



9325 NE 175th St
072605-9283

NE 175th Street

93rd Ave NE

9327 NE 175th St
072605-9093

For Sale

Development Opportunity

9325 NE 175th St & 9327 NE 175th St, Bothell WA 98011

37,095 SF of R-M2 Zoned Land

- Rare infill development opportunity in a rapidly growing Bothell submarket
- Immediate access to SR-522, Seattle and regional Eastside
- Award-winning North Shore School District
- Minutes from Bothell, Woodinville and Kirkland employment hubs

Address	9325 NE 175th St	9327 NE 175th St	Total
Parcel	072605-9283	072605-9093	-
Land SF	7,650	29,445	37,095
Acres	0.18	0.68	0.86
Zoning	R-M2	R-M2	R-M2
2025 Taxes	\$6,668.26	\$12,289.28	\$18,957.54

Contact Us

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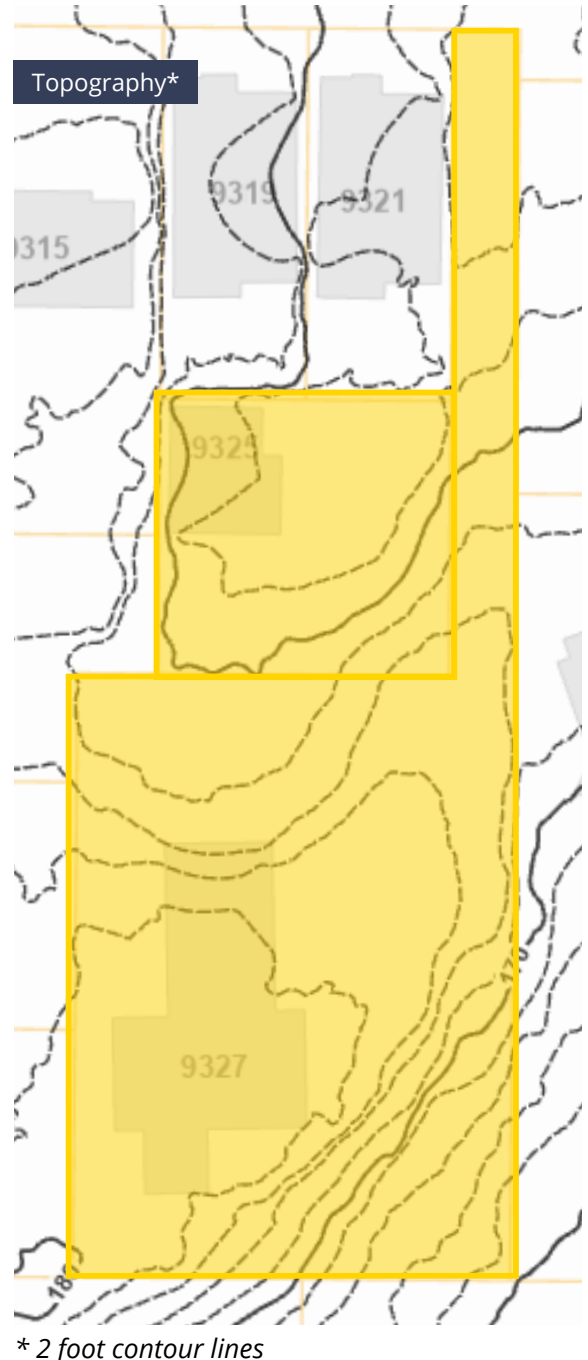
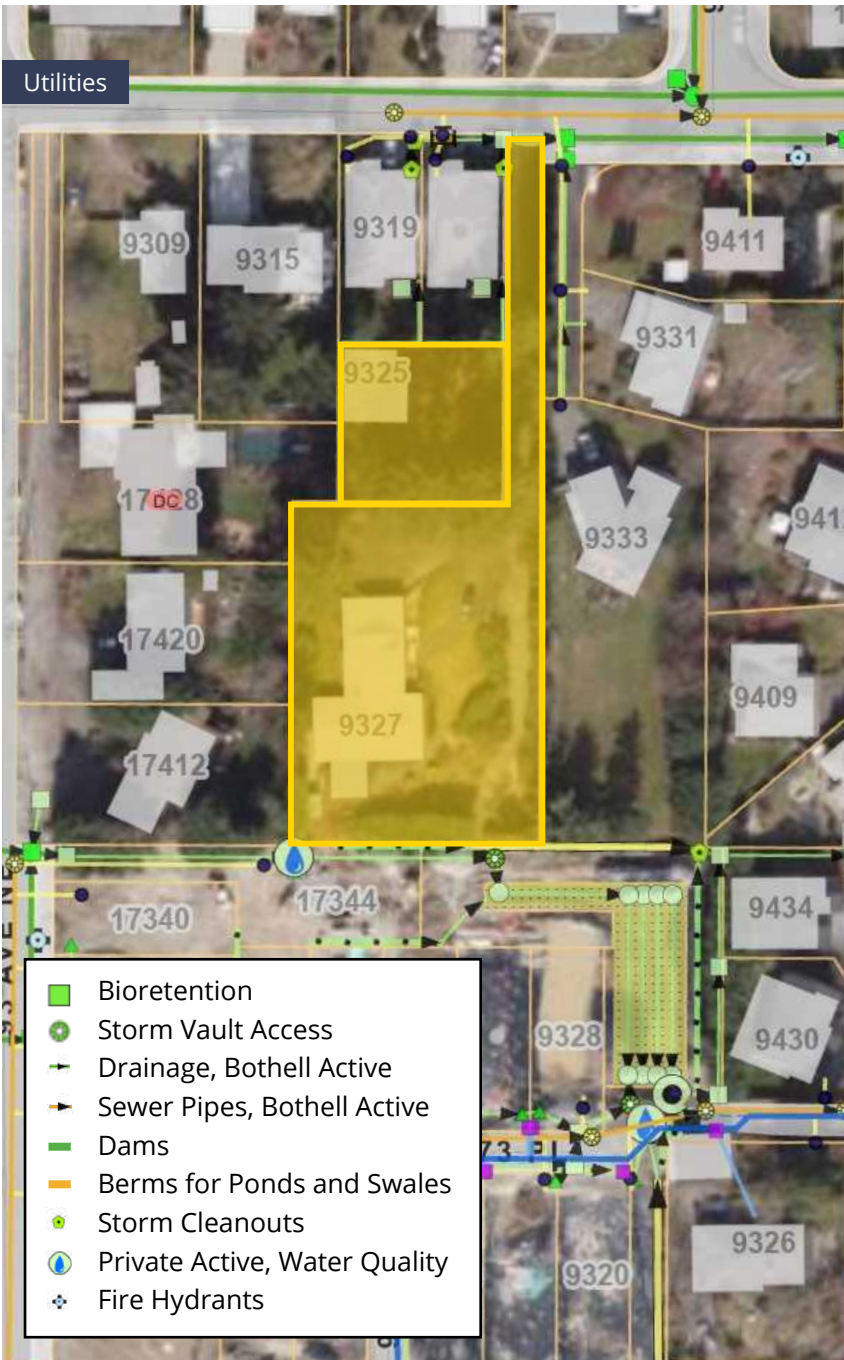
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Bothell Urban Medium Density Residential (R-M2) is a medium-density district designed to accommodate urban growth through infill housing, including townhomes, apartments, and attached units. Following 2024–2025 updates, this zone emphasizes increased density, minimum density requirements, and, in some cases, allows for high-density, multi-family developments of 12 or more units on standard lots.

[Click to Learn More About R-M2 Zoning](#)

