

# PREMIER LAND OPPORTUNITY AT THE FOOT OF MOUNT SI

4.08 ACRES OF LEVEL LAND JUST BLOCKS FROM DOWNTOWN OFFERING 360° VIEWS AND NO HINDRANCES TO DEVELOPMENT

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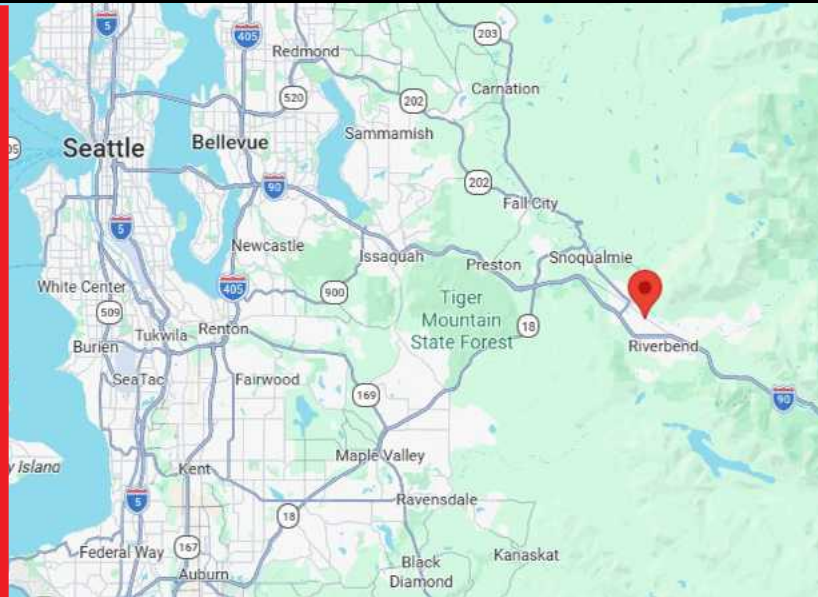
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# EXECUTIVE SUMMARY



## LOCATION HIGHLIGHTS

- Above average demographics with high income and excellent growth
- Strong housing market with nearby town-homes selling for over \$950k
- Gateway to recreation in the I-90 corridor
- All conveniences less than 15 minutes away
- Less than 30 minutes to all forms of recreation
- Less than 1 hour of driving to access the entire Seattle/Tacoma region
- North Bend offers low poverty, high employment, & family-oriented households

## PROPERTY HIGHLIGHTS

- All utilities are available in the street and ready to connect
- Tenants do not own their units, no lengthy delays to development
- Unencumbered views in all directions
- Level topography and no critical areas or buffers impacting usable area
- Property is above floodplain
- Existing improvements include 23 mobile units, 2 SFRs, & 1 commercial bldg
- Zoned NMU, North Bend

## PRICING

Call for pricing. Seller to review offers upon receipt, but may set an offer review date.



## WHY NORTH BEND IS A GREAT PLACE TO LIVE

Nestled at the base of the Cascade Mountains in King County, North Bend, Washington, offers a rare blend of small-town charm, breathtaking natural beauty, and convenient access to the greater Seattle metropolitan area. With iconic views of Mount Si, proximity to world-class outdoor recreation, and a growing yet community-oriented vibe, North Bend stands out as an exceptional place to call home and a smart location for real estate investment. The community feels tight-knit and safe, with parks, local events, a historic theater, and spots like Twede's Cafe (famous from Twin Peaks). Residents enjoy a walkable downtown with shops, dining, and a strong sense of neighborly connection. Excellent schools, low crime relative to urban areas, and family-friendly amenities make it ideal for raising children.

## WHY NORTH BEND IS A GREAT PLACE TO LIVE

North Bend's real estate market reflects strong demand driven by its location on the I-90 corridor, limited supply of mountain-view properties, and ongoing regional growth. As one of the more affordable entry points into eastern King County compared to Issaquah or Bellevue, it appeals to buyers priced out of closer-in suburbs while offering appreciation potential from continued population influx and desirability. The area benefits from Seattle's economic engine, tourism (hiking, outlets, falls), and infrastructure improvements. Population growth and housing needs suggest sustained demand, positioning North Bend for long-term value in both residential and potential commercial opportunities.

## DEMOGRAPHICS

- Median Age: ~39.4 years
- Median Household Income: ~\$175,000 (significantly above state and national averages).
- Education: Over 50% have Bachelors Degree or higher

## DRIVE TIMES

- Snoqualmie Falls, Mount Si, Rattlesnake Ridge: 7-10 minutes
- The Summit at Snoqualmie (skiing/mountain biking): ~20-25 minutes
- Downtown Bellevue: ~25-30 minutes
- Downtown Seattle: ~30-35 minutes
- Seattle-Tacoma International Airport: ~35-45 minutes.

