

Mount Rainier

Downtown Seattle

Lake Washington

Nile Shrine Golf Course

TERRACE STATION
426 APARTMENTS
74,000 SF OF RETAIL

LINK LIGHT RAIL
MOUNTLAKE TERRACE STATION

236TH ST SW

INTERSTATE 5

TO SEATTLE
TO LYNNWOOD



FOR SALE
TC-1 ZONED for up to 6-12 Stories*
+/- 75,064 SF / 1.72 Acres
MOUNTLAKE TERRACE

LIGHT RAIL ADJACENT DEVELOPMENT ASSEMBLAGE

Mountlake Terrace Library

Mountlake Terrace Police Station



For Sale | Best Offer

8 Single-Family Parcels located between 232nd St SW and 233rd Place SW west of 60th Ave W | Mountlake Terrace, WA 98043

*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>

WCCR
West Coast Commercial Realty

Tiffini Cox
(206) 283-5212

Windermere
REAL ESTATE
WINDERMERE REAL ESTATE - NORTH, INC.

Cori Whitaker
(206) 795-4361



MOUNTLAKE TERRACE DEVELOPMENT SITE

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**VETERANS
MEMORIAL PARK**

**LINK LIGHT RAIL
MOUNTLAKE TERRACE STATION**

**PARKING
600 VEHICLES**



**188,997
VEHICLES PER DAY**

236TH ST SW

West Coast Commercial Realty and Windermere Real Estate / North are pleased to present this unique 8-parcel development assemblage in Mountlake Terrace's Town Center Zoning District 1, directly north of the new Sound Transit Lite Rail Station at I-5 and 236th St SW. This 8.5 mile section will link Mountlake Terrace with Seattle, SeaTac, Lynnwood, Mercer Island and Bellevue.



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The assemblage is comprised of eight single-family home owners who are cooperating with each other for marketing purposes to bring this 75,064 SF of land, zoned TC-1, to the market. As part of the Town Center Subarea Plan, the City of Mountlake Terrace is planning a pedestrian connection through Veteran's Memorial Park starting at the entrance to the assemblage leading to the Light Rail Station.

The opportunity to purchase nine single-family homes in a prime development corridor, all cooperating with each other, is highly unique. Call today for more details!

*Zoning information can be found at <https://cityofmlt.com/338/Town-Center-Subarea-Plan>



MOUNTLAKE LIGHT RAIL STATION



Trains run every **4 - 6 minutes** during peak hours



11 minutes to University of Washington

28 minutes to Downtown Seattle



Daily ridership is expected to be **47,000 - 55,000** by 2026



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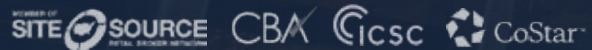
MOUNTLAKE TERRACE DEVELOPMENT SITE

Sound Transit is building the most ambitious transit expansion in the country. The Mountlake Terrace station will be connected to -

- Bellevue/Redmond (now open)
- Federal Way/Kent/Des Moines (2026)
- West Seattle (2032)
- Tacoma (2035)
- Everett (2037)
- Ballard (2039)
- Kirkland/Issaquah (2044)



Legend	
Link Light Rail	
Souder	
Bus Rapid Transit	
ST Express	



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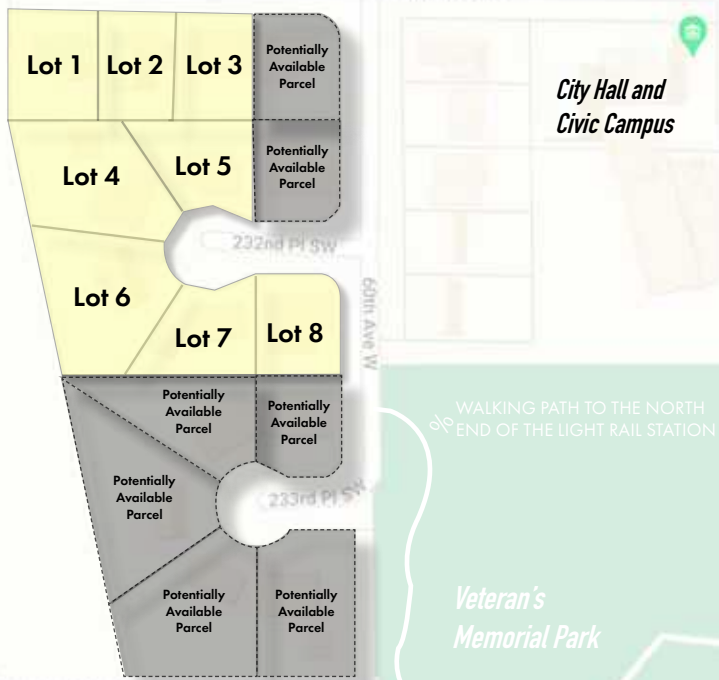
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Courtesy of Sound Transit



