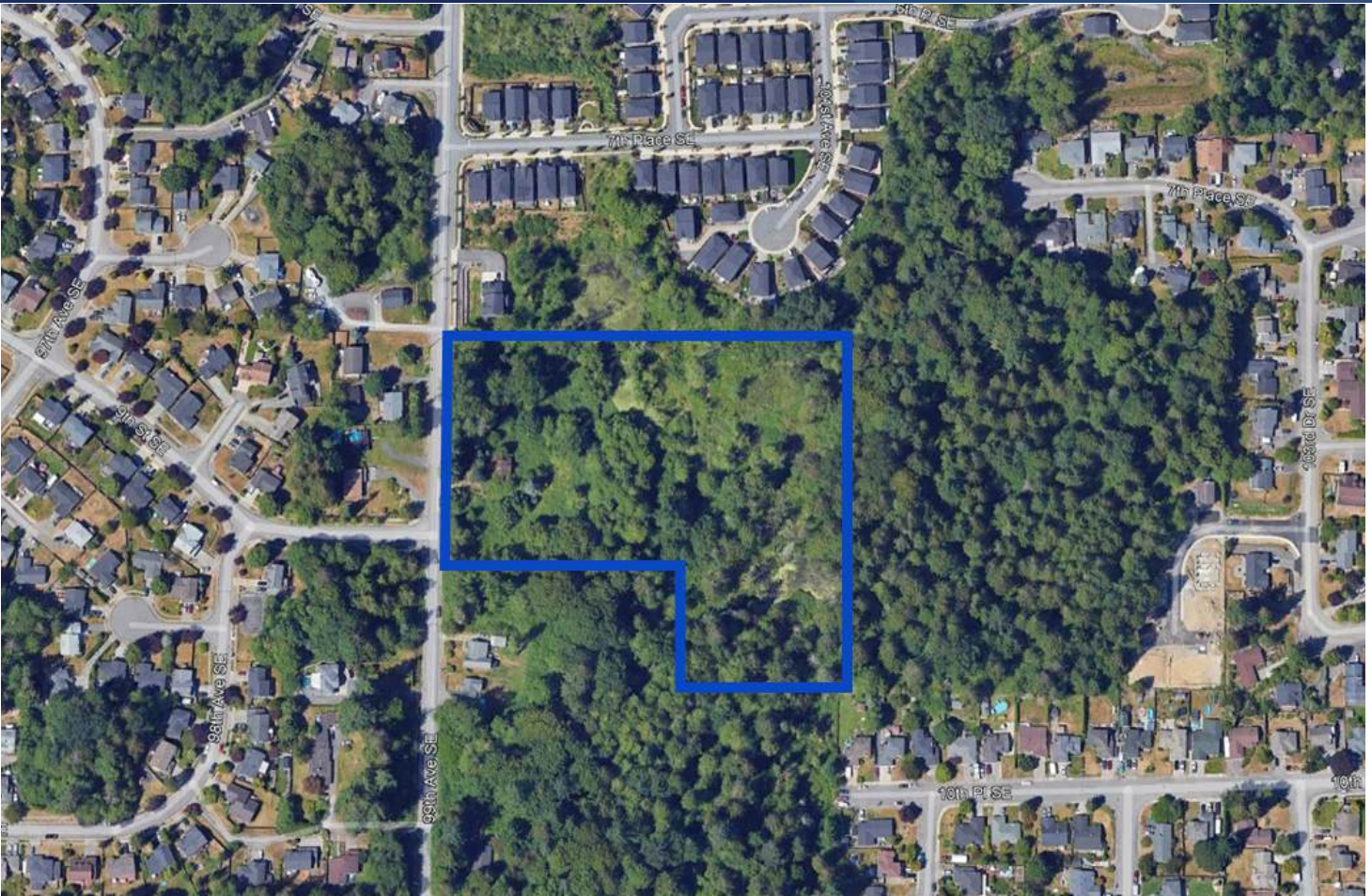


FOR SALE

8.38 ACRES RESIDENTIAL DEVELOPMENT LAND

825 99th Ave SE, Lake Stevens, WA 98258



OFFERING SUMMARY

Sale Price:	\$1,275,000
Lot Size:	8.38 AC
Zoning:	R8-12
APN:	00493401600102

PROPERTY OVERVIEW

This prime 8.38-acre site offers an outstanding residential development opportunity in the thriving Lake Stevens market. Zoned R-8-12, the property is ideal for townhomes, small-lot single-family homes, or other medium-density housing projects. Located in one of Snohomish County's most in-demand communities, this site is perfectly positioned for developers seeking to deliver new homes to a market where supply is tight, and demand is high.

