



Townhome or Multifamily Development Site

28+ townhomes or 100+ apartment units Offered at \$1,890,000

1807 112th St SW, Everett, WA 98204

- 28+ potential townhome units near Paine Field and the Boeing plant
- 100+ multifamily units possible with up to 7 stories
- Significant open space and privacy
- Average townhome selling price is approximately \$700,000
- Mukilteo School District
- Future Light Rail to Paine Field, Sounder train available now
- Possible tax exemptions available
- Site includes approximately 1.75 acres of usable area, buyer to verify
- Ready to be entitled, critical area reports available
- Seller willing to work with buyer to achieve approvals
- This is a complex project and requires willingness to tackle critical areas

PROJECT OVERVIEW

THE OPPORTUNITY

This is an exceptional opportunity to acquire a prime develop site in a high-demand submarket. Located just a stone's throw from the economic powerhouse of Paine Field and the Boeing Everett Plant, this site is perfectly positioned to meet the growing need for workforce housing in the region. With its proximity to major transportation corridors like Interstate 5, the Everett Mall shopping area, and the scenic Mukilteo waterfront, the location offers residents the ideal blend of convenience and lifestyle.

As townhomes, this 28+ unit site offers the chance to create a product that is both financially accessible to a wider demographic and highly sought-after in today's market. Townhomes represent a crucial step toward homeownership for many buyers who are priced out of the single-family market, providing a valuable option that combines the benefits of private living with a more attainable price point. This development is not just about building units; it's about providing a much-needed solution to the area's housing shortage, ensuring a swift and successful project from acquisition to sell-out.

SOUTH EVERETT REVITALIZATION

In south Everett near Paine Field, significant revitalization is happening, driven by multiple factors. Paine Field itself is expanding its commercial terminal, with plans initiated in May 2025 to add new gates, increase capacity to 4 million annual passengers, and build a sustainable aviation fuel center. Additionally, the future Everett Link Extension will include new light rail stations in south Everett, serving as a major catalyst for transit-oriented development. To guide this growth equitably, a South Everett Economic Development Strategy focuses on preventing resident and business displacement, promoting local wealth-building, and fostering job creation. This strategy includes considering the redevelopment of the city-owned golf course into much-needed workforce housing. Broader infrastructure improvements are also underway, alongside planning for the major light rail operations and maintenance facility, further transforming the area. Overall, a mix of public and private investment is propelling a transformation that aims to create both economic opportunity and sustainable development in the region.

INVESTMENT DETAIL

Name	Cooper Village
Address	1807 112th St SW, Everett, WA
Primary Parcel Number	005379-000-036-00
Site Size	1.88 acres
Zoning	UR7 – Urban Residential (7 Floors)
Price	\$1,890,000
Entitlement Budget	\$160,000

COOPER VILLAGE TOWNHOM

00537900002900

200.00' (P)
199.79' (R3)
N89°46'01" W 199.83' (C)

URBAN
RESIDENTIAL

TRACT 998
CRITICAL AREAS
13,978 S.F.

408.71° (P)
408.60° (R2)
408.77° (C)

410.827 (P)

29.38'	22.00'	22.50'	22.00'	22.00'	33.20'
29.38'	22.00'	22.50'	22.00'	22.00'	33.20'
54.85'					
7 819 S.F.	54.85' 8 1,207 S.F.	54.85' 9 1,207 S.F.	54.85' 10 1,207 S.F.	54.85' 11 1,207 S.F.	54.85' 12 1,790 S.F.
					42.85'

22.74'	22.00'	22.00'	22.00'	22.00'	22.00'	21.20'
52.65'	53.29'	53.48'	53.44'	53.94'	54.27'	54.50'
6 585 S.F. 53.29'	5 1,178 S.F.	4 1,183 S.F.	3 1,190 S.F.	2 1,197 S.F.	1 54.50'	41.06'
52.65'	53.29'	53.48'	53.44'	53.94'	54.27'	54.50'

N89°09'18" W 199.84" (C)
200.01" (P)

112TH STREET SW