

**+/- 128,501 sf / 2.95 acre**

Puget Sound

# LIGHT RAIL ADJACENT DEVELOPMENT ASSEMBLAGE

**MOUNTLAKE TERRACE**



FUTURE LINK LIGHT RAIL  
MOUNTLAKE TERRACE STATION



**FOR SALE**

TC-1 ZONED for up to 6-12 Stories\*

**For Sale | Best Offer**

12 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 Connell  
(206) 283-5212

**Windermere**  
REAL ESTATE  
WINDERMERE REAL ESTATE / NORTH, INC.

Cori Whitaker  
(206) 795-4361





# MOUNTLAKE TERRACE DEVELOPMENT SITE

**For Sale | Best Offer**

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

West Coast Commercial Realty and Windermere Real Estate / North are pleased to present this unique 12-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 is estimated to be completed in 2024 and will link Mountlake Terrace with Seattle, SeaTac, Lynnwood, Mercer Island and Bellevue.

The assemblage is comprised of twelve single-family home owners who are cooperating with each other for marketing purposes to bring this 128,501 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 twelve single-family homes in a prime development corridor, all cooperating with each other, is highly unique. Call today for more details!

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC





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Courtesy of Sound Transit



**128,501 +/-**

**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
- Lot 9: 6003 233rd Pl SW, Mountlake Terrace, WA 98043
- Lot 10: 6005 233rd Pl SW, Mountlake Terrace, WA 98043
- Lot 11: 6004 232nd Pl SW, Mountlake Terrace, WA 98043
- Lot 12: 6002 233rd Pl SW, Mountlake Terrace, WA 98043



