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## *EVERETT MU25 DEVELOPMENT OPPORTUNITY*

- *Two Buildings*
- *Three Parking  
Parcels*
- *Zoned MU25*
- *Everett's 2044  
Comprehensive  
Plan*
- *Mixed Use Potential*

DKWOZNAK  
AI Visual  
Concepts

Disclaimer: The images shown are AI-generated conceptual renderings provided solely for illustrative and marketing purposes. They do not represent actual architectural plans, entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU25 zoning.



# INTRODUCTION

*This is a rare opportunity to acquire a prime downtown Everett assemblage totaling approximately 23,087 SF across two corner buildings and three contiguous parking lots. With Everett's recent **MU25** zoning update, the site offers potential for up to 25 stories of mixed-use development.*

## **Highlights**

- *Total land assemblage: ~23,087 SF (0.53 acres)*
- *MU25 zoning – mixed-use flexibility up to 25 stories*
- *Current as-is income from existing buildings & parking*
- *Prime corner location at Wall St & Rucker Ave*
- *Significant redevelopment upside (2–3x on parking parcels, premium assemblage value)*



# MU25

*MU25 –  
Unlocking New Potential  
2044*

*Everett's 2044 Comprehensive Plan* emphasizes housing expansion, economic vitality, and transit-oriented development. **MU25** zoning was created to unlock vertical density in the urban core, driving demand for:

- **Multifamily housing**
- **Middle housing**
- **Retail + Dining**
- **Medical & Office space**

*This property sits squarely in the path of Everett's 20-year growth vision.*



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# Property Overview

- **1316 Wall St** (Corner Building): Street-front visibility, income-producing, future redevelopment play.
- **3006 Rucker Ave** (Skinny Building): Flexible use, boutique redevelopment potential.
- **Parking Parcels (3)**: 13,940 SF of land, most significant redevelopment upside under MU25.



# Premium Assemblage Opportunity

*Individually, each property carries strong as-is and redevelopment potential. Combined, the assemblage creates a premium development site with scale and efficiency.*

- *Combined footprint: ~23,087 SF*
- *Contiguous frontage across Wall St & Rucker Ave*
- *Skybridge potential between buildings*
- *Attractive to institutional developers seeking scale*



# SITES, VIEWS & SURROUNDINGS



## Sites Layout & Development Potential

*This assemblage includes two corner buildings and three contiguous parking parcels with combined frontage along Wall Street and Rucker Avenue. Current improvements provide holding income, while the land footprint positions the site as a prime redevelopment play. Photos showcase existing structures, surface parking, and the scale of opportunity for high-rise mixed-use under MU25 zoning.*

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*From stable income today to institutional-scale redevelopment tomorrow.*





## Views Today, Lifestyle Tomorrow

*The property sits at the center of Everett's growing downtown, with strong street visibility and access to the urban core. These photos capture the character of the current buildings, the open potential of the parking lots, and the upper-level views that future residents or office tenants could enjoy – the Everett skyline, the Sound, and the Cascades beyond.*

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*From corner presence to skyline living – this site is ready to shape Everett's future.*





# Condo Development Potential

**Key Modeling Assumptions** (industry-standard for early massing)

- **Site area** (5 parcels combined): ~23,087 SF (your assemblage)
- **Tower floorplate:** 8,000–10,500 SF (typical urban tower over a podium on a ~0.5-acre site).
- **Residential floors:** varies by scenario (see below).
- **Efficiency** (gross → net sellable condos): 75–80% (accounts for corridors, shafts, amenities).
- **Average condo size:** ~850–950 SF (mix of studios–2BRs; adjust to your program).
- **Ground floor/podium:** reserved for retail, lobby, services, structured parking (parking reductions possible per EMC 19.34).

Scenario	Simple massing assumption	Residential GFA (approx.)	Sellable condo SF (75–80% eff.)	Unit count @ ~900 SF avg
A. One Tall Tower	~20 res floors × 10,500 SF plate	210,000 SF	158,000–168,000 SF	175–190
B. Two Towers (phased)	Tower 1: 18 × 9,000; Tower 2: 14 × 8,000	~274,000 SF	206,000–219,000 SF	225–245
C. Mid-Rise Stack	8 res floors × 16,000 (broad plate)	128,000 SF	96,000–102,000 SF	105–120

Disclaimer: The development scenarios, square footage, and unit counts presented are preliminary, high-level feasibility estimates based on MU25 zoning allowances and typical urban design assumptions. They are provided for illustrative and marketing purposes only and do not constitute architectural plans, entitlements, or guarantees of buildable area. Actual development potential will depend on final site planning, city approvals, design standards, parking requirements, and buyer due diligence.

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# Development Vision

*Conceptual renderings demonstrate the range of possible outcomes under MU25 zoning:*

- *Mixed-use towers with ground-floor retail and residential above.*
- *Class A medical or Office building with structured parking.*
- *Dual-tower concept with skybridge connection across parcels.*

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# Investment Highlights

- **Rare MU25 Opportunity:** First-mover advantage in Everett's newly upzoned core.
- **Diverse Exit Strategies:** Hold for income, redevelop individually, or assemble for maximum value.
- **Long-Term Demand:** Everett's growth trajectory supports housing, retail, and medical/office demand.
- **Strong Visibility:** Corner location with multiple street frontages.





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# THANK YOU

*Thank you for your interest in this rare and exceptional Rucker Avenue and Wall Street / Everett MU25 development opportunity. We look forward to connecting and discussing how this property aligns with your investment goals.*



*Dan Wozniak*



*James Betzer*