REALTYONEGROUP ENTERPRISE

Offering Memorandum
Woodinville Townhomes Development Site





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EXECUTIVE SUMMARY

The city of Woodinville is located in King County Washington 30 minutes from Seattle, 15 minutes to Bellevue and 20 minutes to Boeing's Everett Plant. The site is located minutes from Microsoft's Main Campus in Redmond, University of Washington in Bothell, Evergreen Medical Center in Kirkland and minutes to a major Bio-Tech sector/hub located in the Bothell valley. The site has multiple access points to I-405.

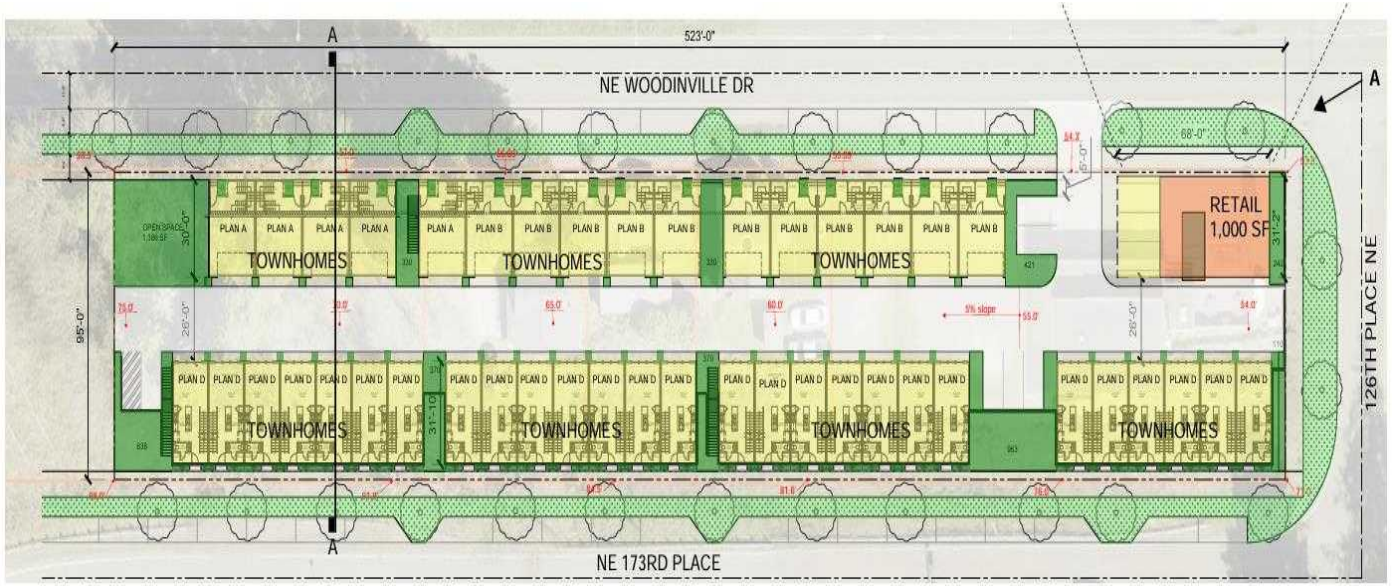
The City Council on March 17, 2026 approved Green Partners (company managing investments for Microsoft co-founder Bill Gates) 19-acre development plan within .7 Miles from the site & Trader Joe's is opening summer 2026 within one mile from the site.

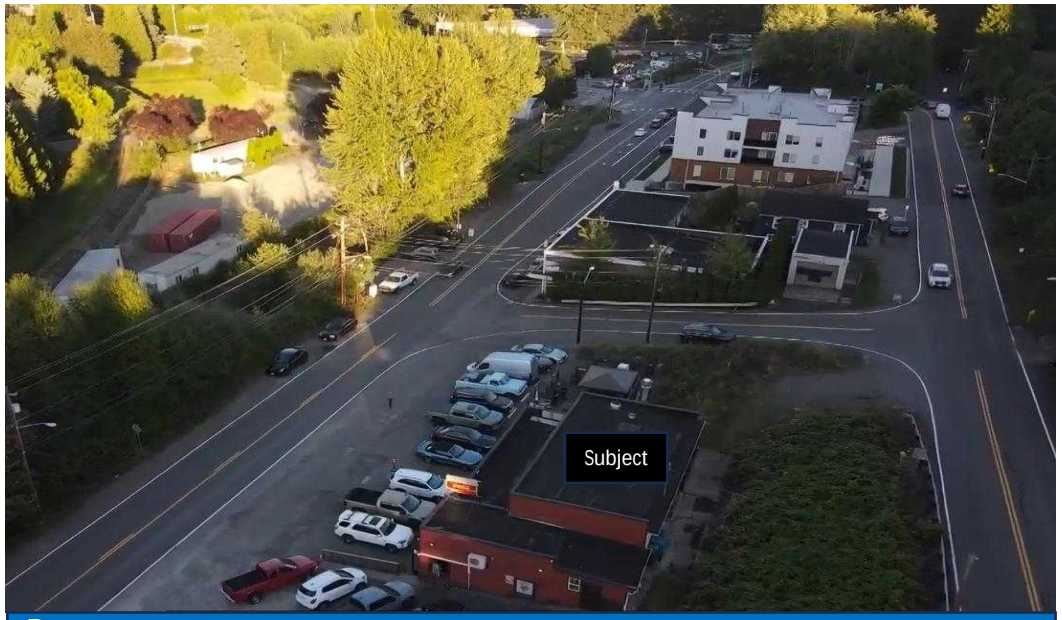
Marketing Process

The ownership will review and consider offers as submitted.

