

**Seattle CBD**

250,000 Jobs • 16 Minutes

**Bellevue CBD**

149,000 Jobs • 14 Minutes



**Coal Creek Village**  
Shopping Center



**Newcastle**  
DEVELOPMENT SITE

Yea's Wok

DIY Tea Lab

The Coalman Grill

Newcastle Way

Coal Creek Pkwy SE



**Newcastle**  
DEVELOPMENT SITE

Rare Townhome Development Opportunity  
Located in Desirable Newcastle, WA

**27,635 SF • DT W/ CBC OVERLAY ZONING**

12901 NEWCASTLE WAY, NEWCASTLE, WA

**CBRE**

## THE OFFERING

# Rare Townhome Development Opportunity Located in Desirable Newcastle, WA

CBRE is pleased to exclusively offer to the market the Newcastle Development Site, a **rare 27,635 square foot development opportunity located in the city of Newcastle just outside of Bellevue, Washington**. While the zoning is flexible and would allow the future purchaser the opportunity to permit the parcel to their specific needs, the current owner has put together a detailed site plan and feasibility study.

**The site plan consists of 27 townhome units averaging 1,680 square feet each, over a parking garage comprised of 33 stalls and one 4,500 square-foot retail storefront.**

With the area's strong housing demand, purchasing a home for under one million dollars in the surrounding neighborhood is challenging. **The market directly surrounding the site is one of the best in the nation, creating the perfect opportunity for a developer to invest in this townhome layout and provide options for those who want to own in the area.**