75,064 +/-
transit oriented
development site

- Lot 1: 6102 232nd St SW, Mountlake Terrace, WA 98043
- Lot 2: 6006 232nd St SW, Mountlake Terrace, WA 98043
- Lot 3: 6004 232nd St SW, Mountlake Terrace, WA 98043
- Lot 4: 6005 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 5: 6003 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 6: 6006 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 7: 6004 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 8: 6002 232nd Pl SW, Mountlake Terrace, WA 98043



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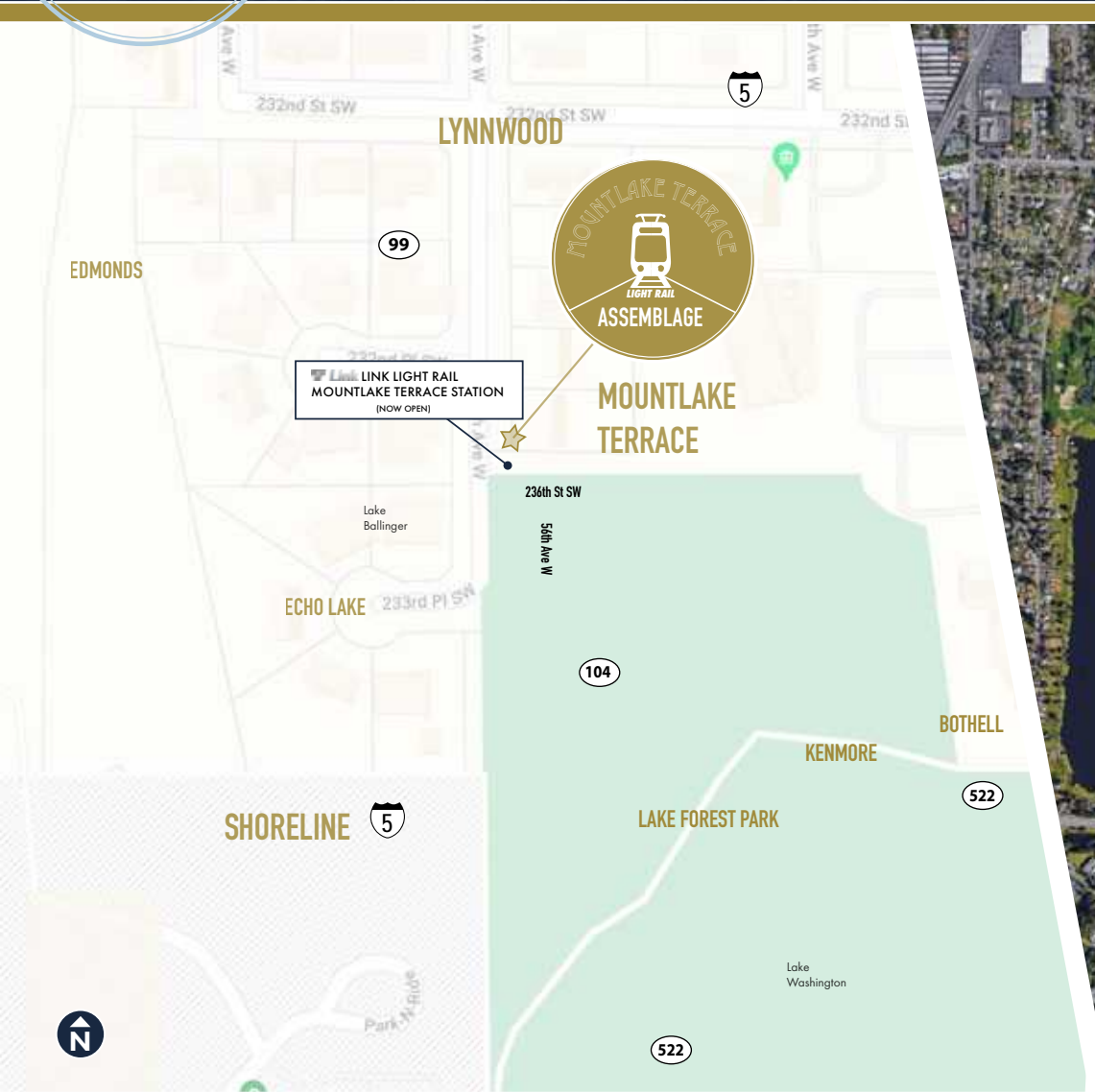
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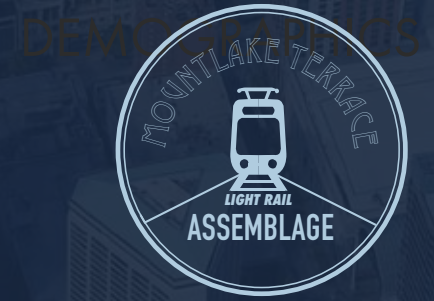


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TOTAL POPULATION

1-Mile: 14,820
 3-Mile: 146,043
 5-Mile: 324,465



TOTAL EMPLOYEES

1-Mile: 4,050
 3-Mile: 46,002
 5-Mile: 91,515



AVERAGE HOUSEHOLD INCOME

1-Mile: \$95,625
 3-Mile: \$112,698
 5-Mile: \$116,931



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