



TOWNHOME/APT DEVELOPMENT SITE EVERETT, WASHINGTON



THE OFFERING ---

EVERETT DEVELOPMENT SITE

\$4,230,791 | 93,817 SF LOT | \$45.10 / SF

Ayers Commercial Group is pleased to present the opportunity to purchase a **2.15-acre development** site located at the corner of 112th & 4th in south Everett. Located at a **signalized intersection** across from Walgreens, the site is can accommodate both residential and **commercial development**. Zoned NB with **Urban Village Overlay**.

Permitted Uses include:

- **Townhomes**
- **Multi-family** (up to 44 DU/acre)
- **Senior housing**
- **Retail**, including **gas station, car wash, bank, daycare**
- **Office**

PROPERTY SUMMARY

ADDRESS 11116 4th Ave W
Everett, WA 98204

PARCEL NUMBERS 00442900103502,
00442900103503,
00442900103401,
00442900103404

LOT SIZE 93,817 SF | 2.15 AC

ZONING NB with Urban Village
Overlay

JURISDICTION Snohomish County















SITE



SITE

DEMOGRAPHICS

Population			
	1 mile	3 mile	5 mile
2010 Population	25,129	118,923	250,016
2023 Population	27,320	141,087	293,003
2028 Population Projection	27,597	144,327	299,223
Annual Growth 2010-2023	0.7%	1.4%	1.3%
Annual Growth 2023-2028	0.2%	0.5%	0.4%
Median Age	36.1	37.3	38.3

Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$74,457	\$98,396	\$113,615
Median Household Income	\$59,792	\$78,681	\$91,957
< \$25,000	1,799	6,772	11,242
\$25,000 - 50,000	2,469	8,477	14,966
\$50,000 - 75,000	2,534	10,946	18,354
\$75,000 - 100,000	2,109	8,626	16,358
\$100,000 - 125,000	851	6,012	13,483
\$125,000 - 150,000	494	4,352	10,179
\$150,000 - 200,000	524	5,505	13,698
\$200,000+	353	4,240	13,036



EVERETT DEVELOPMENT SITE

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