Offering Price

$10,500,000





Property:

Address:
12463 NE Woodinville Drive
Woodinville Washington 98072

King County Parcel Numbers:
951810-0070; 0100; 0110; 0120; 0125

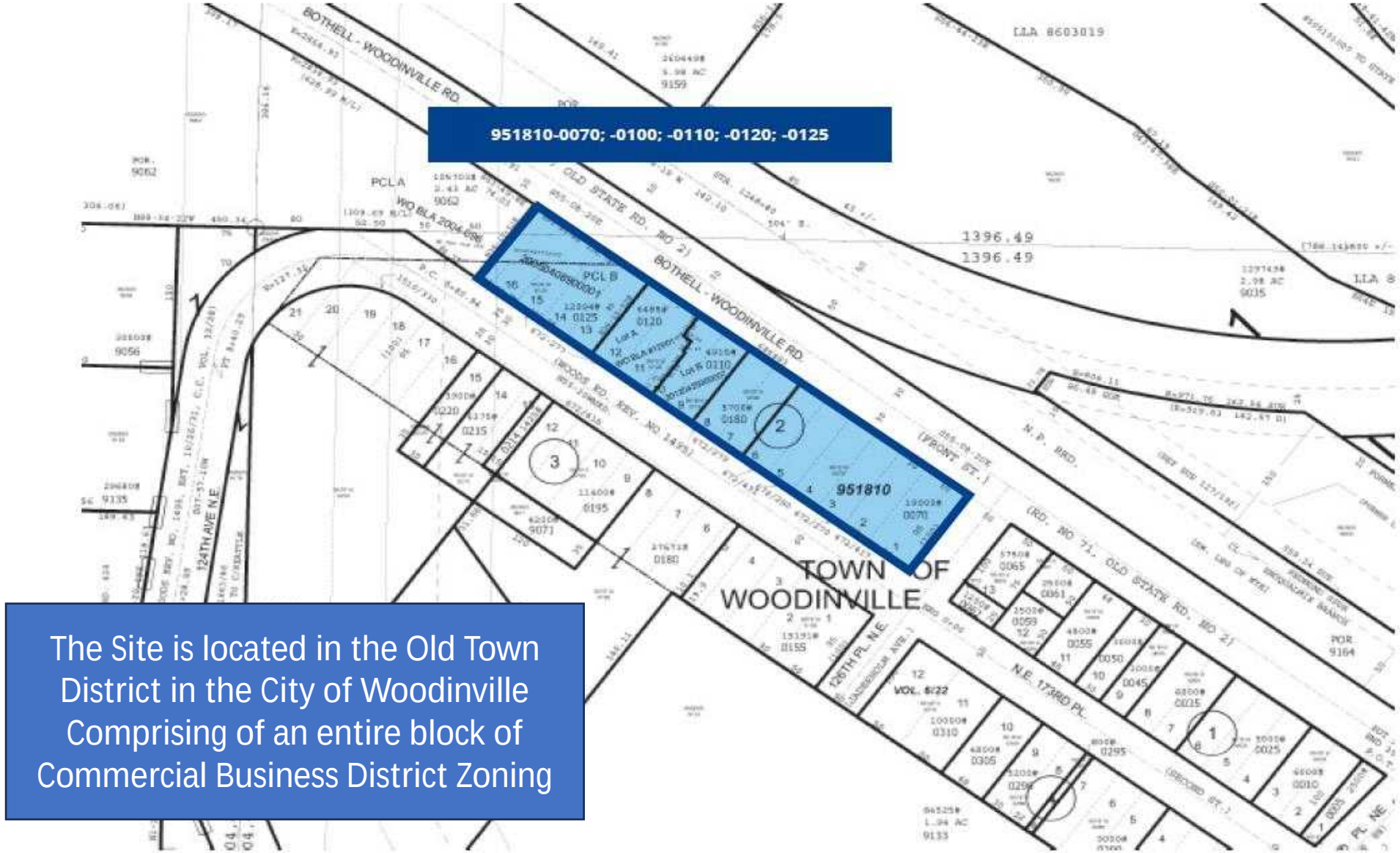
Lot Size:
1.13 Acres

Zoning:
Commercial Business District, City of Woodinville

Development:
47 Townhomes


Home Depot
24-Hour Fitness
SAMMAMISH RIVER PEDESTRIAN/BIKE PATHWAY
EASY 522 ACCESS
McCLENDON HARDWARE
TO BELLEVUE
Woodinville Townhomes Development Site
SCHOOLHOUSE II-III
WOODINVILLE TOWN CENTER
WOODINVILLE SPORTS FIELDS
SCHOOLHOUSE I
WINE WALK
Green Partners Development Site
Trader Joe's Summer 2026 Opening
TO I-405
TO I-405
WILMOT GATEWAY PARK
WOODIN CREEK MARKETPLACE
QUAIL RIDGE PARK
WOODIN CREEK PARK
TO KIRKLAND
TO REDMOND
NE Woodinville Dr
120th Ave NE
NE 180th St
NE 175th St
NE 172nd Pl
NE 171st St
NE 169th Pl
NE 168th St
Little Bear Creek Pkwy
Woodinville Snohomish Rd
140th Ave NE
522
405

