

# SALE

## HDR DEVELOPMENT OPPORTUNITY

515 High Ave Sultan, WA 98294



Sale Price

**\$595,000**

### OFFERING SUMMARY

Lot Size: 0.69 Acres

Parcel Number: 28083200300500

Zoning: HDR

### PROPERTY OVERVIEW

High Density Residential (HDR) development opportunity in the growing Sultan submarket, well-suited for a smaller-scale residential project.

The property consists of approximately 0.69 acres total, with an estimated 0.50 acres of usable/buildable area due to easement. The site is generally level and offers a straightforward configuration, supporting efficient planning and development.

Utility infrastructure is available in the immediate area, contributing to a potentially more streamlined path to development. Zoned HDR, the property allows for a range of residential uses, including single-family and other higher-density configurations, subject to city requirements.

Located just minutes from downtown Sultan with convenient access to Highway 2, schools, and everyday services, the property benefits from its proximity to established residential development and community amenities.

Also available in combination with the nearby 717 High Ave parcel, offering an opportunity for a phased development approach or expanded project scope within the same immediate area.

**Heidi Ihde**  
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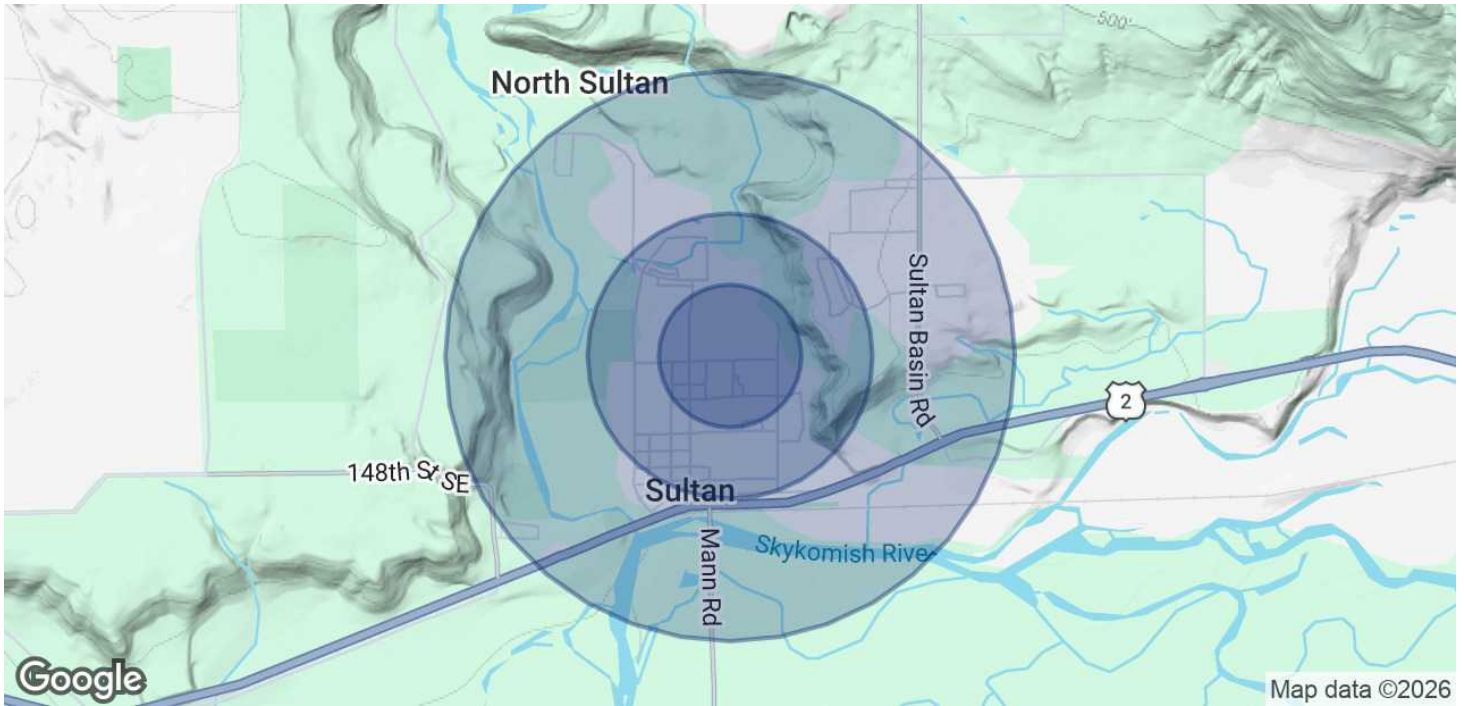


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| <b>POPULATION</b>    | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|-------------------|------------------|---------------|
| Total Population     | 811               | 2,341            | 4,169         |
| Average Age          | 39                | 38.8             | 38.1          |
| Average Age (Male)   | 40.4              | 40               | 38.8          |
| Average Age (Female) | 38.8              | 38.6             | 38            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|-------------------|------------------|---------------|
| Total Households               | 309               | 889              | 1,564         |
| # of Persons per HH            | 2.6               | 2.6              | 2.7           |
| Average HH Income              | \$78,241          | \$81,094         | \$93,893      |
| Average House Value            | \$453,568         | \$454,029        | \$461,860     |

2023 American Community Survey (ACS)

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