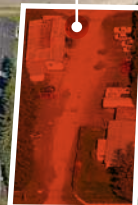




SUBJECT PROPERTY



W MAIN ST



RODLAND TOWNHOME DEVELOPMENT SITE

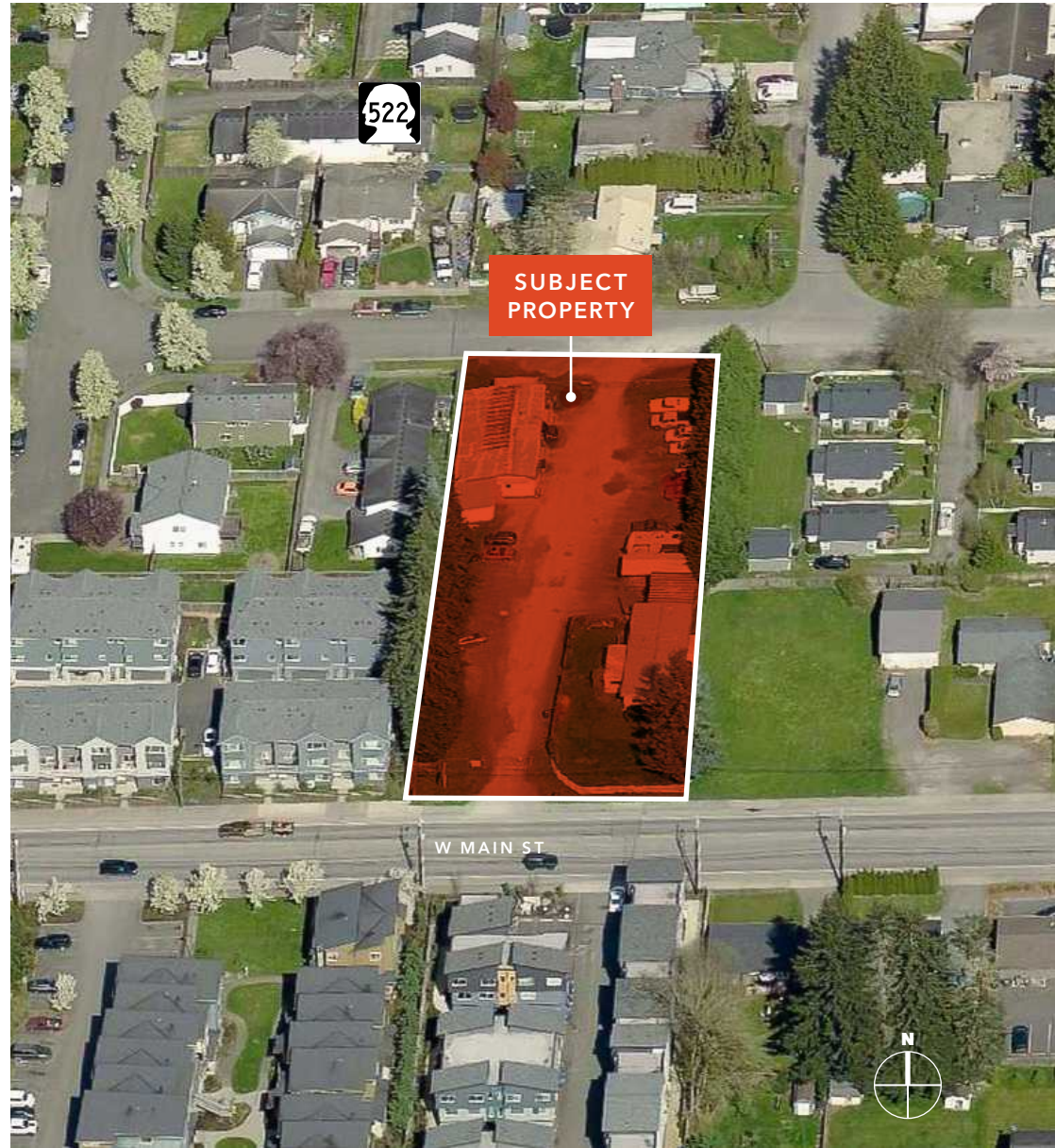
13-Unit Infill Townhome Development with Negotiable Pricing Available in Monroe, WA

PREMIER OFFERING IN THE HEART OF MONROE, WA

Kidder Mathews is pleased to present the Rodland Townhome Development Site. The property is a 13-unit infill opportunity that offers W Main St frontage, efficient density, and engineering substantially advanced with civil, landscape, and BLA plans submitted.

