

W. Cremona St. Townhomes

EXCLUSIVE OFFERING
MEMORANDUM

SEATTLE, WA



PRESENTED BY

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 Land Advisors[®]
ORGANIZATION



W. Cremona St. Townhomes

SEATTLE, WASHINGTON

Three (3) parcels totaling 25,635 sf zoned LR3(M) & C255(M) that can accommodate approximately 17-29 townhome units, with ADU options and a variety of surface parking options (buyer to verify).

EXCLUSIVE OFFERING MEMORANDUM





Land Advisors is a nationwide team of respected, connected, and talented land and existing asset professionals that provide advisory and brokerage services to clients who need a rock-solid, data driven roadmap for acquiring, selling, financing, or developing land and land-related assets.



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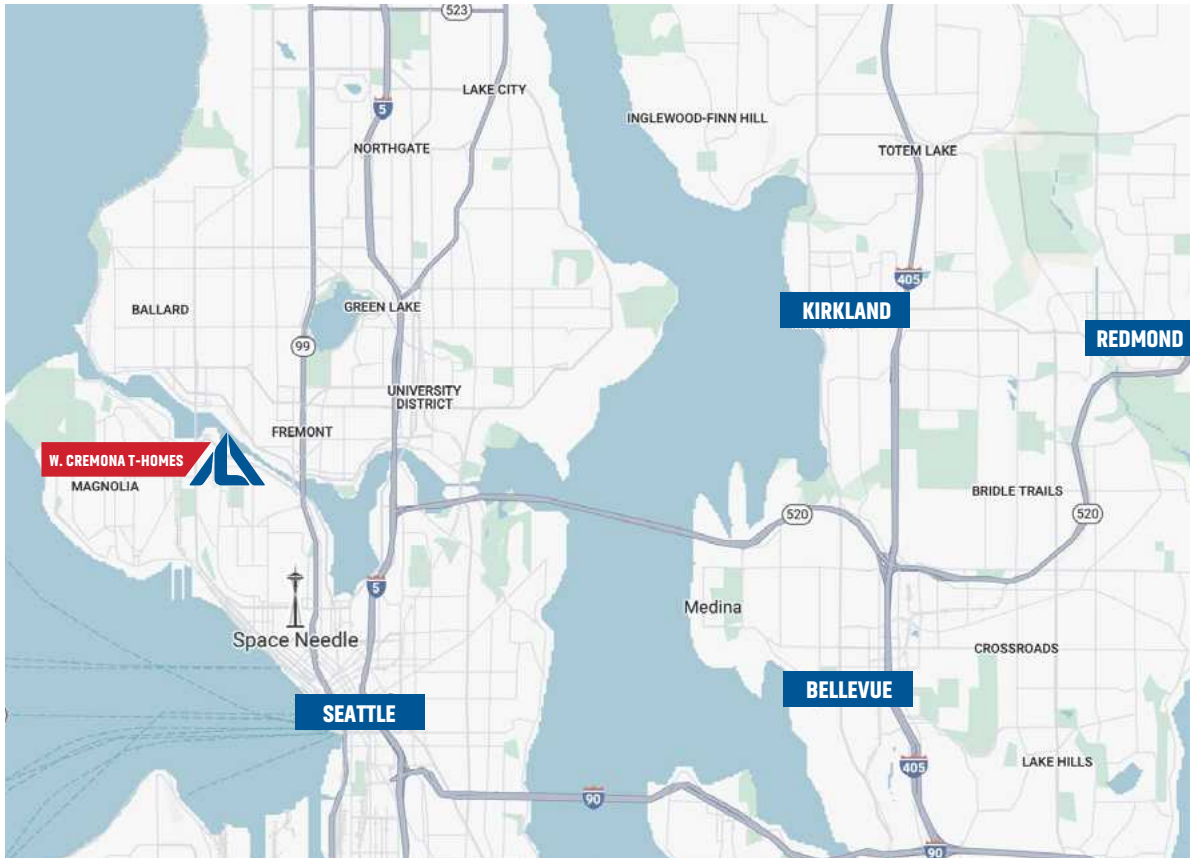
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14, 18, 22-30 W. Cremona St. | Seattle, WA 98119



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Property Overview

An exceptional three-parcel assemblage in the heart of Queen Anne, this 25,635 SF site offers a unique chance to develop in one of Seattle's most desirable neighborhoods. Zoned LR3(M) & C255(M)*, the property presents an opportunity for approximately 17-29 townhome units, with potential ground floor ADU and potential parking options (buyer to verify), making it a highly attractive investment in a market with strong housing demand.

