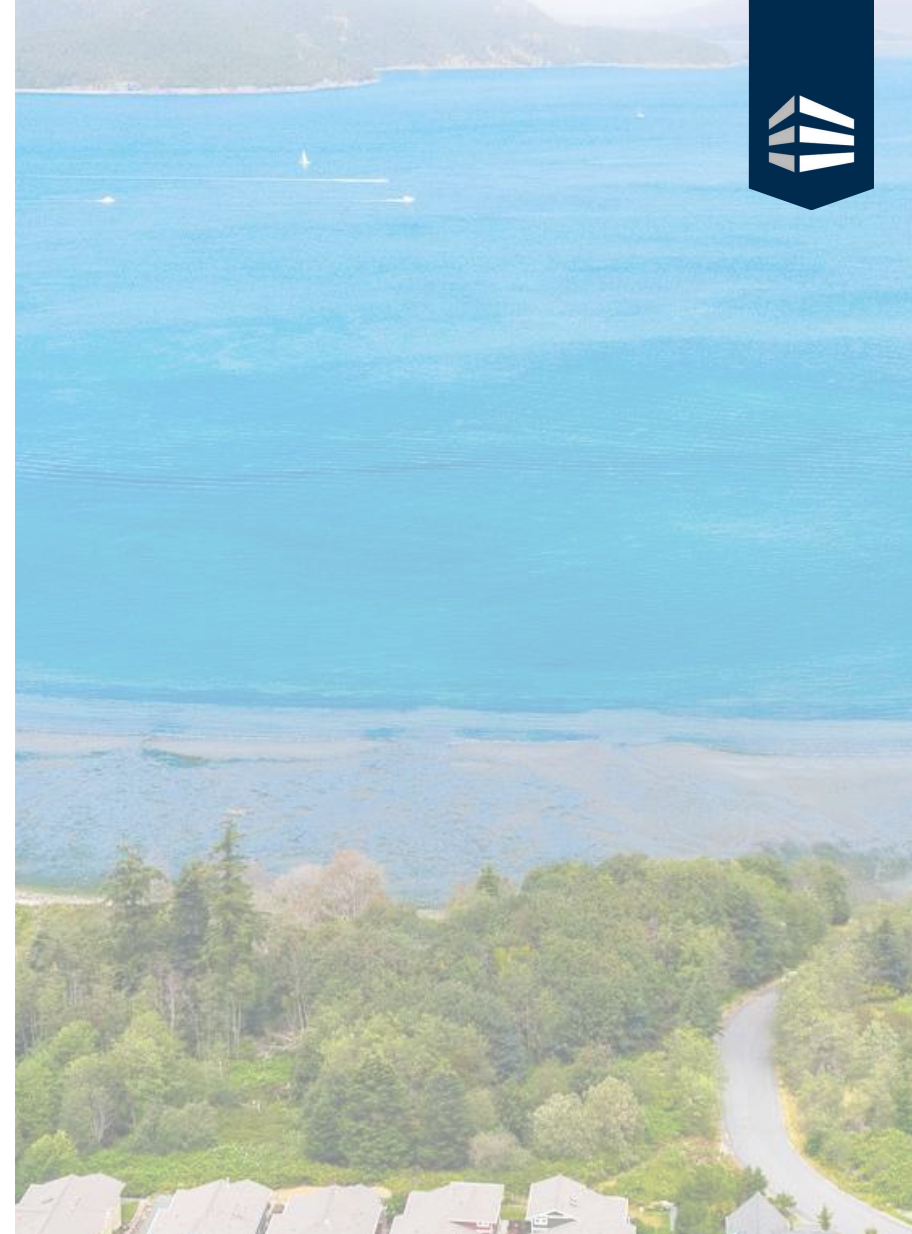

Windermere
COMMERCIAL

FOR SALE

4909 EDWARDS WAY, ANACORTES

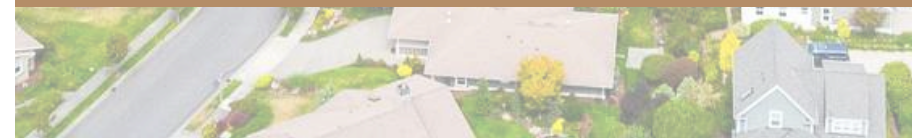


Unlock the potential of over 9 acres of low-bank waterfront land, ready for your vision. Zoned residential and perfect for development, this rare parcel offers stunning views and an ideal location near Anacortes amenities and marinas. Slopes gently from high point to waters edge w/trail access. With different concepts suggesting between 22 and 42 homes, this land provides the perfect canvas for a high-end residential community. In the city limits with water, sewer, and paved street. Don't miss out on this unique chance to create something truly special in a sought-after coastal setting.



