



Seattle CBD

250,000 Jobs • 16 Minutes

Bellevue CBD

149,000 Jobs • 14 Minutes



Coal Creek Village
Shopping Center

SAFEWAY

**BARTELL
DRUGS**

MUDBAY

Newcastle
DEVELOPMENT SITE

Yea's Wok

DIY Tea Lab

The Coalman Grill

Coal Creek Pkwy SE

Newcastle Way



Newcastle
DEVELOPMENT SITE

**Rare Townhome Development Opportunity
Located in Desirable Newcastle, WA**

27,635 SF • DT W/ CBC OVERLAY ZONING

12901 NEWCASTLE WAY, NEWCASTLE, WA

CBRE

THE OFFERING

Rare Townhome Development Opportunity Located in Desirable Newcastle, WA

CBRE is pleased to exclusively offer to the market the Newcastle Development Site, a **rare 27,635 square foot development opportunity located in the city of Newcastle just outside of Bellevue, Washington**. While the zoning is flexible and would allow the future purchaser the opportunity to permit the parcel to their specific needs, the current owner has put together a detailed site plan and feasibility study.

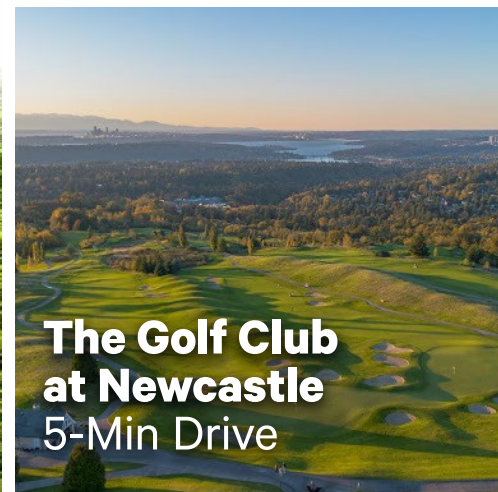
The site plan consists of 27 townhouse units averaging 1,680 square feet each, over a parking garage comprised of 33 stalls and one 4,500 square-foot retail storefront.

With the area's strong housing demand, purchasing a home for under one million dollars in the surrounding neighborhood is challenging. **The market directly surrounding the site is one of the best in the nation, creating the perfect opportunity for a developer to invest in this townhome layout and provide options for those who want to own in the area.**