Nestled on W Cremona Street, with alley access for streamlined design and construction, the site boasts a superb location just minutes from downtown Seattle and Seattle Pacific University. Residents will enjoy the best of Queen Anne and Fremont, both known for their walkability, vibrant dining scenes, boutique shopping, and cultural amenities.

With Seattle's housing market continuing to thrive, this is a rare chance to shape a standout residential project in a high-demand and high-growth area. Seize this premier development opportunity today!

* A conditional use permit may be required (buyer to verify)

Property boundaries and buffers are approximate and for demonstration purposes only.



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Property Details

PROPERTY NAME	W. Cremona St. Townhomes
PROPERTY ADDRESS	14, 18, 22-30 W. Cremona St. Seattle, WA 98119
PARCEL NUMBERS	1972204825 (14), 1972204815 (18), 1972204791 (22-30)
PURCHASE PRICE	\$2,995,000
PURCHASE TYPE	Cash out
SELLER INFORMATION	Undisclosed
ACREAGE	0.59 acres 25,635 SF
ZONING	Lot 22-30: LR3(M), lots 14, 18: C255(M)
LOT/UNIT COUNT	Potential for approx. 17-29 townhome units, ADU, and parking options
BUILDING HEIGHT	Up to 40' for LR3(M) and up to 55' for C255(M) (buyer to verify)
ENTITLEMENT STATUS	Zoning
SITE CONDITION	Existing single-family homes and covered storage area (storage containers will be removed by Seller prior to Closing)
SOIL CONTAMINATION	Some known soil contamination—environmental report available upon request. Sold "As is where is."



Jurisdictions and Utilities

CITY	Seattle
COUNTY	King
POWER	Seattle City Light
SEWER	Seattle Public Utilities
WATER	Seattle Public Utilities
GAS	Puget Sound Energy
FIRE	Seattle Fire Department
SCHOOLS	Seattle School District