Project Rendering



Cougar Mountain Regional  
Wildland Park | 5-Min Drive



The Golf Club  
at Newcastle  
5-Min Drive



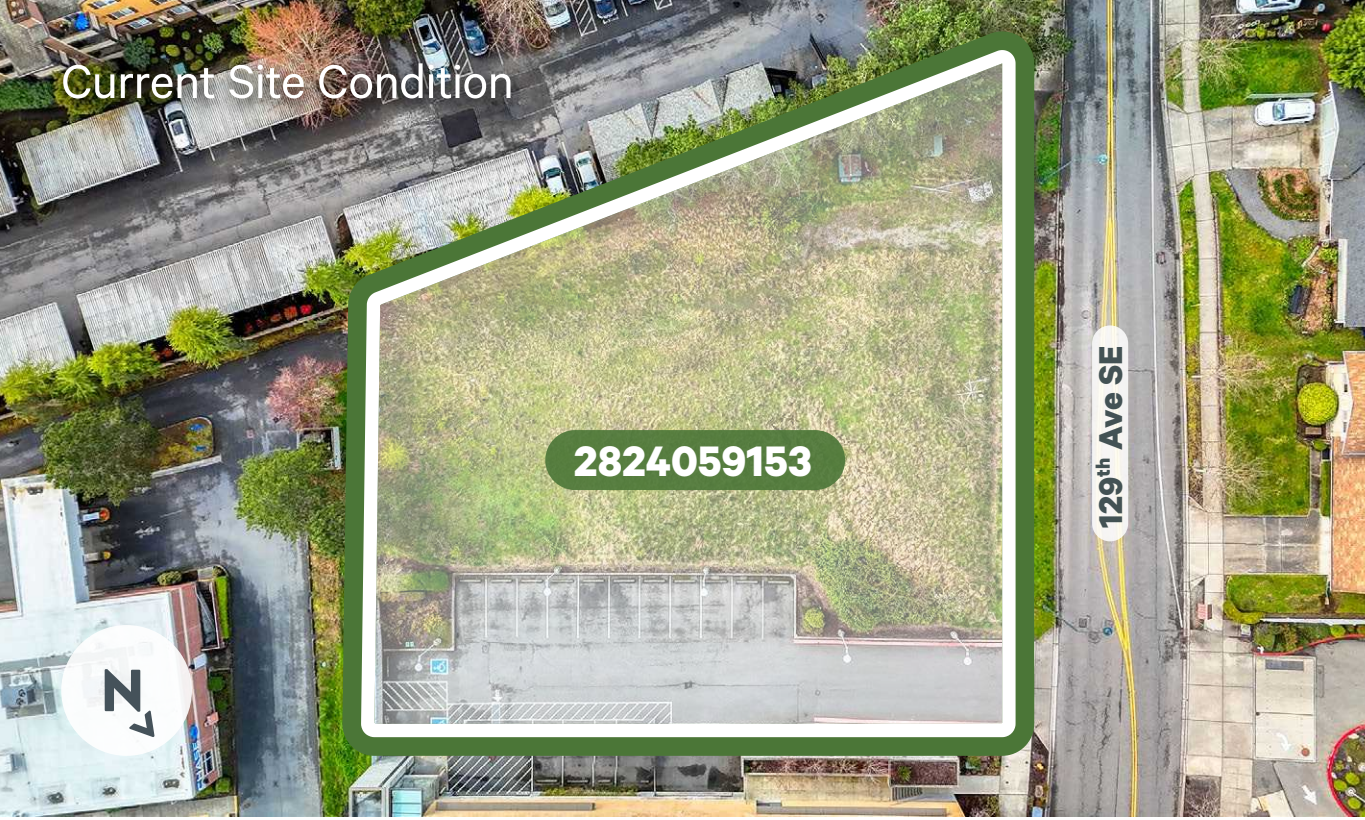
Coal Creek Village  
2-Min Walk



Downtown Bellevue  
14-Min Drive

Newcastle | 2  
DEVELOPMENT SITE

Current Site Condition



# Site Overview

## PROPERTY SUMMARY

**Address** 12901 Newcastle Way, Newcastle, WA 98056

**Price** Call for Price

**Lot Size (SF)** 27,653 SF

**Lot Size (Acres)** 0.63 Acres

**Proposed Townhouse  
Condos + Retail** 28 (27 + 1)

**Total Proposed  
Parking Spaces** 41 (33 covered + open)  
excluding library parking

**Townhomes (SF)** 45,398 SF

**Total SF** 57,730 SF

**Parcel** 282405-9153

**FAR** 2.5:1

**Current Zoning** DT with CBC Overlay

Project Rendering





### Downtown Seattle

620,000 Jobs • 16-Min Drive

amazon

50,000 Jobs  
World HQ

Meta

DocuSign

REDFIN

Zillow

Expedia

NORDSTROM

48,000 Students

W  
UNIVERSITY of  
WASHINGTON

SEA  
Seattle-Tacoma  
International  
Airport

19,000 Jobs • 16-Min Drive

Newcastle  
DEVELOPMENT SITE

### Renton

62,000 Jobs • 14-Min Drive

BOEING PACCAR

### Bellevue

149,000 Jobs • 14-Min Drive

amazon

25,000 Jobs  
by 2025

Meta

CONCUR

Microsoft

OVERLAKE

Expedia

T-Mobile

Google

### Kirkland

90,000 Jobs • 16-Min Drive

Microsoft  
World HQ

57,100 Jobs • 16 Min

### Redmond

90,000 Jobs • 18-Min Drive

SPACEX

amazon

Meta

Nintendo

SeattleGenetics

PHILIPS

### Bothell

25,000 Jobs • 20-Min Drive



### Woodinville

140+ Wineries & Breweries • 20 Minutes

SPRING DISTRICT

TOTEM LAKE

SAMMAMISH

Microsoft

### Downtown Issaquah

40+ Restaurants / Shops / Breweries • 16 Minutes

COSTCO  
WHOLESALE  
World HQ

# Newcastle Location Checks All the Boxes

SEAMLESS COMMUTE TO MAJOR EMPLOYERS &  
SMALL-TOWN FEELING WITH URBAN AMENITIES

# Newcastle

## DEVELOPMENT SITE

### PNW MULTIFAMILY INVESTMENT SALES TEAM

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