Cougar Mountain Regional Wildland Park | 5-Min Drive



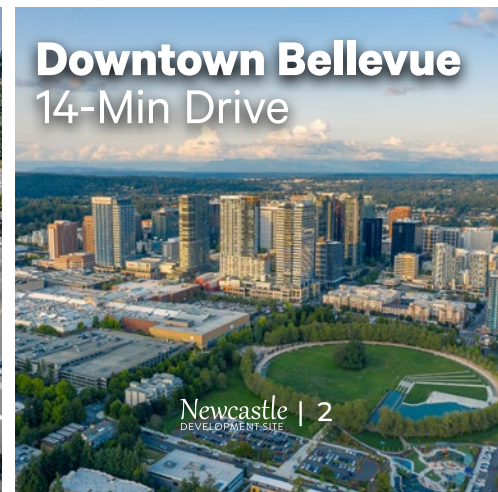
Project Rendering



The Golf Club at Newcastle
5-Min Drive



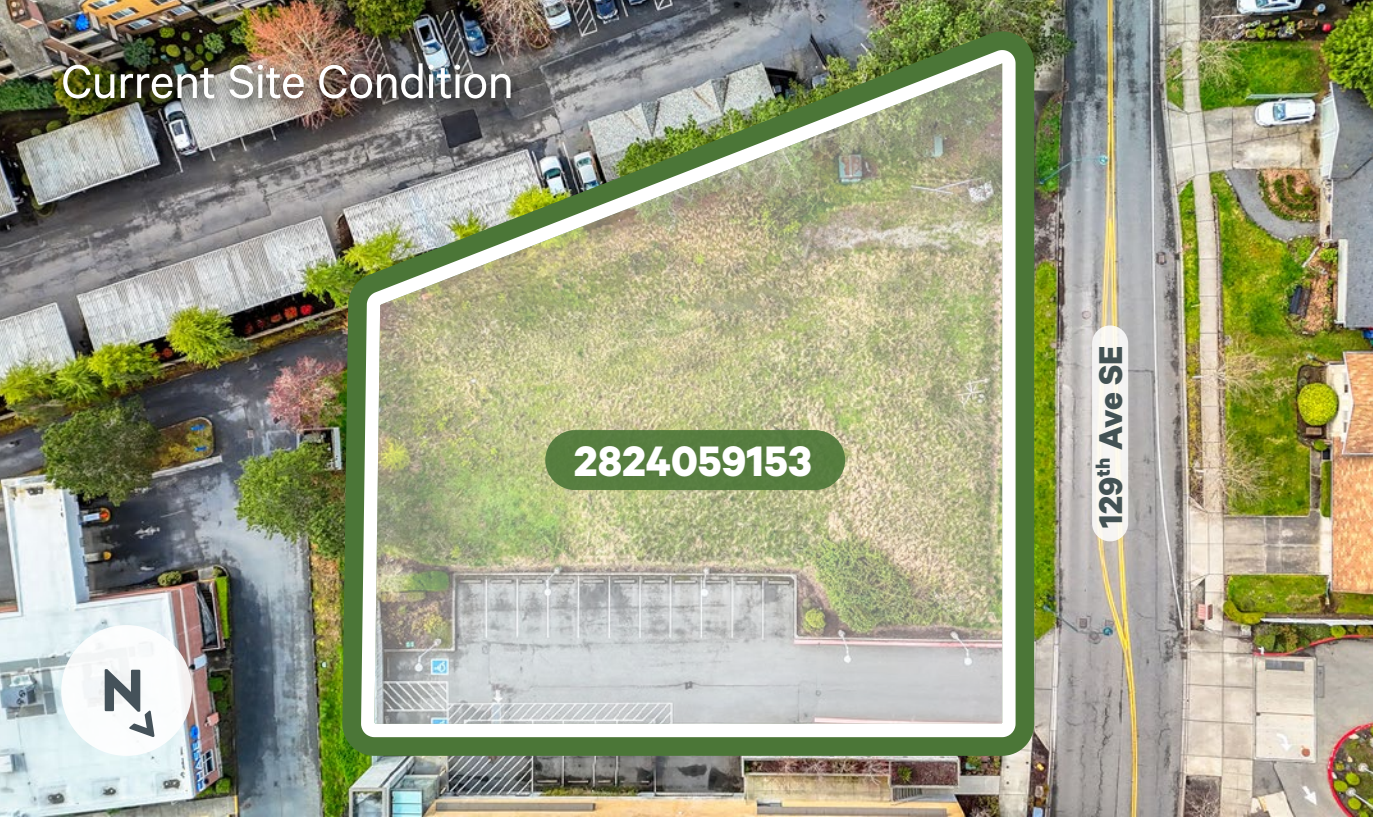
Coal Creek Village
2-Min Walk



Downtown Bellevue
14-Min Drive

Newcastle | 2
DEVELOPMENT SITE

Current Site Condition



Project Rendering



Site Overview

PROPERTY SUMMARY

Address	12901 Newcastle Way, Newcastle, WA 98056
Price	\$2,495,000
Lot Size (SF)	27,653 SF
Lot Size (Acres)	0.63 Acres
Proposed Townhouse Condos + Retail	28 (27 + 1)
Total Proposed Parking Spaces	41 (33 covered + open) excluding library parking
Townhomes (SF)	45,398 SF
Total SF	57,730 SF
Parcel	282405-9153
FAR	2.5:1
Current Zoning	DT with CBC Overlay



Downtown Seattle
620,000 Jobs • 16-Min Drive

amazon
50,000 Jobs
World HQ

Meta
REDFIN
Expedia

DocuSign
Zillow
NORDSTROM

48,000 Students
W
UNIVERSITY of
WASHINGTON

SEA Seattle-Tacoma
International
Airport
19,000 Jobs • 16-Min Drive

Newcastle
DEVELOPMENT SITE

Google

SeattleGenetics®
PHILIPS
Bothell
25,000 Jobs • 20-Min Drive

Renton
62,000 Jobs • 14-Min Drive
BOEING **PACCAR**

Kirkland
90,000 Jobs • 16-Min Drive

Woodinville
140+ Wineries & Breweries • 20 Minutes

Bellevue
149,000 Jobs • 14-Min Drive
amazon
25,000 Jobs
by 2025
Meta
Microsoft
Expedia
CONCUR
OVERLAKE
T-Mobile

Redmond
90,000 Jobs • 18-Min Drive
SPACEX
amazon
Meta
Nintendo®

Microsoft
World HQ
57,100 Jobs • 16 Min

COSTCO
WHOLESALE
World HQ

Microsoft

SAMMAMISH

Downtown Issaquah
40+ Restaurants / Shops / Breweries • 16 Minutes

Newcastle Location Checks All the Boxes

SEAMLESS COMMUTE TO MAJOR EMPLOYERS &
SMALL-TOWN FEELING WITH URBAN AMENITIES

Newcastle

DEVELOPMENT SITE

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