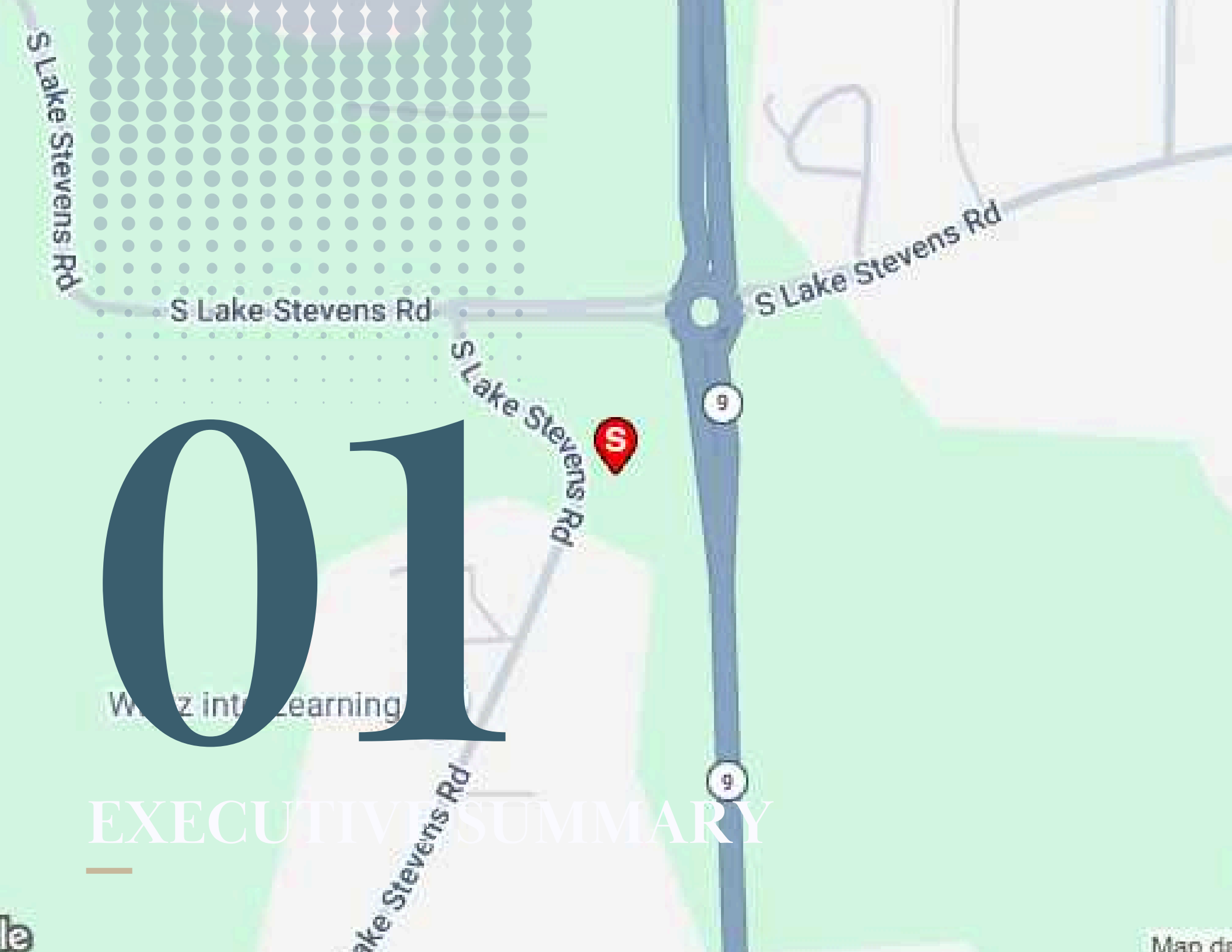




SOUTH LAKE STEVENS DEVELOPMENT

01

EXECUTIVE SUMMARY



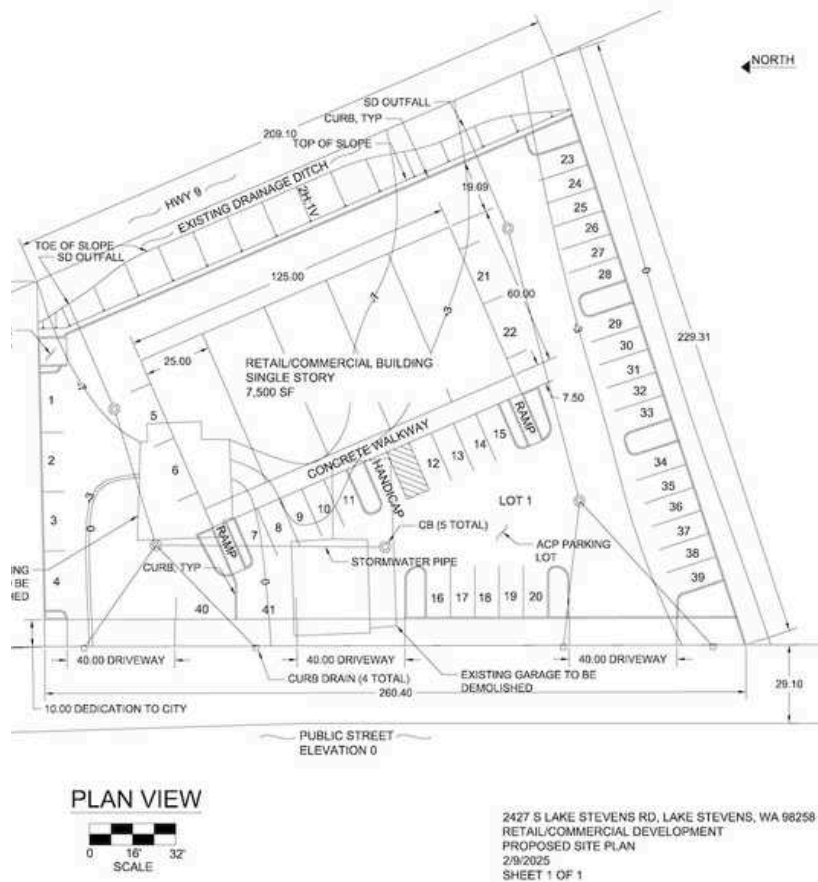
W...z Intro Learning

SOUTH LAKE STEVENS



SOUTH LAKE STEVENS 1 ACRE PARCEL DEVELOPMENT





This site presents a compelling opportunity for a developer to deliver new neighborhood retail in one of the fastest growing areas of South Lake Stevens. Preliminary concept drawings illustrate the potential for a 7,500 square foot multi tenant retail building designed to serve the expanding residential population and surrounding commercial activity.

Located near the Lake Stevens Costco and within a rapidly developing retail corridor, the property benefits from strong traffic patterns and increasing consumer demand for services, dining, and neighborhood retail. The concept envisions a multi suite retail building that could accommodate a variety of tenants such as restaurants, service based businesses, medical or professional offices, boutique retail, and other neighborhood serving uses.

South Lake Stevens has experienced strong population growth and rising home values, creating a favorable environment for new retail development that serves the growing local customer base. The proposed multi-tenant concept allows flexibility in leasing strategy while providing the potential to create a stable income-producing asset in a high-demand submarket. The preliminary drawings provide a starting point for the development vision and illustrate the potential scale and layout for the site. Developers have the opportunity to refine the concept and capitalize on the continued growth and momentum in the South Lake Stevens market.

Buyer to verify all development potential, zoning uses, and site feasibility to their own satisfaction.