North Bend combines Pacific Northwest allure with practical investment upside. Its natural assets, community strength, and strategic location make it a compelling choice for those seeking a high-quality lifestyle with growth potential.

Prime level land with spectacular views in all directions is hard to come by, and even more rare for it to be within walking distance to downtown amenities and only a short drive to all major conveniences and needs.



*The above image is an AI-generated rendering presented only for conceptual representation and not a depiction of an approved development.. Buyers to conduct their own feasibility study to determine development potential.*

# SURROUNDINGS

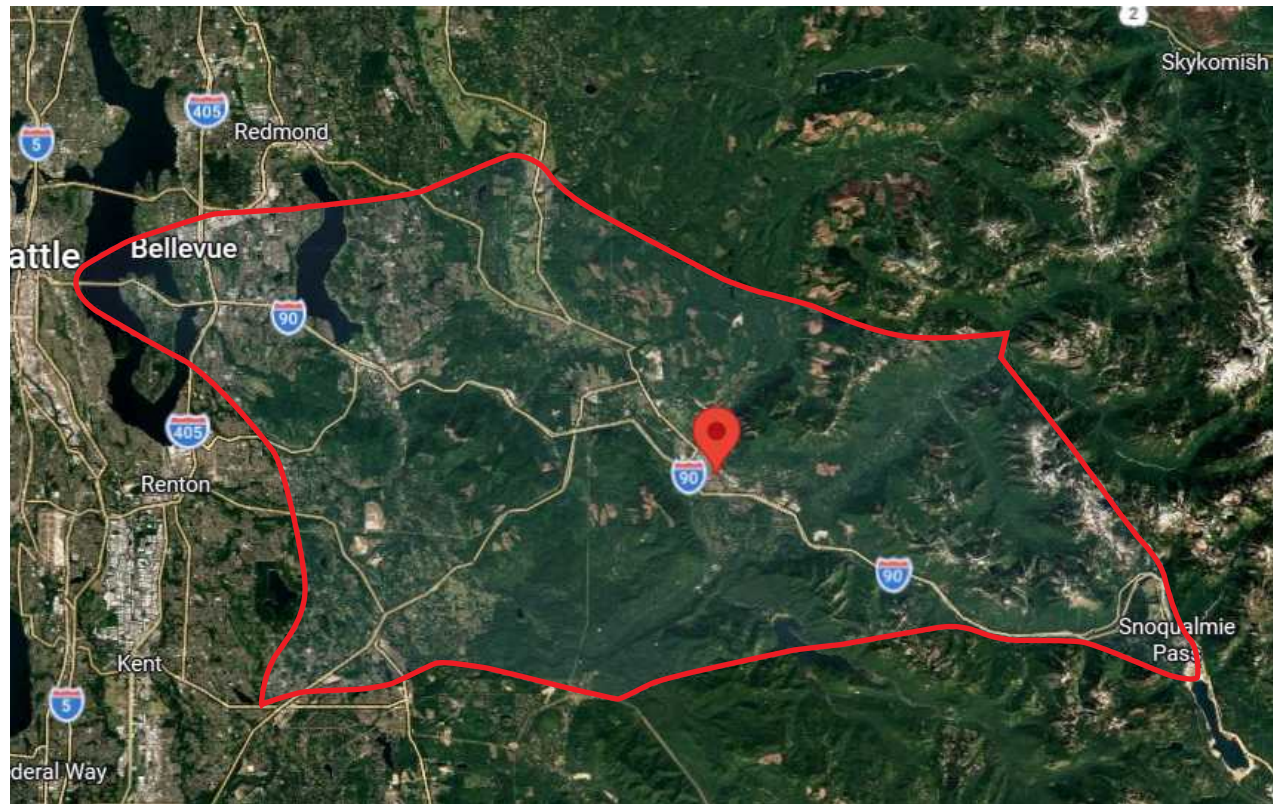


## DAILY LIFESTYLE AMENITIES

- Groceries less than 5 minutes away
- Retail shopping area 5 minutes away
- Swedish medical center (Issaquah) 20 min. away
- Lake Sammamish 22 minutes away
- Walking Distance To:
  - » Downtown Restaurants
  - » 3 public parks
  - » North Bend Farmer's Market
  - » Little Mount Si Trailhead
  - » Public access to Snoqualmie River



## 30-MINUTE DRIVING RADIUS



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