PROPERTY SUMMARY

Address	17509 & 17517 W Main St, Monroe, WA 98272
Tax Parcels	00517300300500 & 00517300300400
Site Size	30,927 SF (0.71 acres)
Proposed Units	13 townhomes (3-, 4-, and 6-unit buildings)
Zoning	Infill residential – City of Monroe
Entitlement Status	Site Plan Review & BLA in process (File No: SITE2025-03, BLA2025-02, SEPA2025-11)
Asking Price	Negotiable – Seller Motivated





Rare infill opportunity in downtown Monroe with engineering substantially advanced and a motivated seller

Infill site with W Main St frontage in walkable downtown core

Civil, landscape plans & BLA submitted; SEPA and site plan review underway

Proposed 13 units on 0.71 acres

Strong residential demand

Motivated seller – flexible on price and terms

30,927 SF

TOTAL LAND AREA

CALL

BROKER FOR PRICING

TROY LINN | 425.454.1083 | troy.linn@kidder.com

ENTITLEMENT STATUS & DUE DILIGENCE NOTES

Public comments have been reviewed and the project has received it's first-round Site Plan with the City of Monroe. First review comments were issued April 7, 2026 across all related departments

There are currently 3 permits in review for this project - site plan, boundary line adjustment and a sepa review

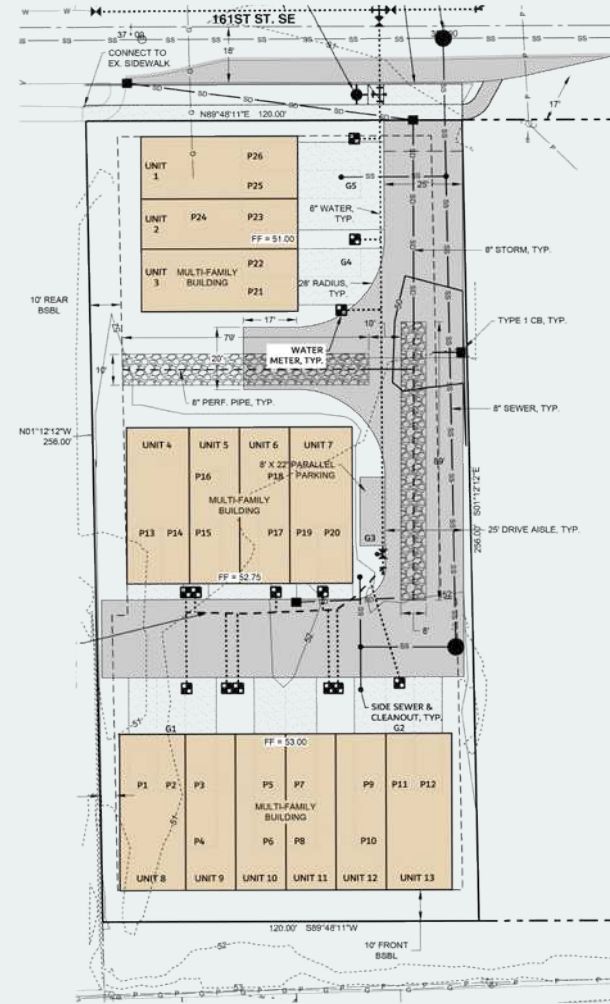
Notice of application has been completed and public comments have received phase 1 environmental review ordered from environmental associates inc, on 6/3/2026 and will be distributed when available.

Harmsen Engineering was hired to get this project approved to preliminary site design and issued a proposal estimating a cost of \$3800 to respond to the 1st round of comments from the city of Monroe

Engineers have indicated with the city request to remove the fire turn-around. It should allow a 14th unit to be added to the site plan

↓ [DOWNLOAD ALL RELATED DOCUMENTS](#)

Buyer is advised to conduct independent due diligence on cost-to-complete and entitlement timeline. Seller makes no representations regarding approval timeline or total development cost.



PROPOSED ELEVATIONS

3 -UNIT BLDG



4 -UNIT BLDG



6 -UNIT BLDG



HIGHLY VISIBLE LOCATION

Adjacent to Foxborough subdivision

Proximity to shopping, dining, parks, and community services

Easy commute access to US-2 corridor to Everett, and Stevens Pass

Easy access to SR-522 and I-405

15 MIN

EVERETT

24 MIN

WOODINVILLE

30 MIN

BELLEVUE

38 MIN

SEATTLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	13,466	26,813	41,371
2030 PROJECTION	13,732	28,252	42,772
2020 CENSUS	13,229	24,836	39,449
PROJECTED GROWTH 2025 - 2030	0.4%	1.1%	0.7%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.9	37.1	39.2
% FEMALE	42.0%	45.7%	47.0%
% MALE	58.0%	54.3%	53.0%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,045	8,663	13,787
2030 PROJECTED	4,195	9,270	14,432
2020 CENSUS	3,776	7,741	12,745
GROWTH 2025 - 2030	0.7%	1.4%	0.9%
OWNER-OCCUPIED	59.9%	71.8%	78.4%
RENTER-OCCUPIED	40.1%	28.2%	21.6%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$122,898	\$153,712	\$170,903
2030 PROJECTED HH INCOME	\$122,875	\$155,012	\$171,477
ANNUAL CHANGE 2025 - 2030	\$64,771	\$76,209	\$85,015

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	340	1,230	1,716
TOTAL EMPLOYEES	3,415	9,294	11,465
WHITE COLLAR WORKERS	53.1%	61.0%	63.1%
BLUE COLLAR WORKERS	46.9%	39.0%	36.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.2%	4.6%	4.0%
HIGH SCHOOL DIPLOMA	30.6%	25.7%	23.5%
SOME COLLEGE	24.5%	22.7%	22.3%
ASSOCIATE	12.0%	10.9%	11.4%
BACHELOR'S	17.4%	22.6%	25.0%
GRADUATE	5.4%	10.4%	11.3%

Data Source: ©2023, Sites USA

RODLAND TOWNHOMES DEV SITE

For more information, contact

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