Parcel Map



The Site is located in the Old Town District in the City of Woodinville Comprising of an entire block of Commercial Business District Zoning



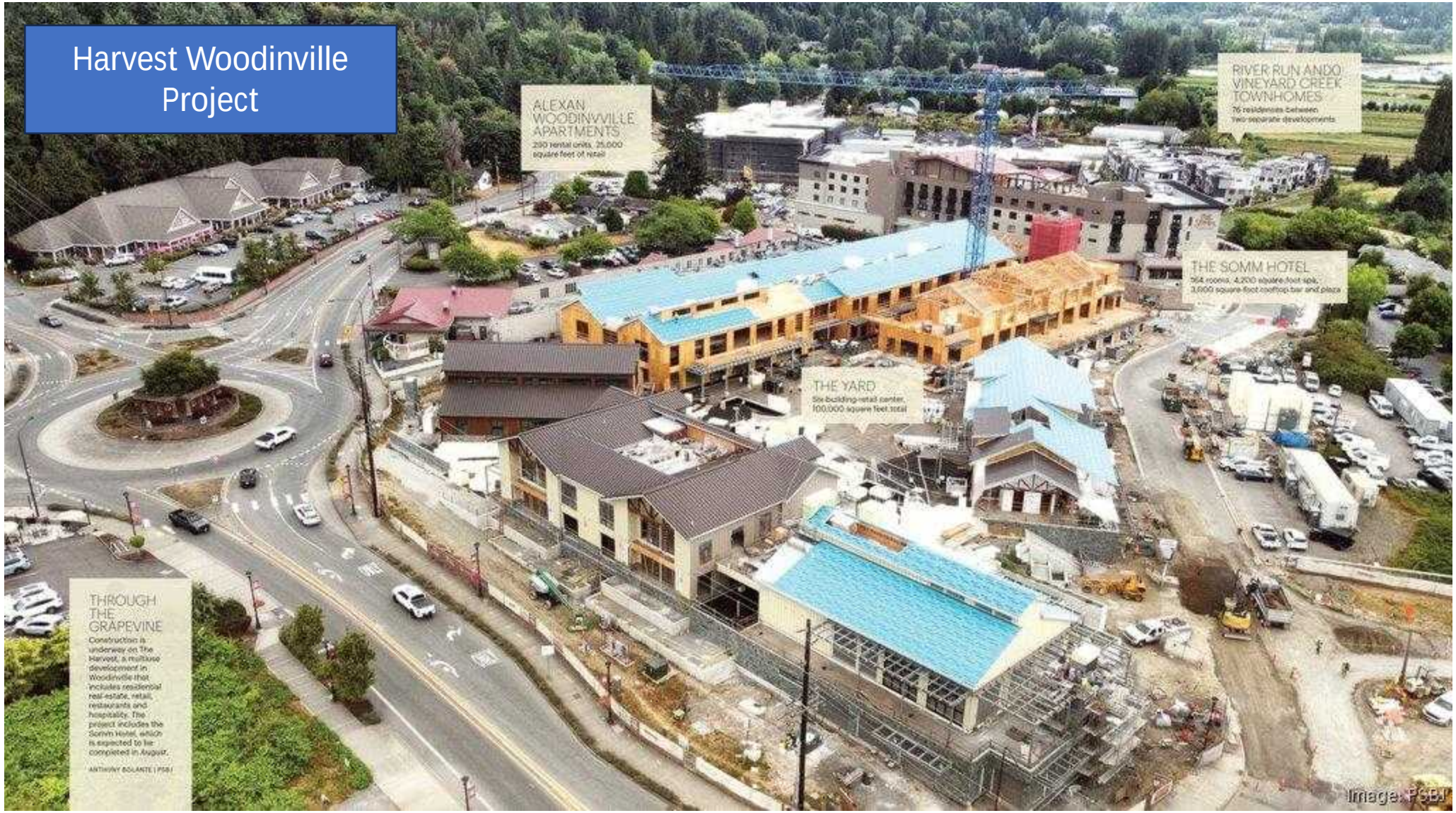




Green Partners Development Project Approved

The Woodinville City Council approved on March 17, 2026 a proposed 19-acre development called Midtown Woodinville, which include 1,300 housing units, a 200 room-hotel and nearly 90,000 square feet of retail and restaurants and office space. This project is only .7 miles from the subject Townhomes Development site.

Harvest Woodinville Project



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