

# Summit View Village

Multifamily Building Site for Sale

Realogics | Sotheby's  
INTERNATIONAL REALTY



Address: 8683 Benson Rd, Lynden, WA

- **Parcel #:**  
4003184772500000
- **Site Area:**  
9.0 Acres
- **Zoning:**  
RM-3 Multifamily
- **Frontage:**  
152 feet along Benson Rd.
- **Utilities:**  
Adjacent to property on Benson
- **Topography:**  
Flat

## Attention Developers!

### Project Overview

This offering presents a unique chance to acquire a fully permitted, nine-acre, 76-unit townhome development located in Lynden, Washington. The project is specifically designed to feature large, three or four-bedroom units, each with an attached garage. This development is strategically positioned to address the robust demand for quality housing in North Whatcom County.



## **Development Details**

The development consists of 17 buildings, which can be configured in a variety of layouts including 4-plex, 5-plex, or 6-plex designs. This flexible arrangement enables the potential for up to 102 units, offering adaptability for different investment strategies and buyer preferences.

## **Permits and Construction Timeline**

All necessary permits for infrastructure construction have been secured, allowing for immediate commencement of construction. Buyers are expected to submit their preferred townhome designs for approval, after which building permits will be issued. There is no entitlement timeline risk, ensuring a streamlined transition from acquisition to development. Buyer may also create condo legal lots for each building if wanting to divide site plan.

## **Location and Amenities**

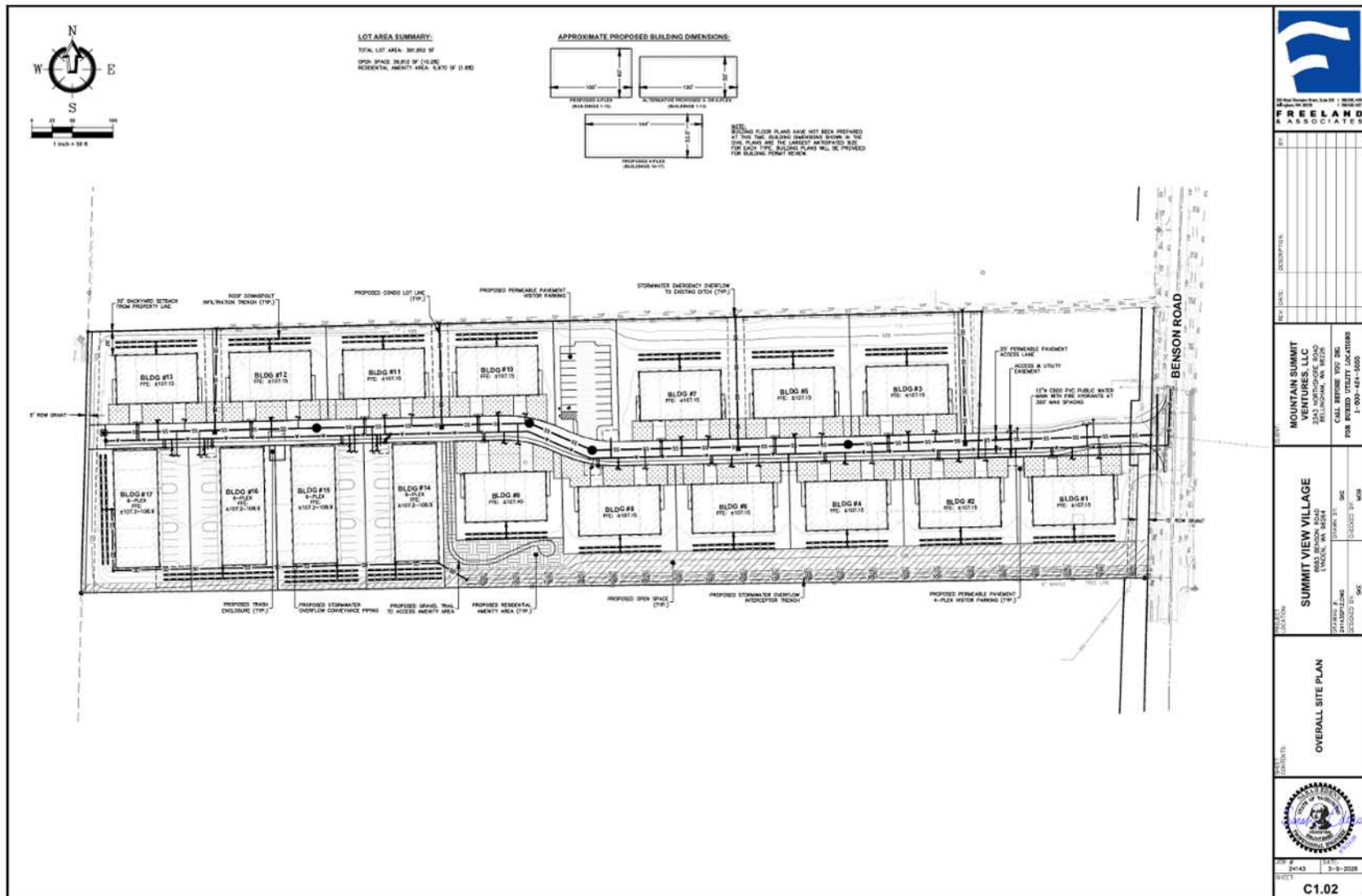
The development is ideally situated adjacent to the planned 40-acre Benson Park to the north and is within a mile of local public schools. Residents will benefit from picturesque views of Mount Baker and the Canadian Cascades. The site's proximity to the ocean, mountains, and lakes offers exceptional recreational opportunities.