PROPERTY HIGHLIGHTS

- Strong residential demand and rapid population growth
- Family-friendly community with excellent schools and local amenities
- Easy access to Highway 9 and Highway 2 for commuting to Everett, Marysville, and the greater Seattle area
- Proximity to shopping, dining, parks, and the beautiful Lake Stevens waterfront

Michael Fear
(206) 755-8856
mikef@medwardscre.com



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INVESTMENT HIGHLIGHTS

- 8.38 acres ready for development
- Zoned R-8-12 allowing flexibility for various residential uses
- Competitive market where new homes sell quickly
- Excellent opportunity for builders, developers, or investors



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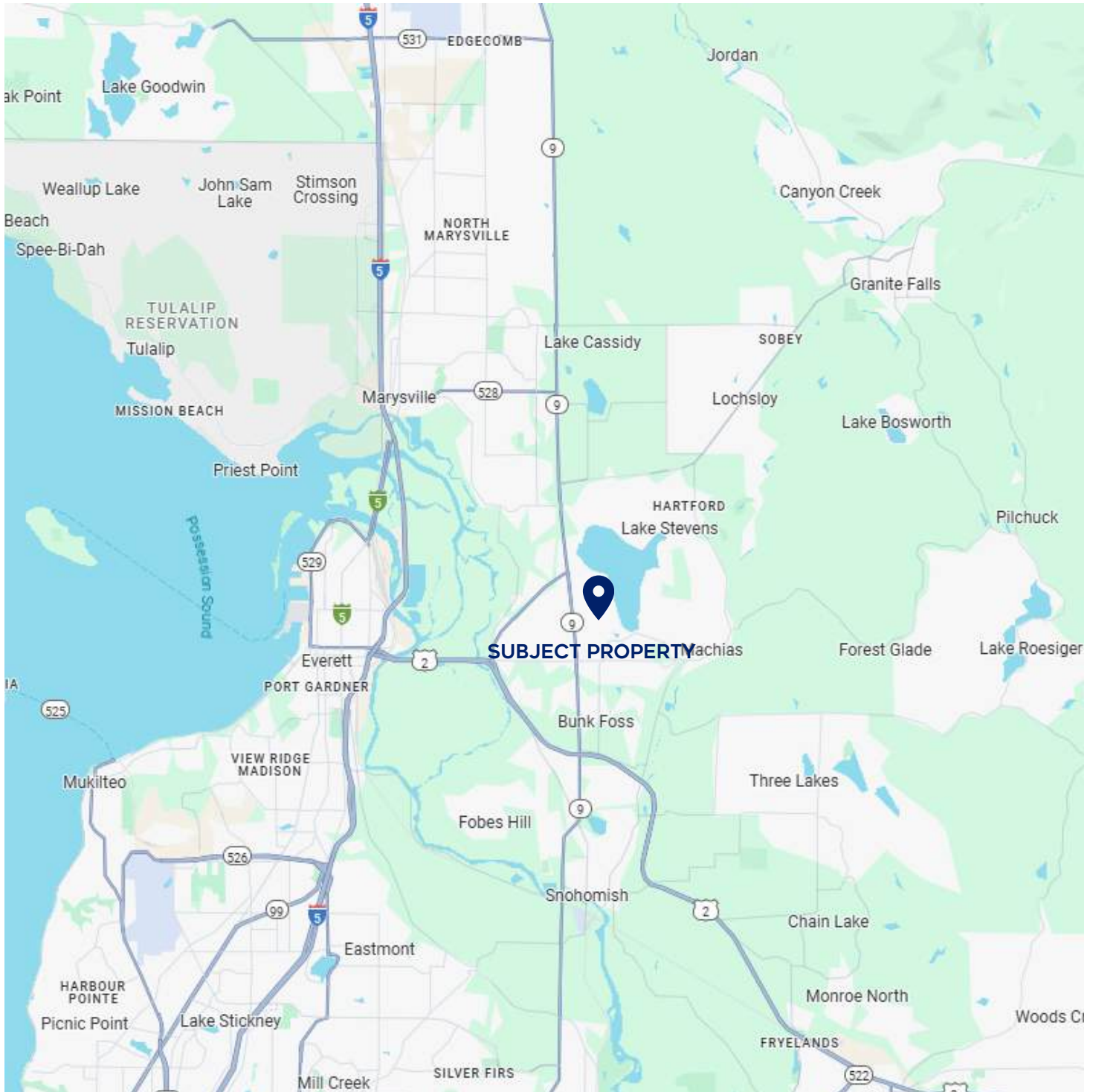
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