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Birds Eye View of Property

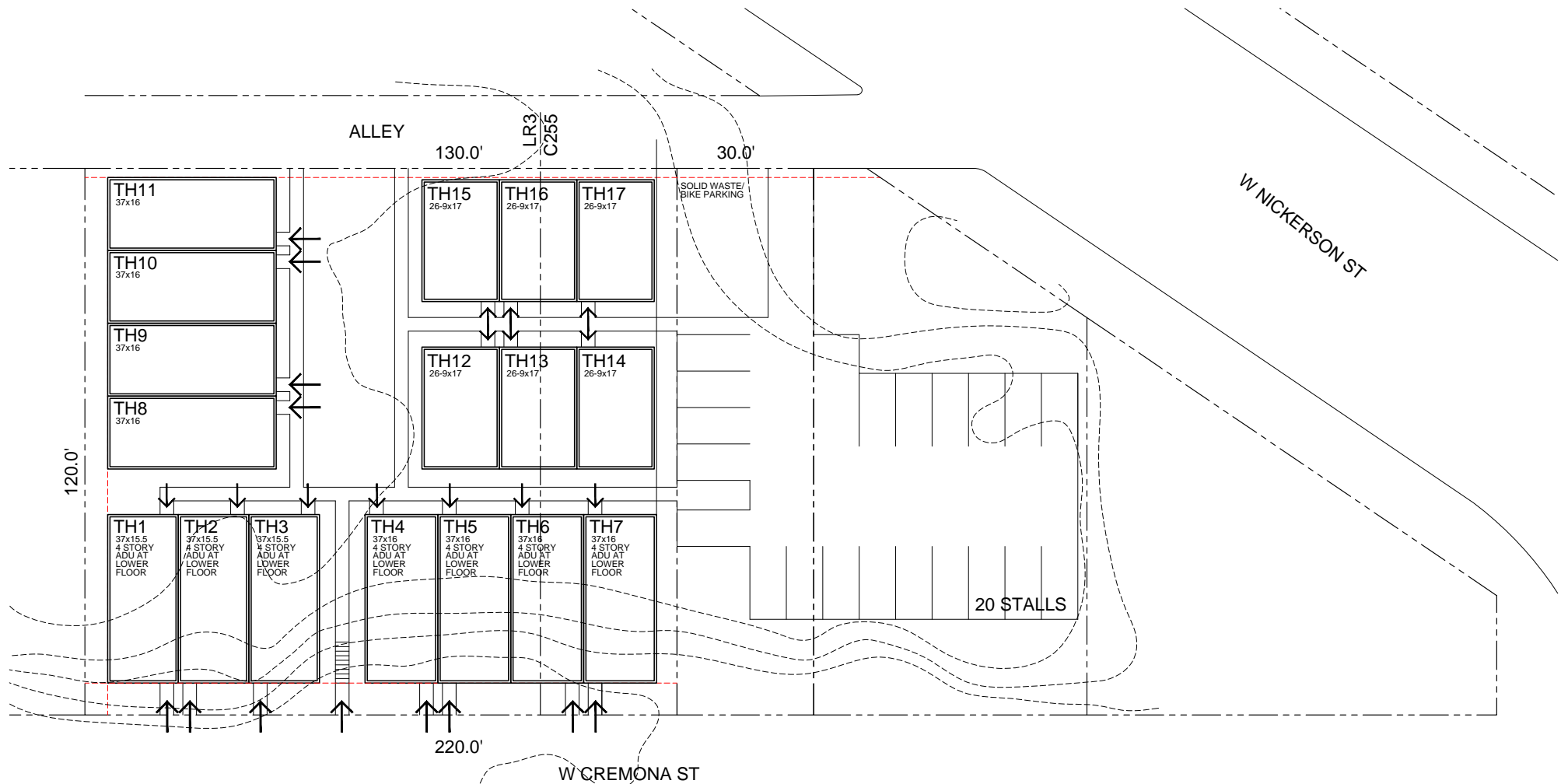


* Storage containers to be removed by Seller prior to Closing.

Conceptual Site Plan - Option 1 (buyer to verify)



- Potential for 17 TH units, Units 1-7 with lower level ADUs (24 total units)
- Potential parking: 20 surface parking spots



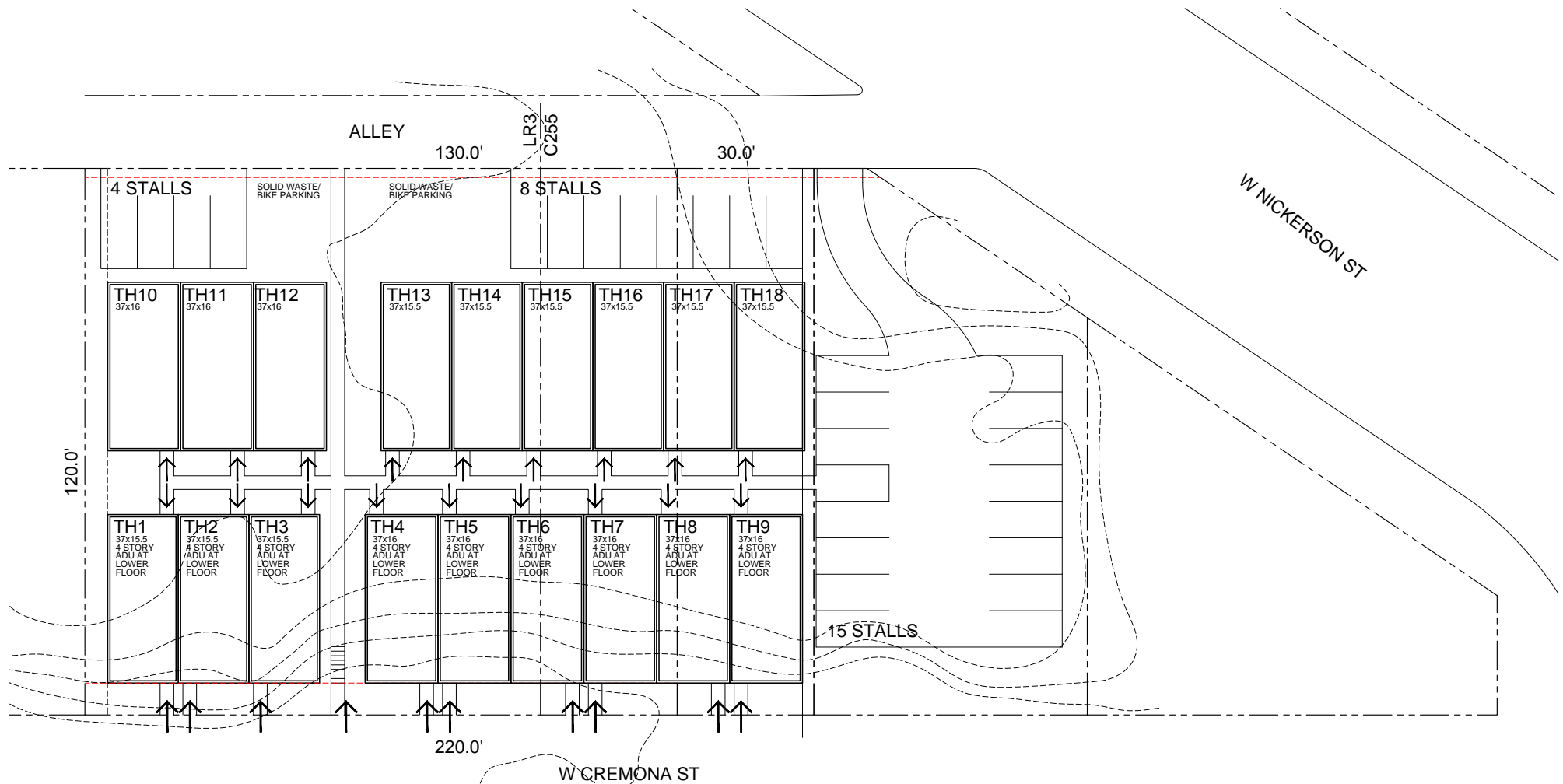
Property boundaries and buffers are approximate and for demonstration purposes only.