## **Investment Suitability**

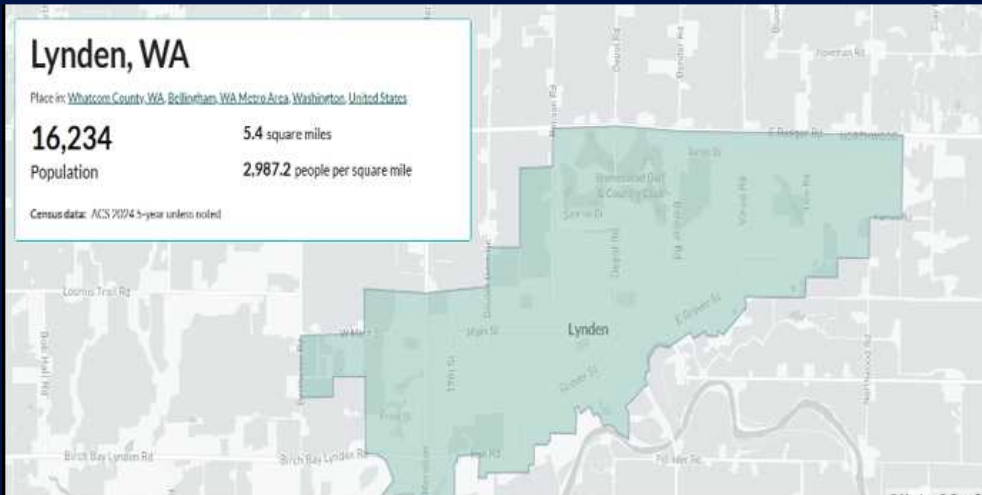
With a manageable project size, this opportunity is well-suited for regional developers and private capital investors seeking a high-quality housing development in a desirable location.

# Permit Details

- Civil engineering plans approved by the city of Lynden-Wetland, Stormwater, Road infrastructure, Sewer, Water, etc.
- SEPA approved by city of Lynden
- PSE design complete mid April
- City easements completed
- Buyer to supply building permits for vertical construction