QUICK FACTS:

- **Price: \$3,999,000**
- Zoning: R-2 Residential
- Uses: Residential Development
- Contact Agents for more information



FOR SALE

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LOCATION & DEMOGRAPHICS

Location Facts & Demographics

CITY, STATE

Anacortes, WA

POPULATION

13,757

AVG. HHSIZE

2.20

MEDIAN HH INCOME

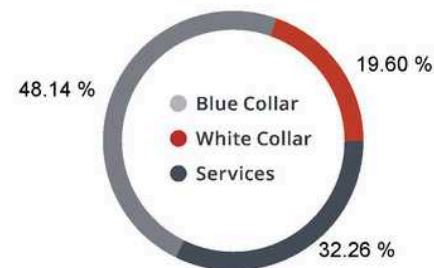
\$59,777

HOME OWNERSHIP

Renters: **1,945**

Owners: **4,147**

EMPLOYMENT



41.81 %
Employed

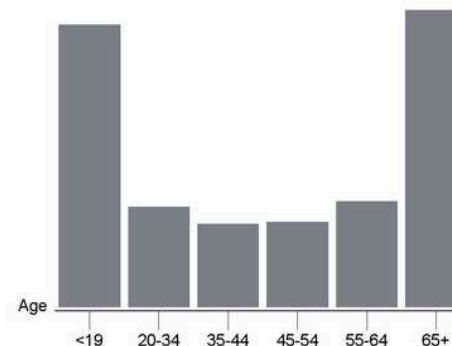
1.41 %
Unemployed

EDUCATION

High School Grad:	24.86 %
Some College:	27.10 %
Associates:	7.73 %
Bachelors:	33.56 %

GENDER & AGE

47.83 % **52.17 %**

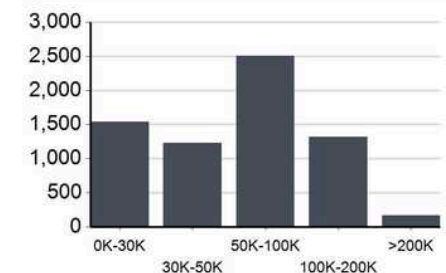


RACE & ETHNICITY

White:	94.16 %
Asian:	0.65 %
Native American:	0.01 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	2.75 %
Two or More Races:	2.43 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



LOCATION & DEMOGRAPHICS



ANACORTES, WA

Anacortes, the crown jewel of Fidalgo Island, is conveniently situated halfway between Seattle & Vancouver BC, and is the destination point for the San Juan Islands and International Ferry runs. The island is known for its historic waterfront, 50-miles of hiking trails, and a mix of annual festivals. Its year-round music scene is lively and visitors can soak up a range of tunes from rock to bluegrass to jazz at outside venues during the summer and restaurants and bars throughout the year. The culinary scene is ever-growing and you'll find a variety of restaurants with farm-to-table menus, scratch and house-made ingredients, and their specialties like BBQ, fusion, and rustic scratch.

Anacortes' population was 17,637 at the time of the 2020 census. It is one of two principal cities of and included in the Mount Vernon-Anacortes Metropolitan Statistical Area. Anacortes is known for the Washington State Ferries dock and terminal serving Lopez Island, Shaw Island, Orcas Island, and San Juan Island. Anacortes is a popular destination for boaters and those traveling on to the San Juan Islands. The city maintains a 220-acre city park on the northwestern end of Fidalgo Island named "Washington Park". This park features camping, boat launching, and views of the San Juan Islands.

Anacortes is an excellent business location, with affordable utilities, ample water infrastructure, a ready labor supply, and accessible marinas. Anacortes receives more than two million visitors per year due to its ferry connections. Doing business is convenient because it is only 20 minutes from the I-5 corridor, making logistics a breeze. Anacortes is 90 minutes from two major metropolitan areas and their markets: Seattle and Vancouver, BC. Most importantly, Anacortes provides a relaxed lifestyle, with a low crime rate and plenty of forestlands, that many successful businesspeople miss. We're an excellent location for relocating a business or establishing a new one.



Cap Sante Park is a 37 acre forested promontory at the eastern edge of Anacortes. It is primarily a viewpoint overlooking the marina, the City of Anacortes, March Point, Fidalgo Bay and the Cascades. Anacortes Community Forest Lands, 2,800 acres with 50 miles of mountain biking and hiking trails, are a valuable amenity in a city the size of Anacortes. In adjacent Mount Erie Park, a number of rock climbing routes are popular on the cliffs of the south and



Nearby Attractions:

- Washington Park
- Cap Sante Park
- Rosario Beach
- Anacortes Museum & Maritime Heritage Center
- Anacortes Ferry
- Whaling Watching Tours
- Deception Pass
- Mt. Erie Park
- Fort Casey
- Swinomish Casino & Lodge
- Anacortes Farmer's Market