Conceptual Site Plan - Option 2 (buyer to verify)



- Potential for 18 TH units*, Units 1-9 with lower level ADUs (27 total units)
- Potential surface parking for every unit

* May require conditional use permit for units on C255 zoned portion



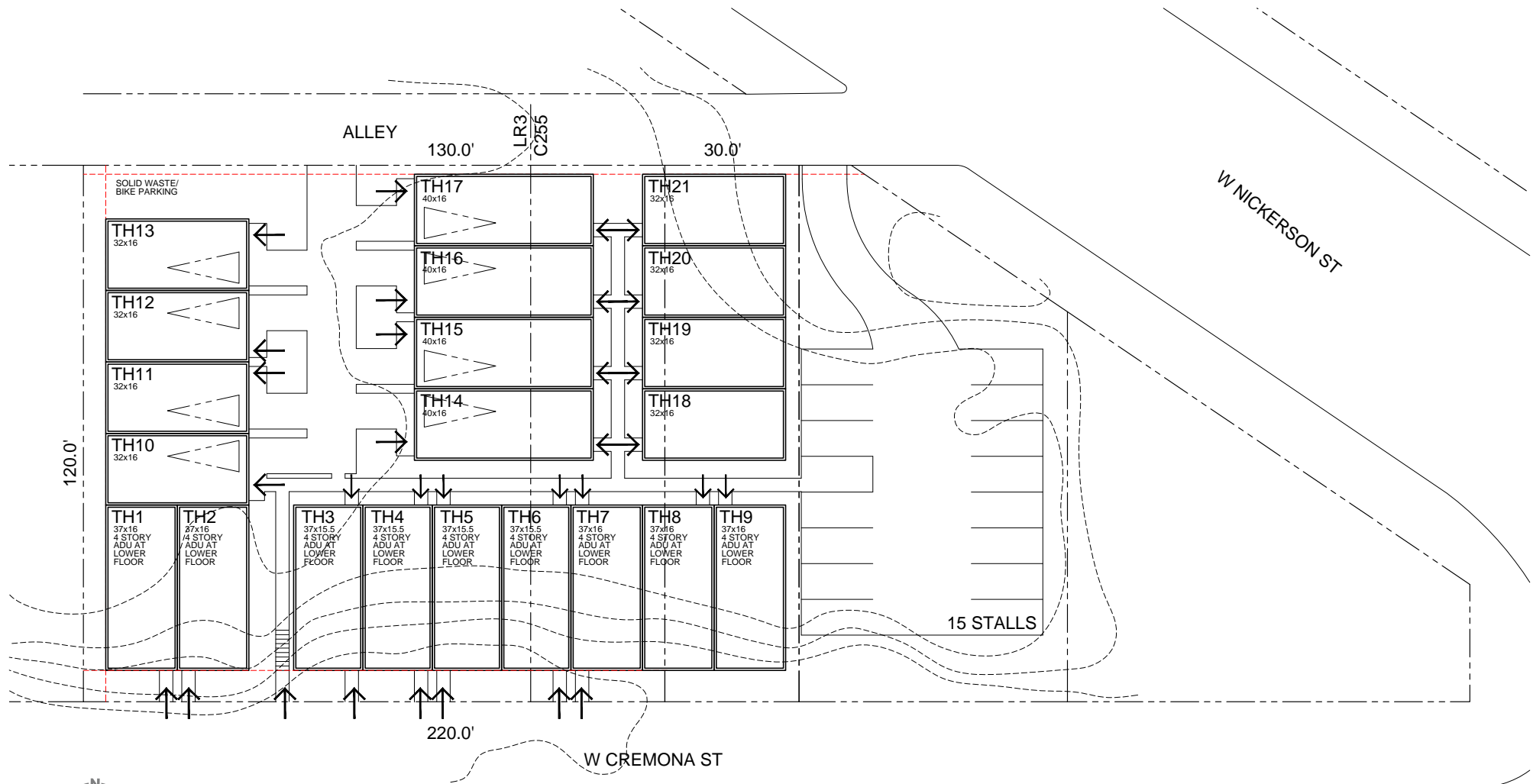
Property boundaries and buffers are approximate and for demonstration purposes only.