*9325 connected to public sewer, 6" sewer ready to be connected to 9327

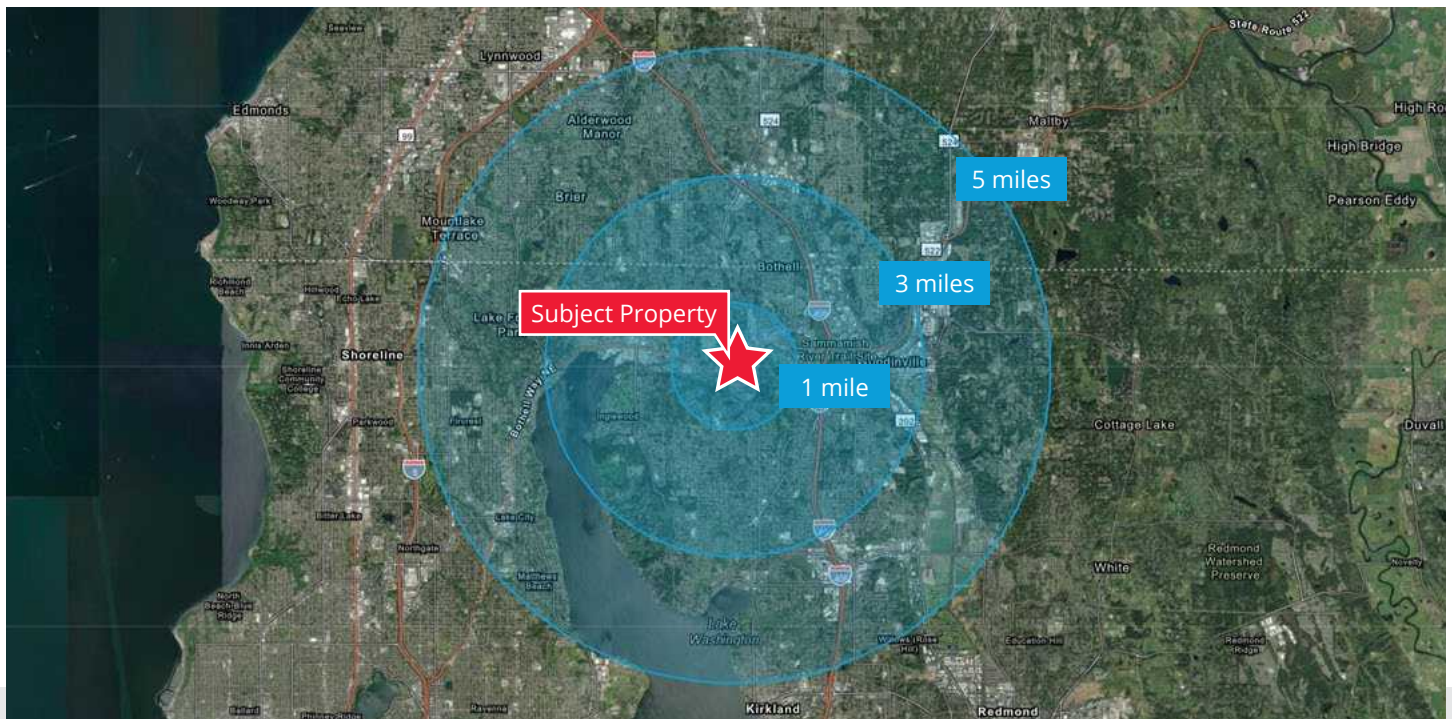




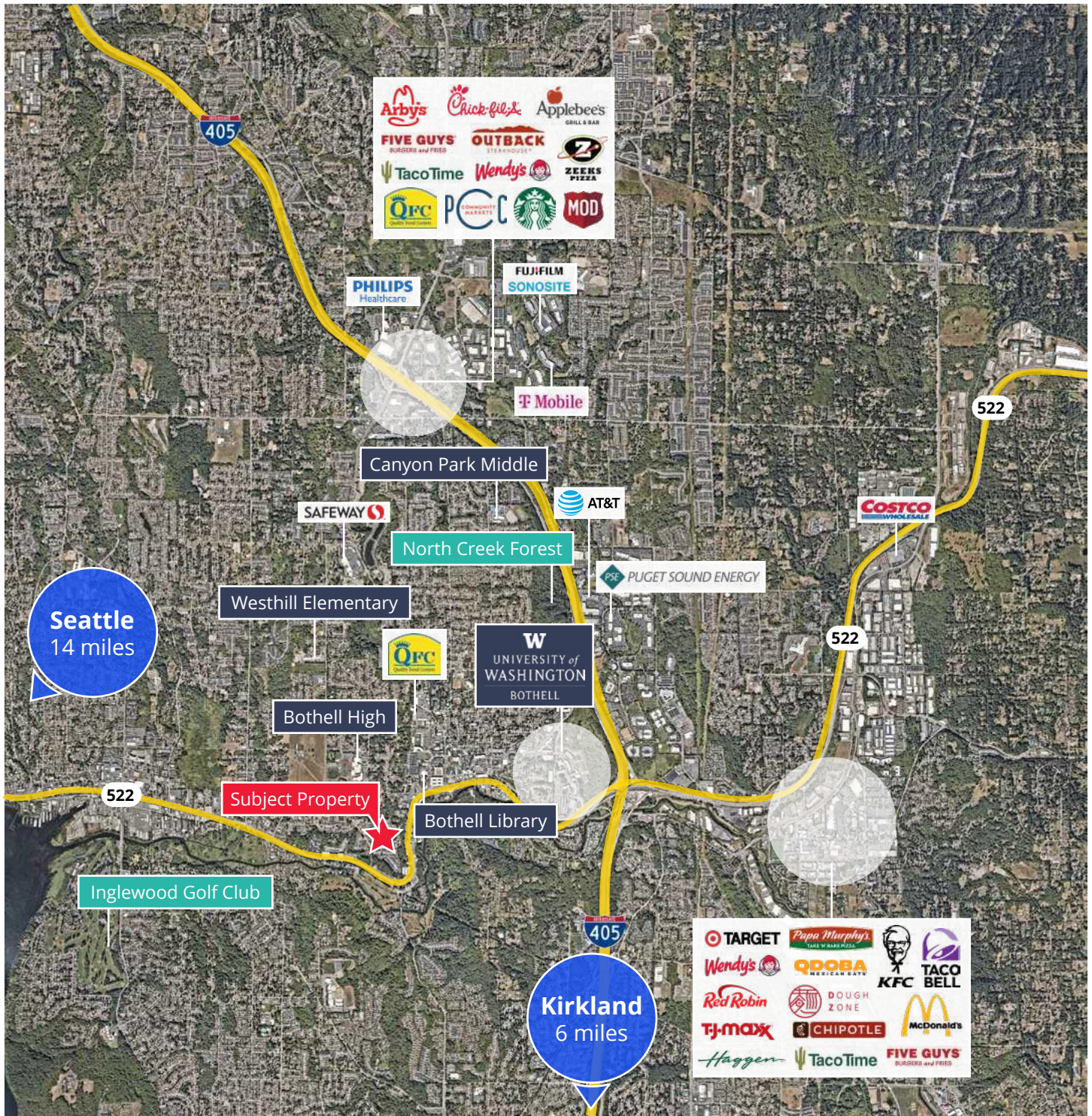
Bothell, WA is a fast-growing Eastside city with a diverse, well-educated population of **over 50,000** and **strong household incomes**. The community includes a mix of young professionals, families, and an increasingly international population, supporting a skilled workforce in tech, healthcare, and professional services.

The local economy is anchored by biotech, life sciences, and technology, with a strong concentration of research, lab, and advanced manufacturing users. Major employers and nearby corporate campuses in Bothell and along the I-405 corridor provide a **stable, high-paying job** base, while the presence of the University of Washington Bothell helps **sustain a steady talent pipeline**. In addition, continued investment in downtown redevelopment and mixed-use projects is driving new retail, housing, and small business growth, reinforcing Bothell's transition into a more **urban, employment-driven submarket**.

The city offers an **active lifestyle** with parks, trails, and a revitalized downtown, while its location along I-405 provides **excellent connectivity** to Seattle, Bellevue, and Redmond, making it ideal for both businesses and commuters.



	1 mile	3 miles	5 miles
Total Population	11,953	113,616	293,723
5 Year Projected Population	12,935	117,578	306,044
Current Median Household Income	\$116,146	\$149,961	\$144,089
5 Year Projected Median Household Income	\$137,545	\$177,277	\$168,609
Current Per Capita Income	\$72,166	\$75,918	\$74,492
5 year Projected Per Capita Income	\$82,413	\$85,597	\$84,006
Median Home Value	\$937,341	\$940,050	\$934,764



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