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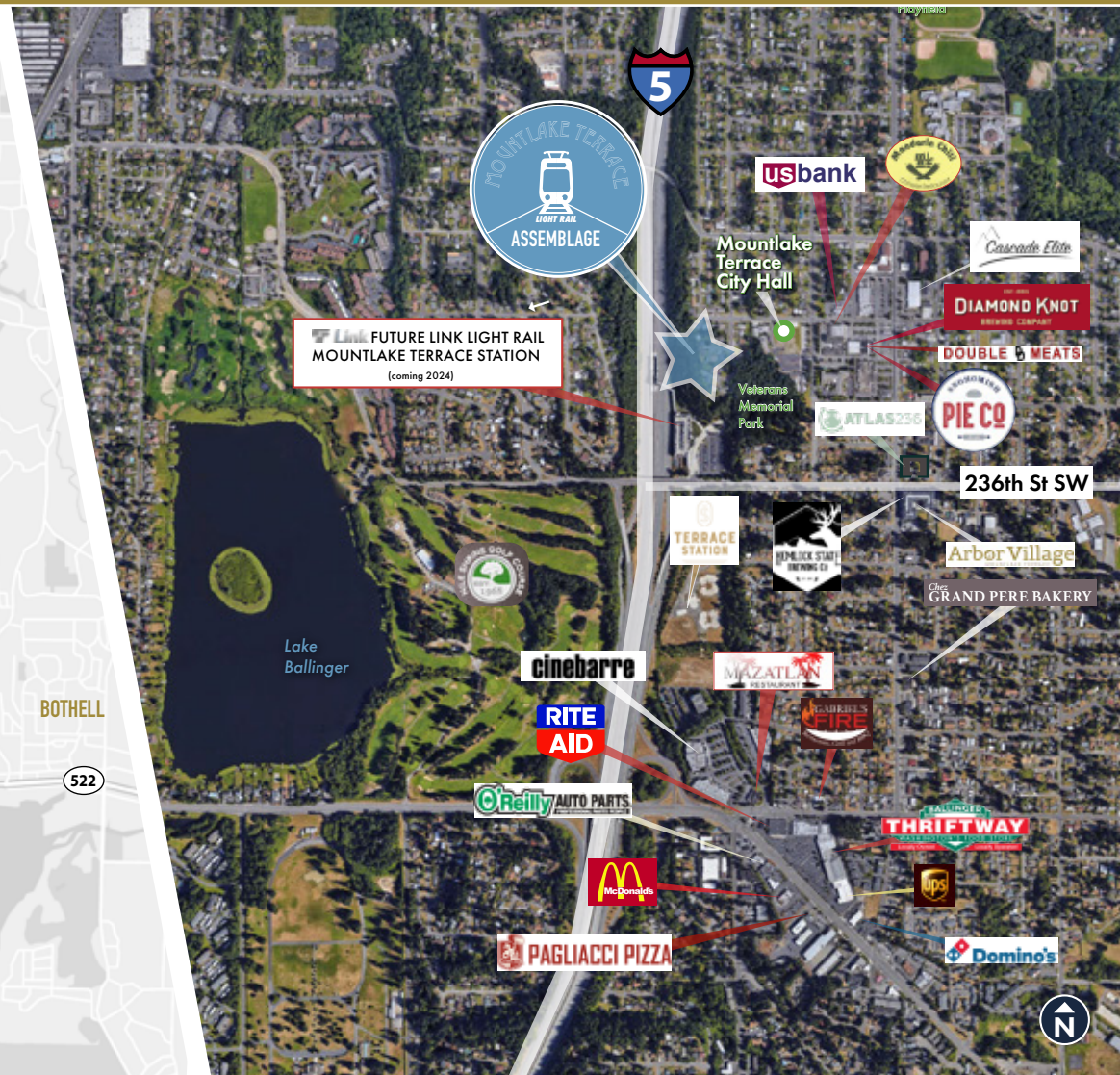
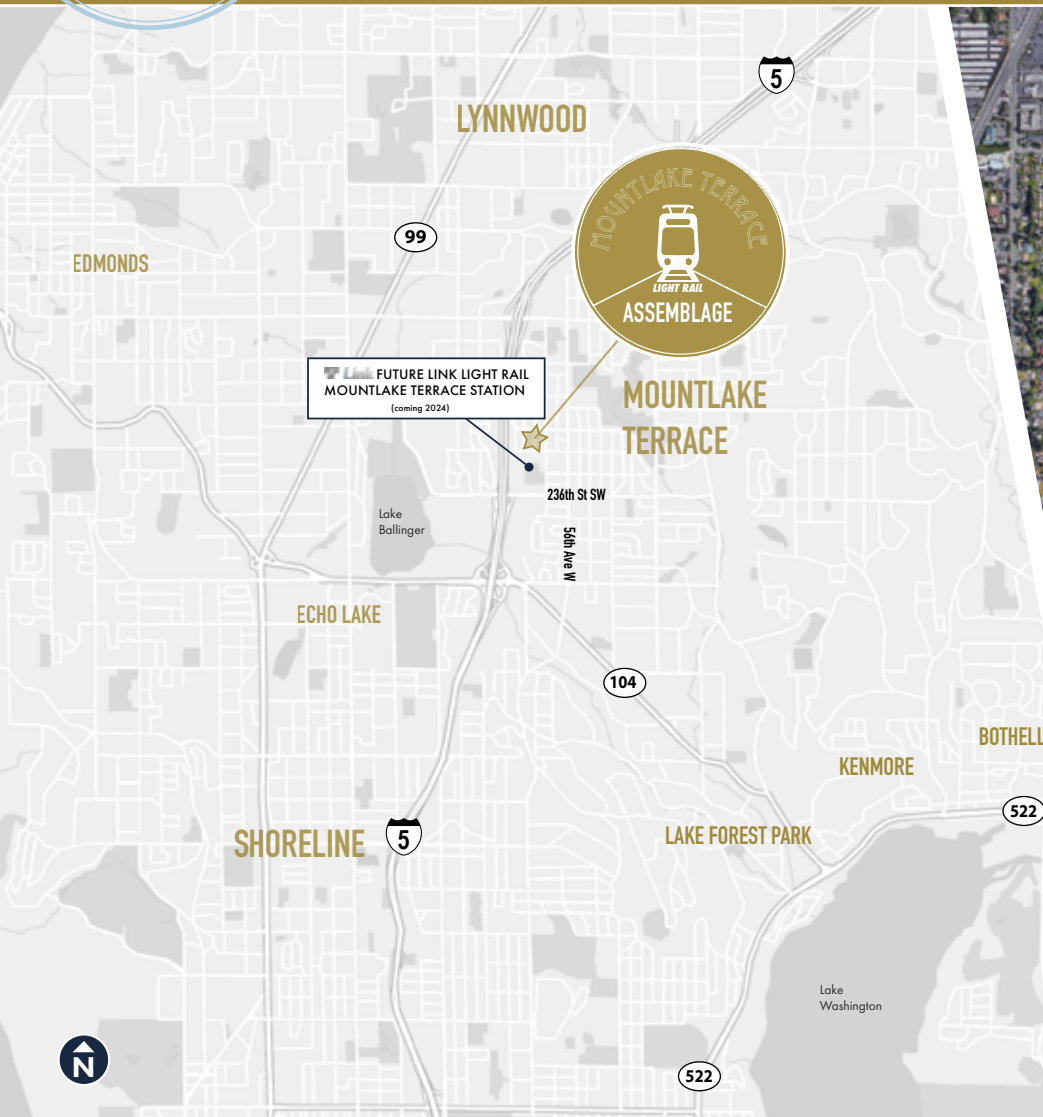




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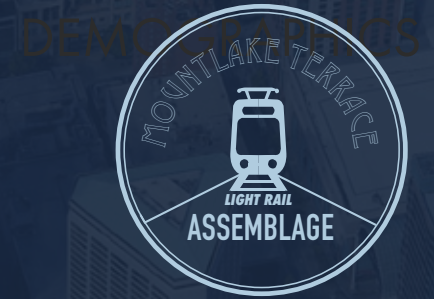
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## TOTAL POPULATION

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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