Conceptual Site Plan - Option 3 (buyer to verify)



- Potential for 21 TH units*, Units 1-9 have lower level ADUs (29 total units)
- Potential for parking: 8 units with single car garage, 15 surface parking stalls

* May require conditional use permit for units on C255 zoned portion



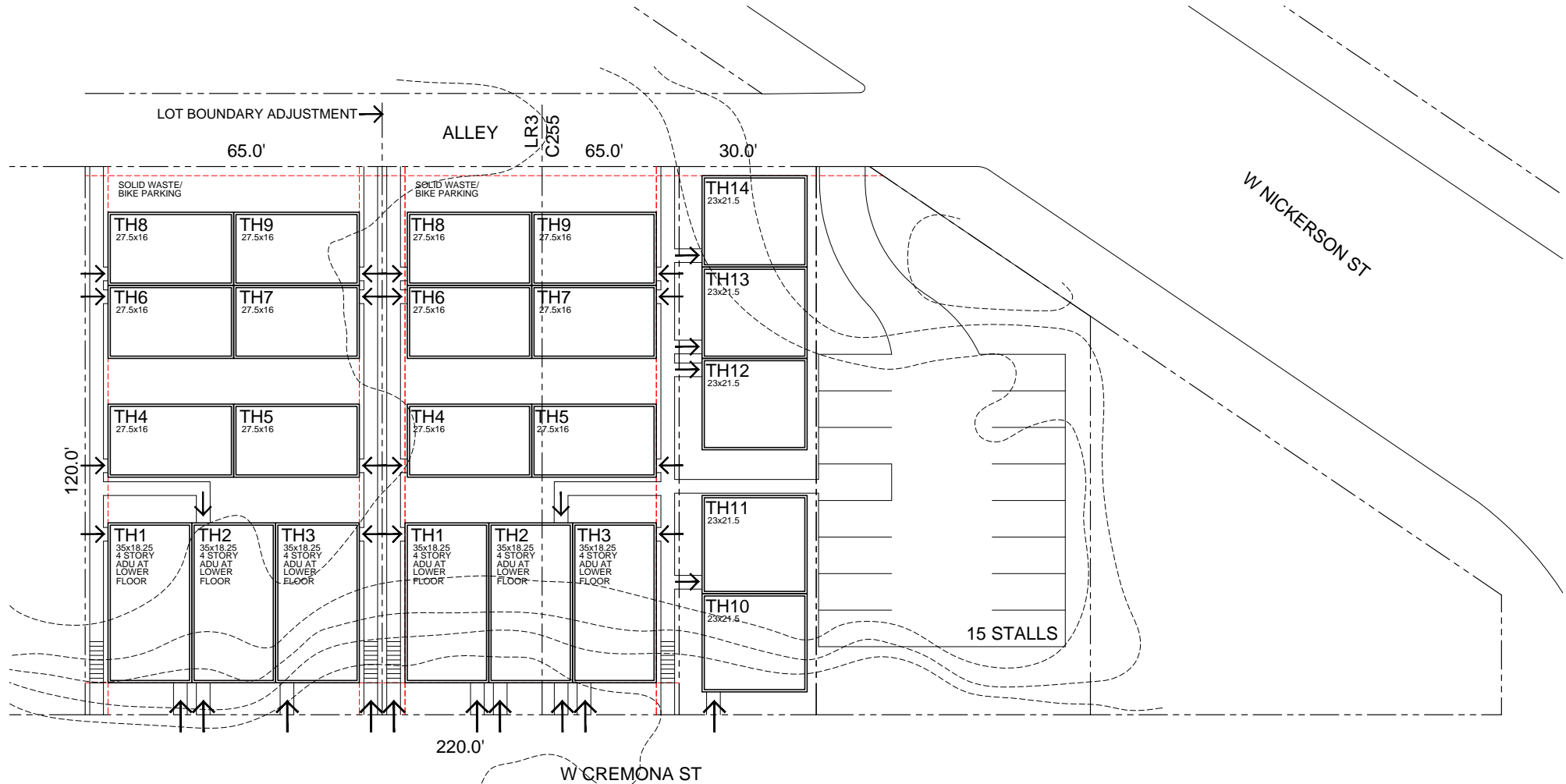
Property boundaries and buffers are approximate and for demonstration purposes only.

