

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



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 townhome units averaging 1,680 square feet each, over a parking garage comprised of 33 stalls and one 4,500 square-foot retail storefront.

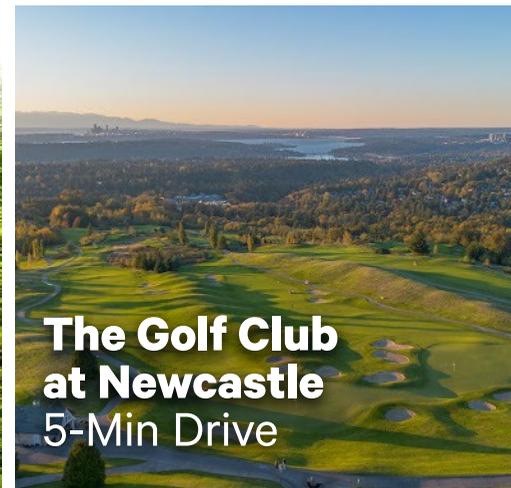
With the area's strong housing demand, purchasing a home for under one million dollars in the surrounding neighborhood is challenging. **The market directly surrounding the site is one of the best in the nation, creating the perfect opportunity for a developer to invest in this townhome layout and provide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



Project Rendering



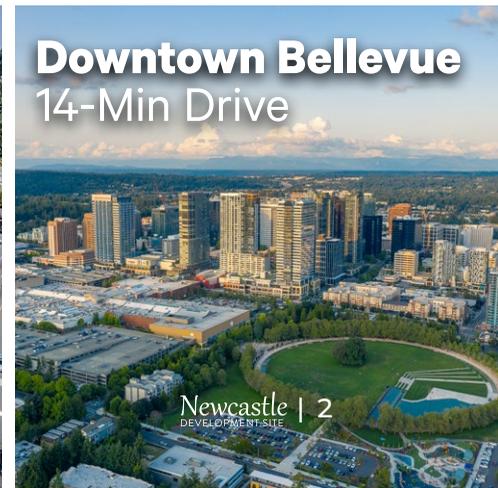
Cougar Mountain Regional Wildland Park | 5-Min Drive



The Golf Club at Newcastle
5-Min Drive



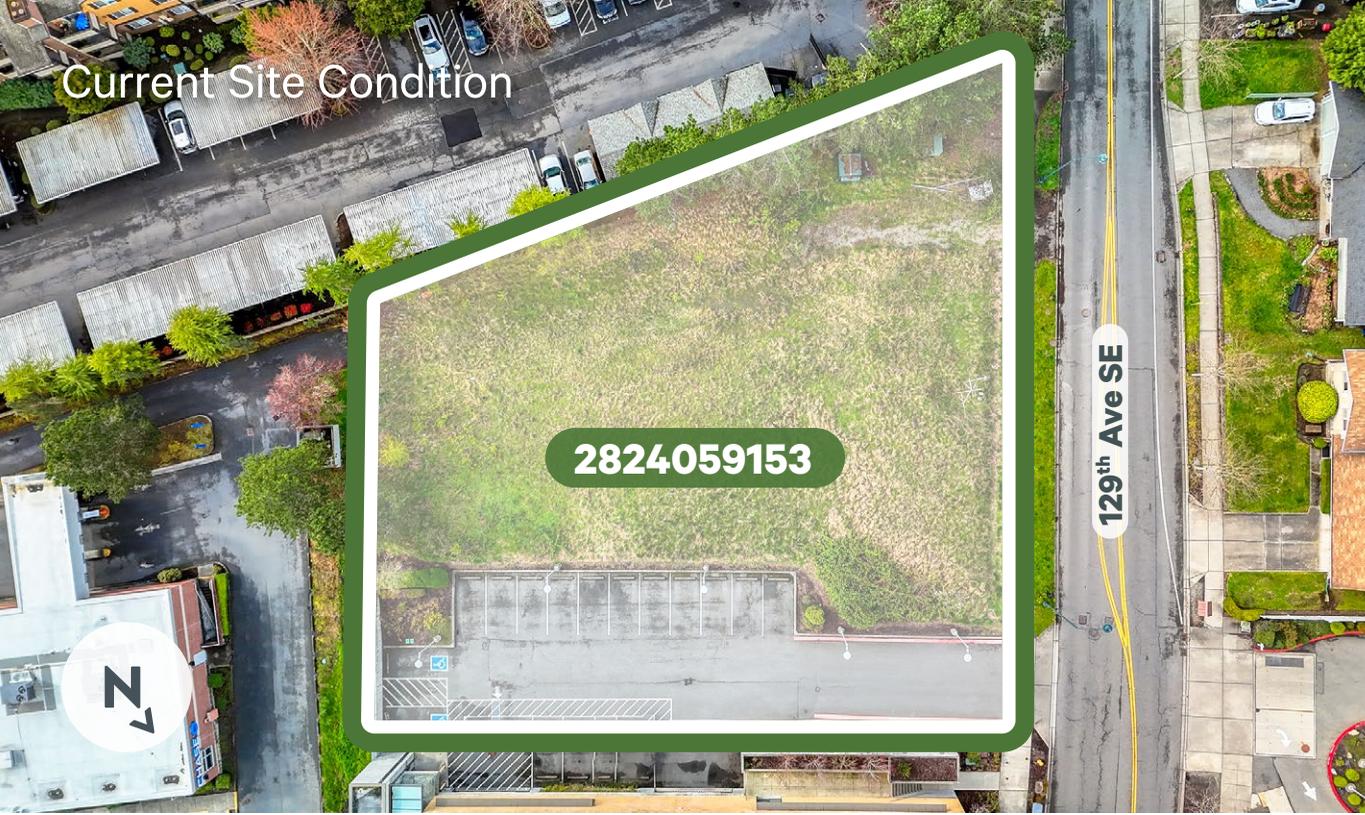
Coal Creek Village
2-Min Walk



Downtown Bellevue
14-Min Drive

Newcastle | 2
DEVELOPMENT SITE

Current Site Condition



Site Overview

PROPERTY SUMMARY

Address 12901 Newcastle Way, Newcastle, WA 98056

Price Call for Price

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

Project Rendering





Downtown Seattle

620,000 Jobs • 16-Min Drive



50,000 Jobs
World HQ



DocuSign



NORDSTROM

48,000 Students



UNIVERSITY of WASHINGTON



19,000 Jobs • 16-Min Drive

Newcastle
DEVELOPMENT SITE

Renton

62,000 Jobs • 14-Min Drive



Bellevue

149,000 Jobs • 14-Min Drive



25,000 Jobs
by 2025



Kirkland

90,000 Jobs • 16-Min Drive

SPRING DISTRICT



Woodinville

140+ Wineries & Breweries • 20 Minutes

Redmond

90,000 Jobs • 18-Min Drive



57,100 Jobs • 16 Min



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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