# Market Area - Lynden, WA



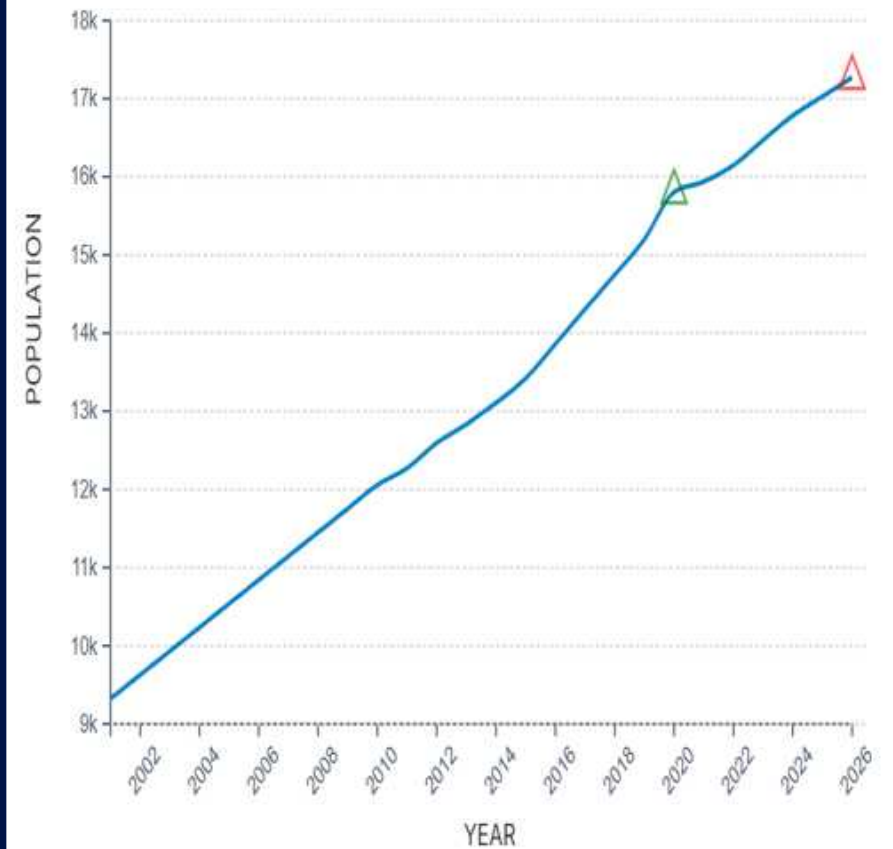
- Steady Population growth
- Low Vacancy rates
- 10 City Parks
- 9 schools
- Lower Crime than national average
- Major agricultural area
- 20-minute commute to Bellingham City
- One hour to Mount Baker
- Proximity to Canadian border
- Family oriented

## Lynden Population

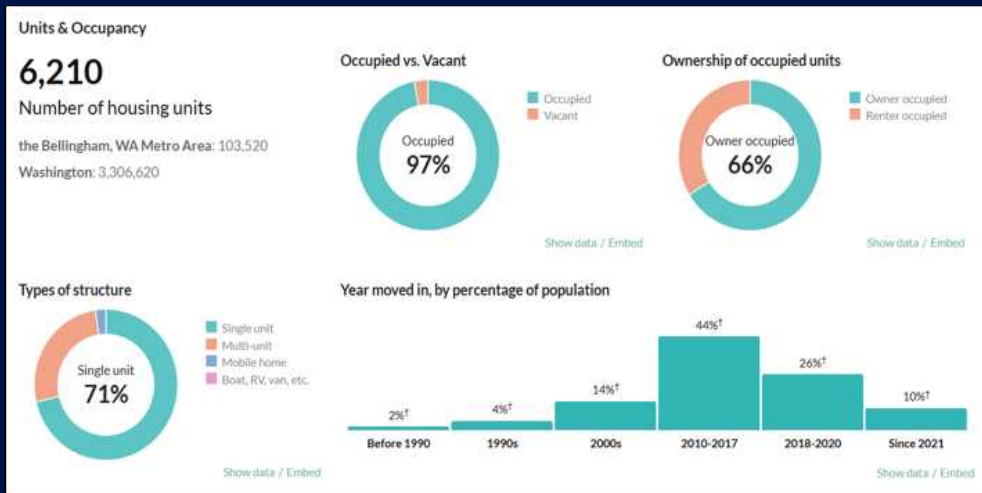
Data after 2023 is projected based on recent change