Conceptual Site Plan - Option 4 (buyer to verify)



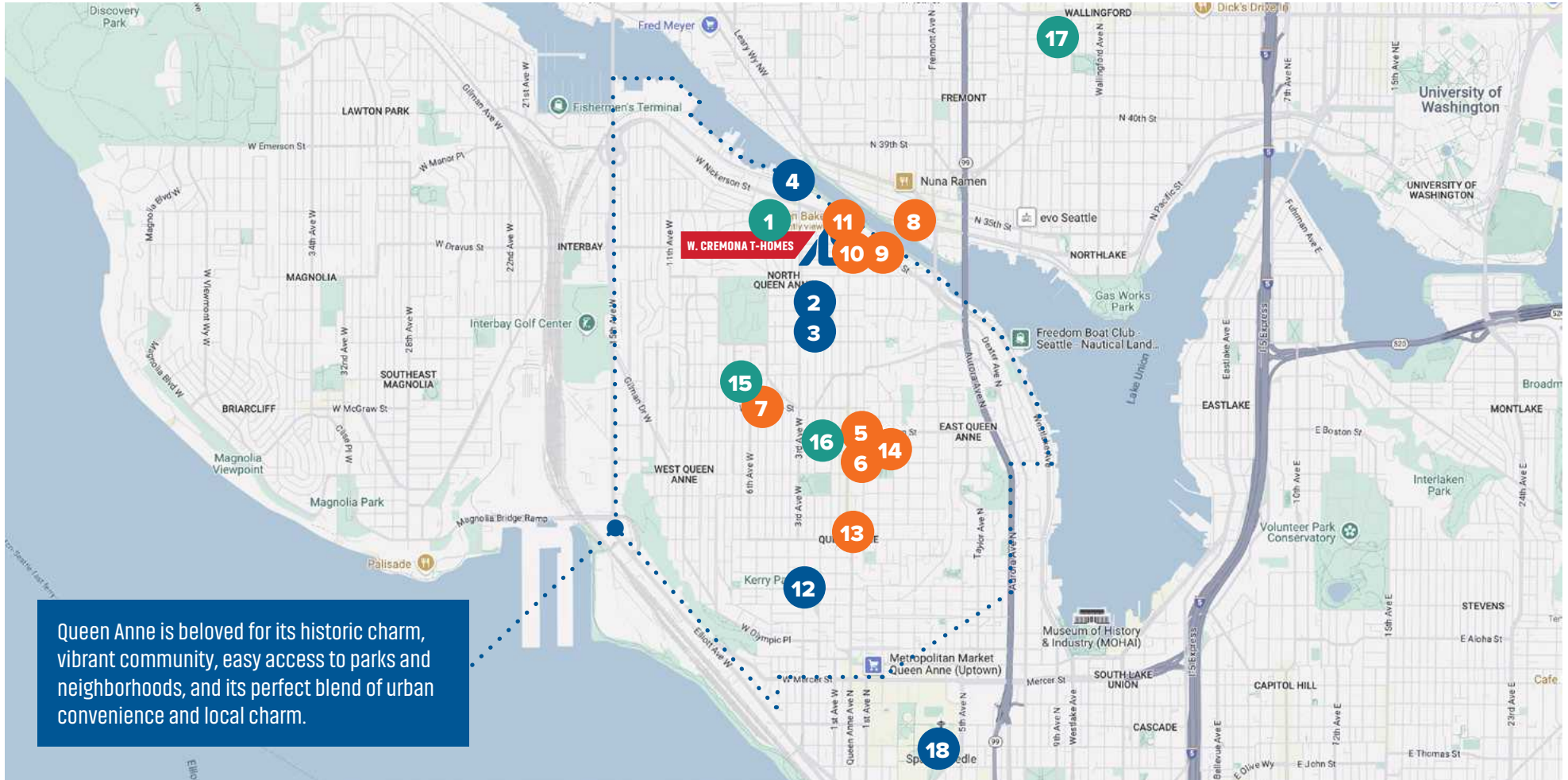
- Potential for 23 TH units*, 6 with ADUs (29 total units)
- Potential for parking: approx. 15 surface parking stalls, serving E parcel (LBA) units

* May require conditional use permit for units on C255 zoned portion



Property boundaries and buffers are approximate and for demonstration purposes only.

