

Mount Rainier

Downtown Seattle

Lake Washington

Nile Shrine
Golf Course

TERRACE STATION
426 APARTMENTS
74,000 SF OF RETAIL

LINK LIGHT RAIL
MOUNTLAKE TERRACE STATION

236TH ST SW

INTERSTATE
5

TO SEATTLE
TO LYNNWOOD



FOR SALE
TC-1 ZONED for up to 6-12 Stories*

+/- 85,082 sf / 1.95 acre
MOUNTLAKE TERRACE

LIGHT RAIL ADJACENT DEVELOPMENT ASSEMBLAGE

Mountlake Terrace
Library

Mountlake Terrace
Police Station

potentially available parcel
potentially available parcel
potentially available parcel

potentially available parcel

potentially available parcel
potentially available parcel

For Sale | Best Offer

9 Single-Family Parcels located between 232nd St SW and 233rd Place SW west of 60th Ave W | Mountlake Terrace, WA 98043

*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>

WCCR
West Coast Commercial Realty

Tiffini Connell
(206) 283-5212

Windermere
REAL ESTATE
WINDERMERE REAL ESTATE - NORTH, INC.

Cori Whitaker
(206) 795-4361



MOUNTLAKE TERRACE DEVELOPMENT SITE

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**VETERANS
MEMORIAL PARK**

**LINK LIGHT RAIL
MOUNTLAKE TERRACE STATION**

**PARKING
600 VEHICLES**



**188,997
VEHICLES PER DAY**

236TH ST SW

West Coast Commercial Realty and Windermere Real Estate / North are pleased to present this unique 9-parcel development assemblage in Mountlake Terrace's Town Center Zoning District 1, directly north of the new Sound Transit Lite Rail Station at I-5 and 236th St SW. This 8.5 mile section will link Mountlake Terrace with Seattle, SeaTac, Lynnwood, Mercer Island and Bellevue.



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www.wccommercialrealty.com

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Cori Whitaker
(206) 795-4361
coriwhitaker@windermere.com

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The assemblage is comprised of nine single-family home owners who are cooperating with each other for marketing purposes to bring this 85,082 SF of land, zoned TC-1, to the market. As part of the Town Center Subarea Plan, the City of Mountlake Terrace is planning a pedestrian connection through Veteran's Memorial Park starting at the entrance to the assemblage leading to the Light Rail Station.

The opportunity to purchase nine single-family homes in a prime development corridor, all cooperating with each other, is highly unique. Call today for more details!

*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>



MOUNTLAKE LIGHT RAIL STATION



Trains run every **4 - 6 minutes** during peak hours



11 minutes to University of Washington

28 minutes to Downtown Seattle



Daily ridership is expected to be **47,000 - 55,000** by 2026



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MOUNTLAKE TERRACE DEVELOPMENT SITE

Sound Transit is building the most ambitious transit expansion in the country. The Mountlake Terrace station will be connected to -

- Bellevue/Redmond (2025)
- Federal Way/Kent/Des Moines (2026)
- West Seattle (2032)
- Tacoma (2035)
- Everett (2037)
- Ballard (2039)
- Kirkland/Issaquah (2044)



Legend	
Link Light Rail	
Souder	
Bus Rapid Transit	
ST Express	



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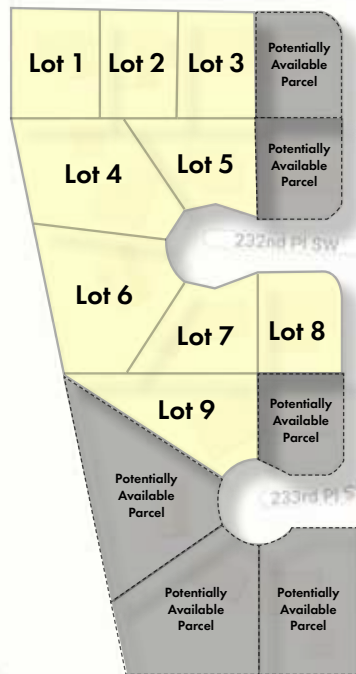
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City Hall and Civic Campus

WALKING PATH TO THE NORTH END OF THE LIGHT RAIL STATION

Veteran's Memorial Park



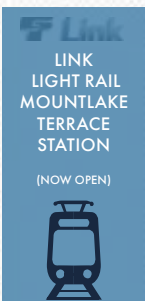
Courtesy of Sound Transit



85,082 +/-

transit oriented development site

- Lot 1: 6102 232nd St SW, Mountlake Terrace, WA 98043
- Lot 2: 6006 232nd St SW, Mountlake Terrace, WA 98043
- Lot 3: 6004 232nd St SW, Mountlake Terrace, WA 98043
- Lot 4: 6005 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 5: 6003 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 6: 6006 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 7: 6004 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 8: 6002 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 9: 6003 233rd Pl SW, Mountlake Terrace, WA 98043