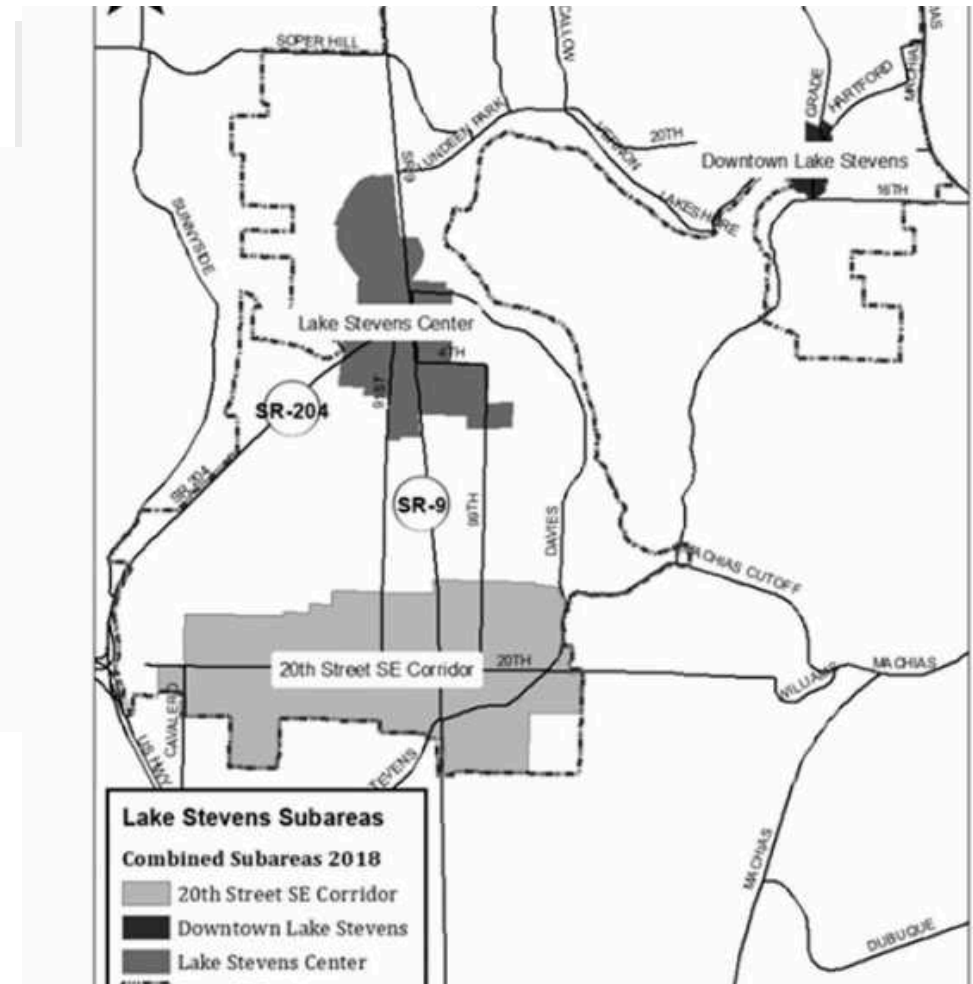


ZONING

- (b) **Commercial District (CD).** The purpose of this district is to accommodate the high-intensity retail needs of the community and regional market by attracting a mix of large to small format retail stores and restaurants to create a vibrant and unified regional shopping center. Transportation accessibility, exposure to highways and arterials with adequate public services and traffic capacity characterize this district.

USES

- (1) **Principal Uses.**
- (i) Accommodation services;
 - (ii) Arts and entertainment;
 - (iii) Food services;
 - (iv) Retail trade; and
 - (v) Transit-oriented development (including transit facilities/stops).



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EXECUTIVE SUMMARY

Positioned in the heart of South Lake Stevens, just across from Costco. This 1 Acre parcel is ready for prime commercial development. Recently, the property was zoned in the City of Lake Stevens as CD (Commercial District), which has various uses. The property also benefits from high visibility, strong consumer activity, and continued residential expansion in the surrounding neighborhoods. The central location provides convenient access to key arterials, making it an ideal setting for a wide range of opportunities.