Area Amenities



- | | | |
|-------------------------------|---------------------|---------------------------------|
| 1. Seattle Pacific University | 7. Ken's Market | 13. 5 Spot |
| 2. Queen Anne Bowl Playfield | 8. PCC Market | 14. How to Cook a Wolf |
| 3. David Rodgers Park | 9. 206 Burger Co. | 15. Coe Elementary School |
| 4. West Ewing Mini Park | 10. Two Kick Coffee | 16. McClure Middle School |
| 5. Safeway | 11. Byen Bakeri | 17. Lincoln High School |
| 6. Trader Joe's | 12. Kerry Park | 18. Seattle Center/Space Needle |

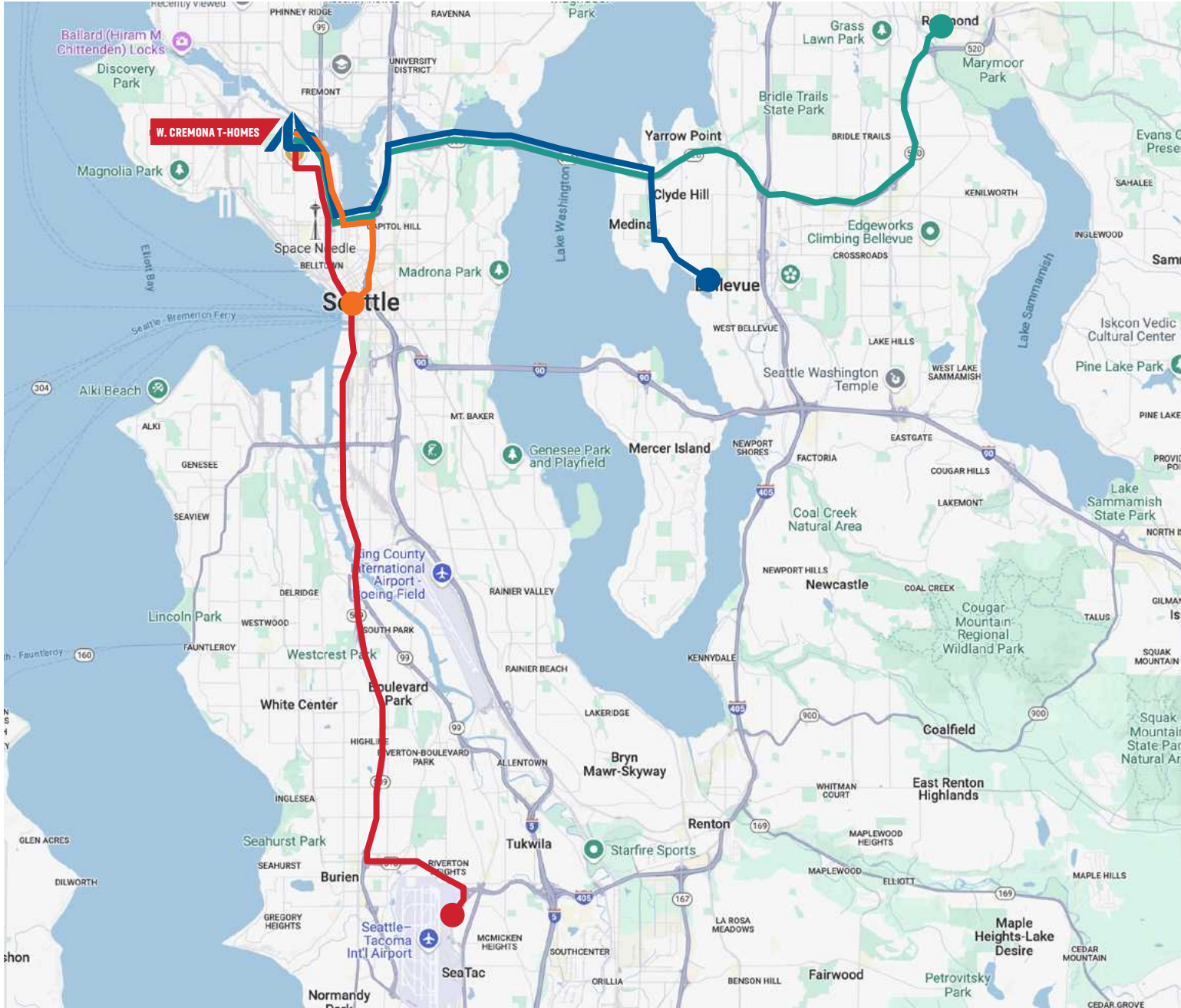
- Park/Attraction
- School
- Shopping/Dining

