

SALE

HDR DEVELOPMENT OPPORTUNITY

515 High Ave Sultan, WA 98294



Sale Price

\$595,000

OFFERING SUMMARY

Lot Size:

0.69 AC

Parcel Numbers:

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.

Buyer to verify all information, including but not limited to acreage, buildable area, utility availability, zoning, and development potential.

Heidi Ihde

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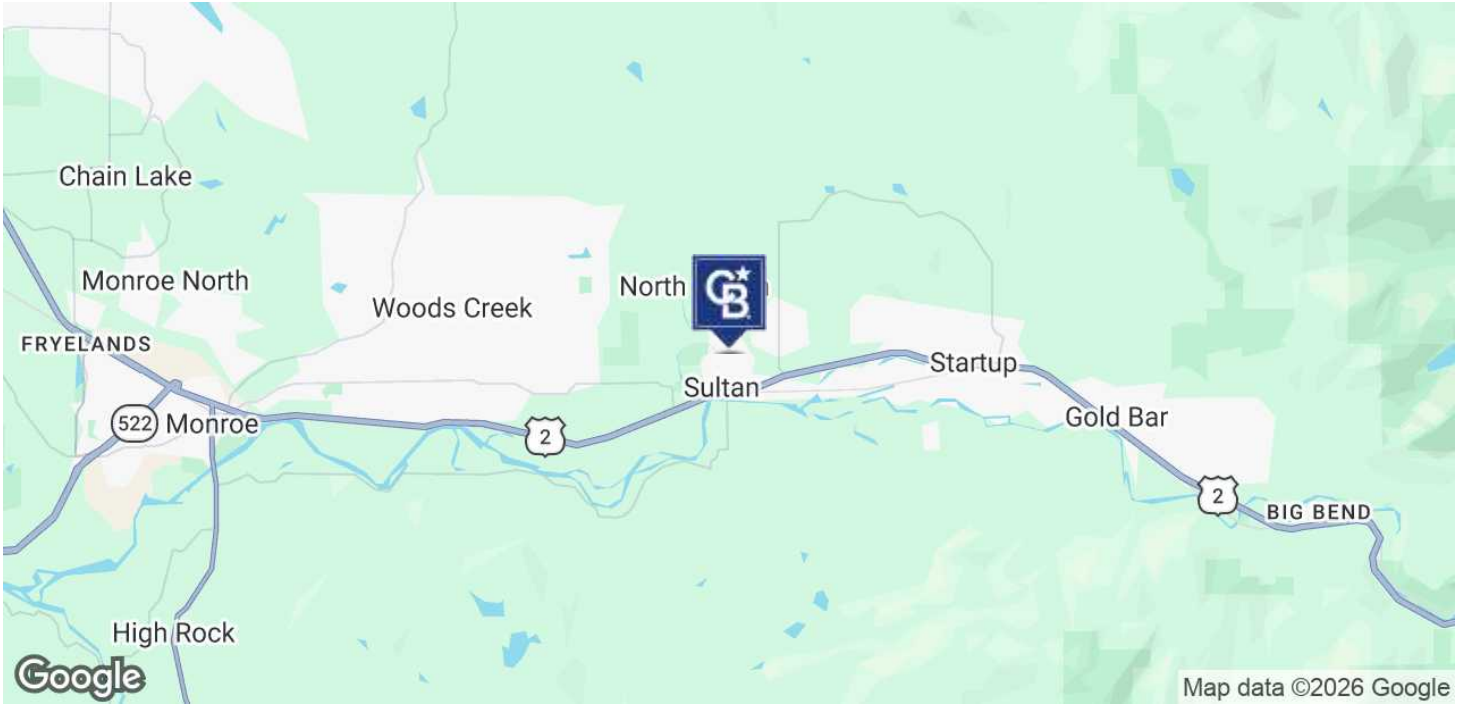


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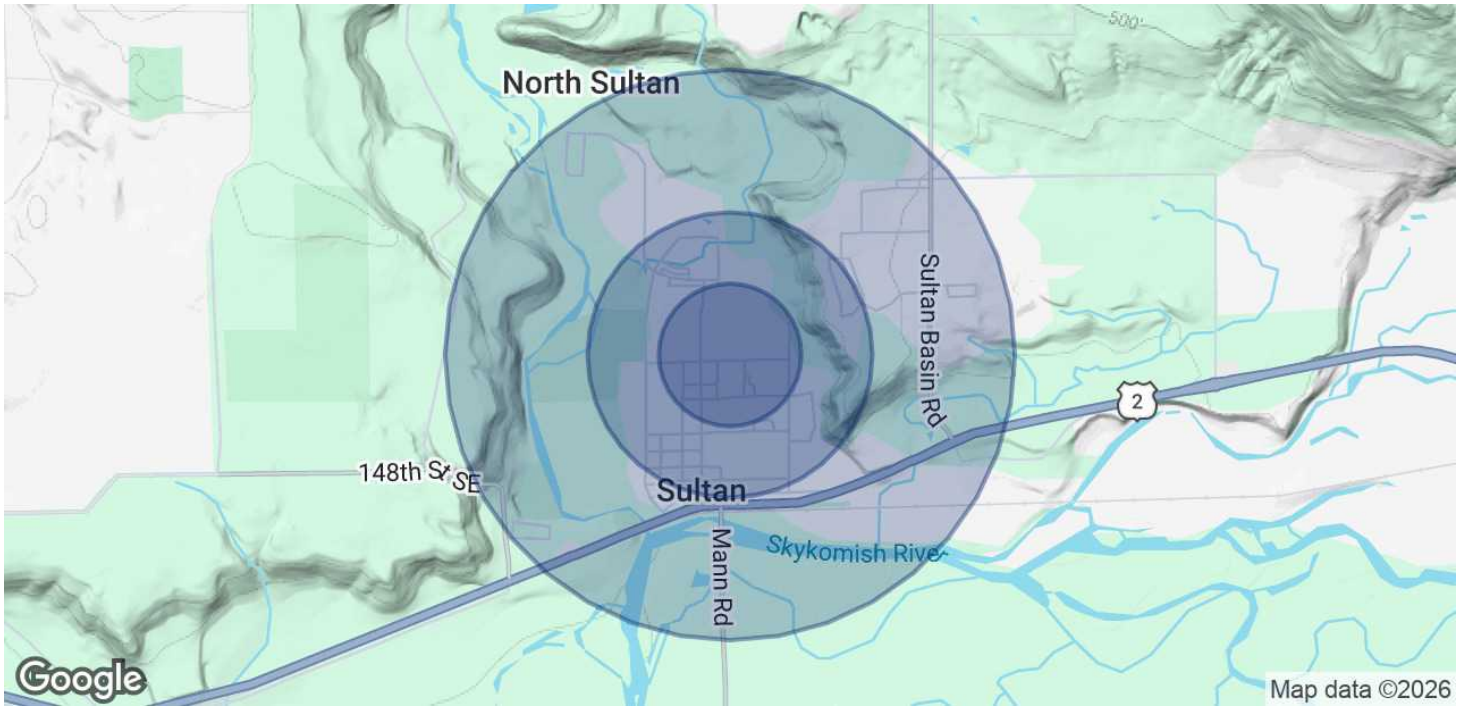


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	811	2,341	4,169
Average Age	39	38.8	38.1
Average Age (Male)	40.4	40	38.8
Average Age (Female)	38.8	38.6	38

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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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