AT A GLANCE

Price: \$ 1,149,950

Parking: ---

Property Type: Vacant
Land/ Retail

Total Units: ---

Current Use: Residential
Property

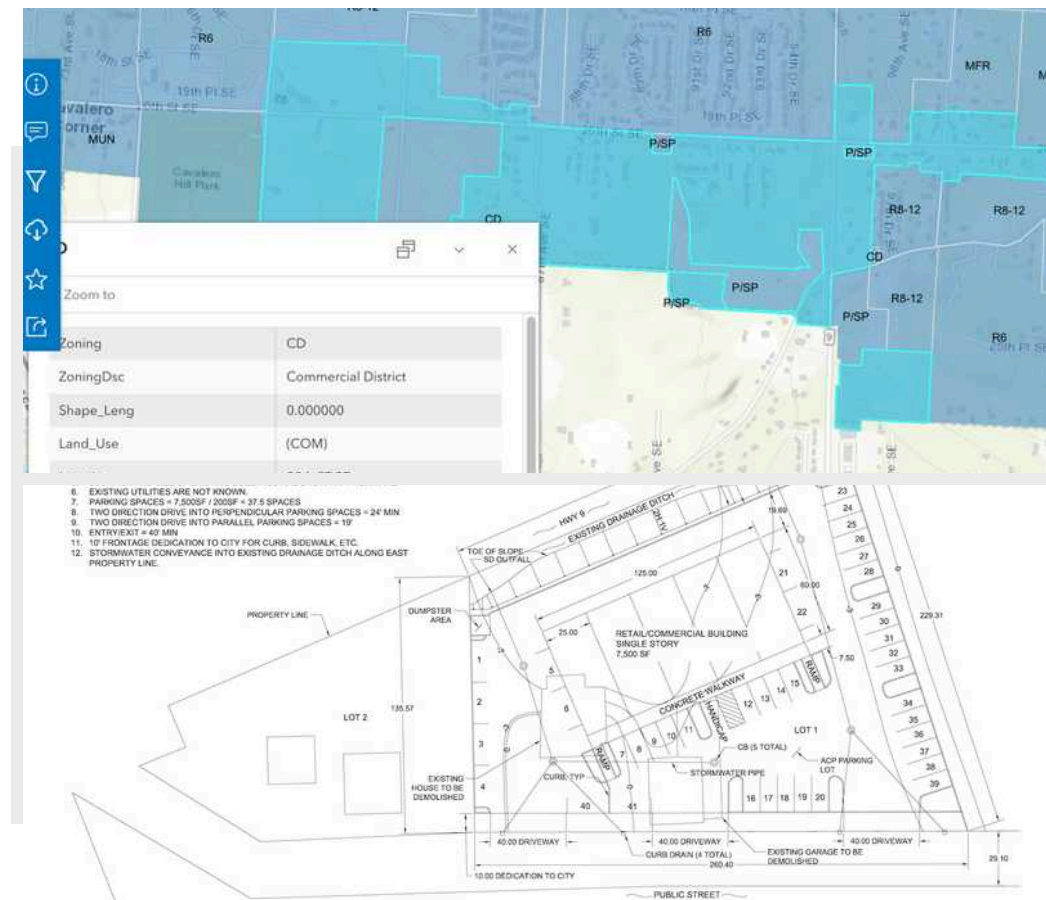
Property Size: 6,332 SF

Year Built: 1921

Lot Size: .40 / acre

Cap Rate: Call for details

Vacancy: ---



ZACH HENSRUDE

President

REMAX Elite Commercial

Direct: (425) 770-9621

Zach@REMAXEliteBrokers.com



www.remaxcommercial.com

Offering Memorandum Disclaimer

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This material is provided for informational purposes only and does not constitute an offer to sell or a solicitation to buy the property. Prospective purchasers are advised to conduct their own independent investigation and due diligence regarding the property, including but not limited to zoning, permitted uses, development potential, site conditions, utilities, environmental matters, financial projections, and all other factors that may affect the property's value or suitability for a buyer's intended use.

Any conceptual drawings, site plans, development scenarios, or other illustrations included in this memorandum are for marketing and illustrative purposes only and may not represent approved plans or guaranteed development potential.

All property information, including square footage, zoning, and development possibilities, should be independently verified by prospective purchasers and their advisors. Buyers are strongly encouraged to consult with qualified professionals, including architects, engineers, attorneys, and city planning officials.

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