All 10Y 25Y 50Y



△ Live Population △ Last Census Population



# Examples: 3 & 4 Bedroom Townhome Designs



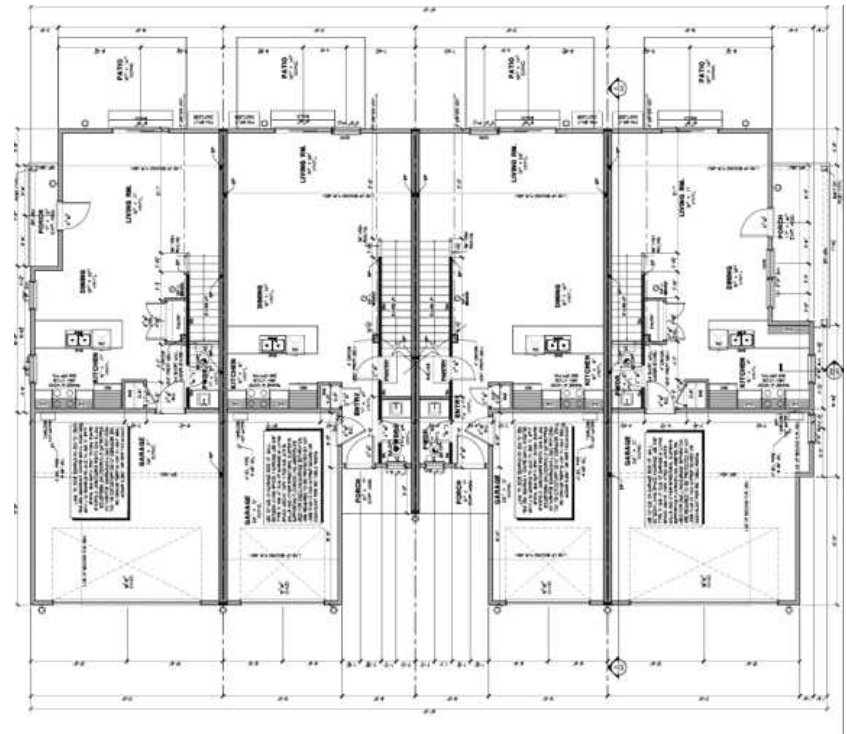
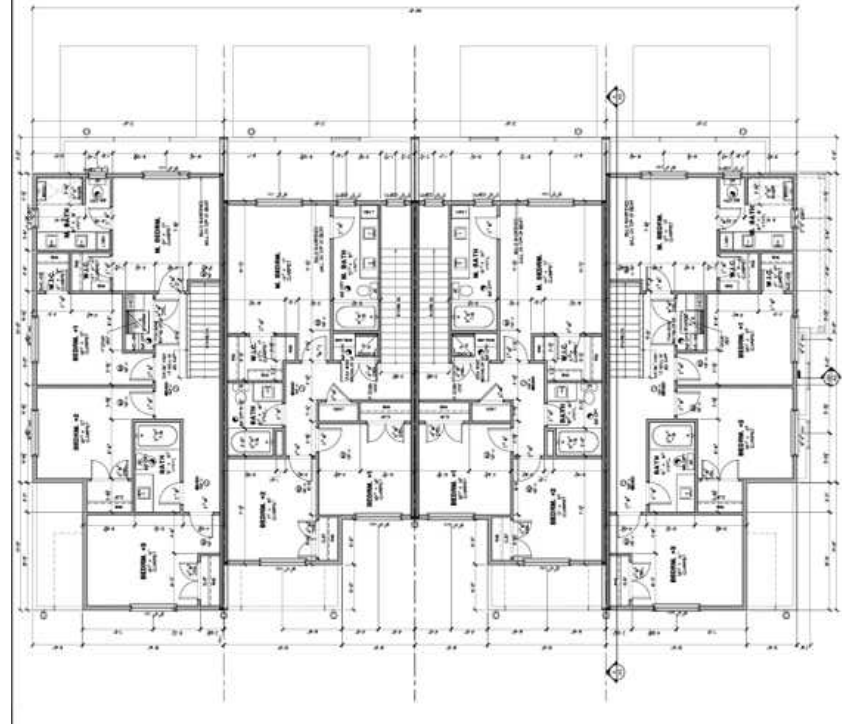
**WEST ELEVATION**

SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



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