Area Amenities





Drive Times



DOWNTOWN SEATTLE
15 MINUTES



DOWNTOWN BELLEVUE
25 MINUTES



SEA-TAC INTERNATIONAL
25 MINUTES



DOWNTOWN REDMOND
30 MINUTES



Our Team

Located in Redmond, the Washington Division of Land Advisors Organization covers residential and mixed-use land activity throughout Washington State. We serve a client base inclusive of land developers, homebuilders, investors, trusted advisors, mixed-use land sellers and developers, and private estate owners. Our team of experienced, trusted advisors/brokers provides our clients with specialized land-focused market knowledge, marketing, and transaction management. Providing an expanded service offering that includes resort and hospitality experience, a capital advisory group, deep market insight and research, and cutting-edge technology, we measure our success by the satisfaction of those we do business with—one transaction at a time.



SCOTT CAMERON

CO-FOUNDING PRINCIPAL

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As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his twenty-five years of experience in the real estate industry as a trusted advisor and broker to a wide array of valued clients including publicly traded and private homebuilders, developers, investors, financial private parties and master planned community & resort developers.

Scott began his career with East West Partners where he served as a sales consultant and marketing director for master planned community sales. He then became a founding partner in The Lakemont Company, an East West Partners Company. Scott later co-founded Coldwell Banker Bain New Homes and was an executive with Bennett Homes before launching the Cameron Real Estate Group in 2003, which transitioned into the Cameron Land Group in partnership with Wes Falkenberg.

Scott is a licensed Washington real estate broker and earned his Bachelor's Degree in Business Administration from the University of Notre Dame. Scott is a member of the Master Builders Association of King and Snohomish Counties and an active supporter of several community non-profits.



MATHIS JESSEN

BROKER

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Mathis has valuable experience in urban and suburban infill/redevelopment as well as rural development, recreation, resource and conservation land transactions. He has consistently built successful property assemblages by working closely with buyers and sellers to facilitate smooth transactions. His expansive knowledge of the local land market has been attained through years of analyzing and valuing hundreds of acres of land. As each property has its unique challenges and opportunities, Mathis works closely with his LAO team members and trusted advisors to best serve his clients.

A German native, Mathis earned his degree in Communications and Geography from the University of Washington. While studying at UW, Mathis won national championship titles and served as co-captain on the rowing team. Before joining Land Advisors Organization, he helped build a rowing club in New York and served as the assistant rowing coach at Boston University. Mathis' international and athletic background has taught him about teamwork, grit and problem solving which are key components of every successful land transaction he is involved in.



RICHARD OBERNESSER

BROKER

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Richard brings 25 years of real estate experience as a developer and homebuilding executive to the land sales arena. He supports landowners through value creation and a builder's perspective on how to unlock a property's full potential. His senior leadership roles with public and private builders—including Pulte Homes (AZ), Shea Homes (WA), and BDR Holdings (WA)—give him deep insight into operational, financial, and market strategies across diverse regions, asset classes, and product types.

A licensed Washington broker and certified executive coach (CTI, PCC), Richard holds a finance degree from the University of North Texas. He has served on both corporate and nonprofit boards, including as President of Eastside Catholic School's Board of Trustees. He and his wife frequently lead retreats for individuals and couples across several states, focusing on personal growth, communication, and connection. Richard is a rare blend of strategist, coach, and operator—bringing clarity, experience, and execution to every land transaction he supports.



DOUG LORENZ

BROKER

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A lifelong resident of Washington state, Doug pursued his education at Montana State University, where he studied Business Management. With a passion for the land acquisition industry, Doug has been fortunate to be surrounded by inspiring individuals who have played a pivotal role in shaping his professional trajectory. Doug's experiences have not only grounded him in the Pacific Northwest but have also provided him with a diverse perspective on the intricacies of the land acquisition field. As he continues to grow and contribute to this dynamic industry, he remains dedicated to making a positive impact on the world around himself.

It's not difficult to see why Washington is his home. When he isn't working, he loves to play golf, ski in the cascades, and enjoy the outdoors with his friends and family.



| Who Is Land Advisors Organization?

LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & home builders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.



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