

TOWNHOME/APT DEVELOPMENT SITE EVERETT, WASHINGTON



THE OFFERING

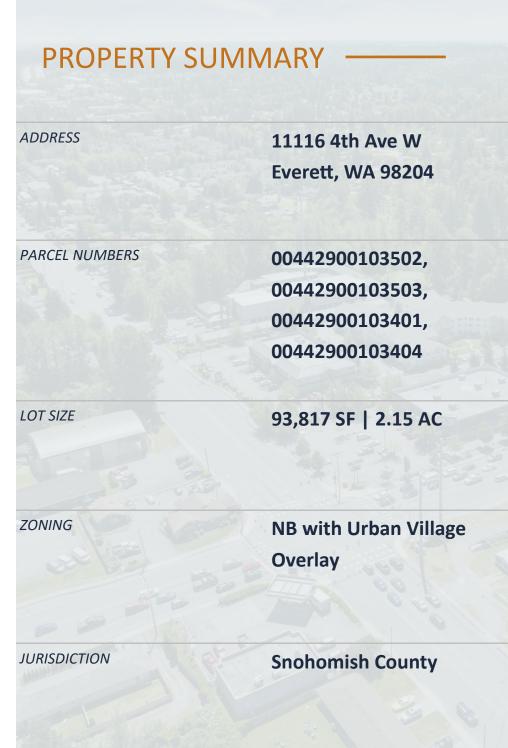
EVERETT DEVELOPMENT SITE

\$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



















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	