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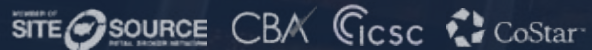
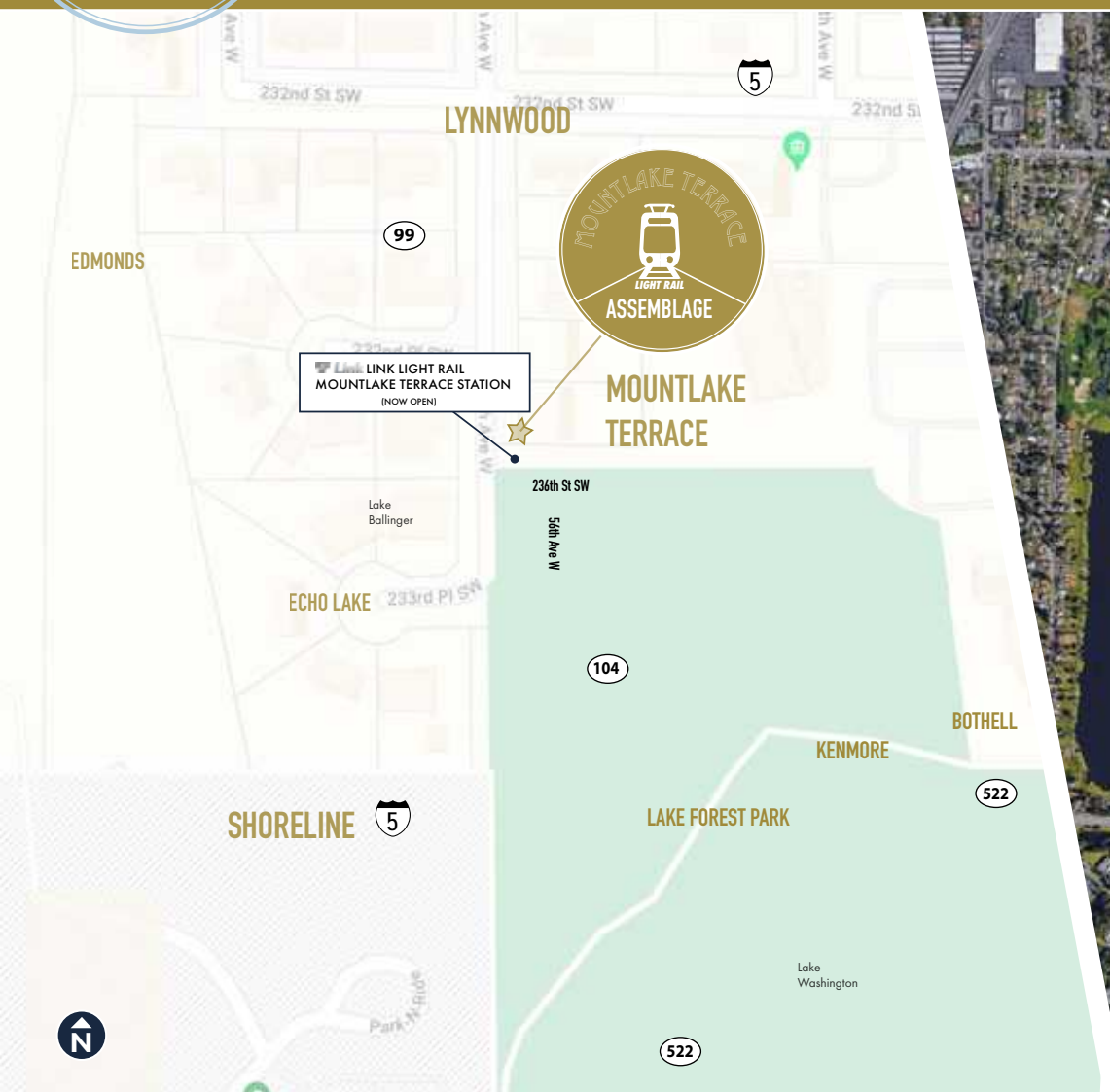
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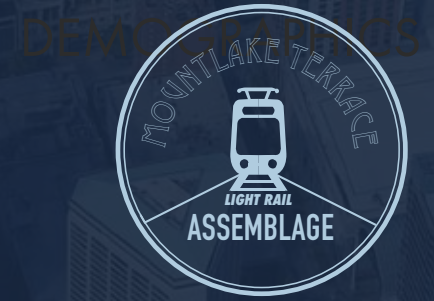
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TOTAL POPULATION

1-Mile: 14,820
 3-Mile: 146,043
 5-Mile: 324,465



TOTAL EMPLOYEES

1-Mile: 4,050
 3-Mile: 46,002
 5-Mile: 91,515



AVERAGE HOUSEHOLD INCOME

1-Mile: \$95,625
 3-Mile: \$112,698
 5-Mile: \$116,931



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