

SUBJECT
PROPERTY



W MAIN ST



RODLAND TOWNHOME DEVELOPMENT SITE

KIDDER.COM

*13-Unit Infill Townhome
Development with Negotiable
Pricing Available in Monroe, WA*

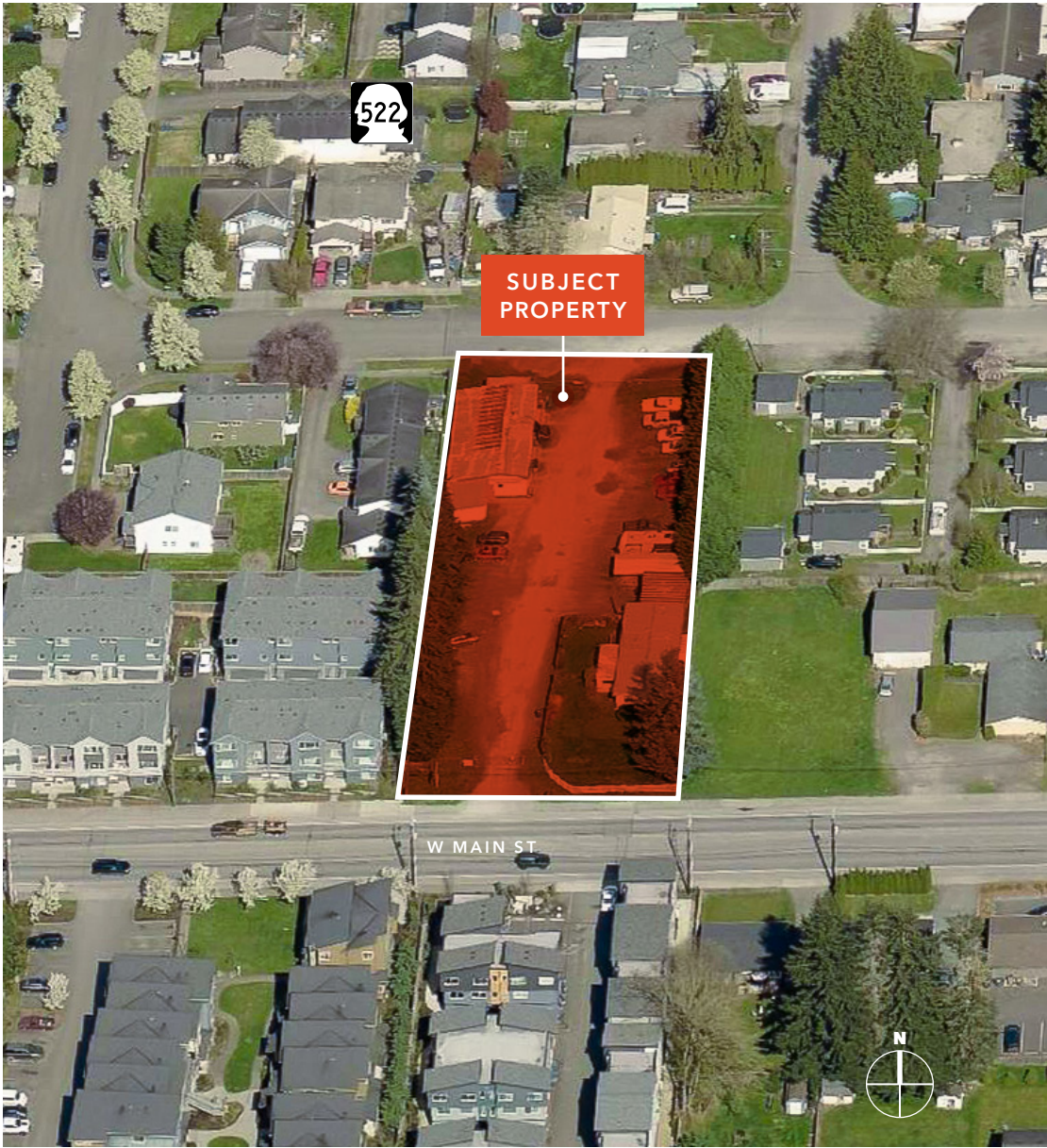
17509 & 17517 W MAIN ST | MONROE, WA

PREMIER
OFFERING IN
THE HEART OF
MONROE, WA

Kidder Mathews is pleased to present the Rodland Townhome Development Site. The property is a 13-unit infill opportunity that offers W Main St frontage, efficient density, and engineering substantially advanced with civil, landscape, and BLA plans submitted.

PROPERTY SUMMARY

Address	17509 & 17517 W Main St, Monroe, WA 98272
Tax Parcels	00517300300500 & 00517300300400
Site Size	30,927 SF (0.71 acres)
Proposed Units	13 townhomes (3-, 4-, and 6-unit buildings)
Zoning	Infill residential – City of Monroe
Entitlement Status	Site Plan Review & BLA in process (File No: SITE2025-03, BLA2025-02, SEPA2025-11)
Asking Price	Negotiable – Seller Motivated





Rare infill opportunity in downtown Monroe with engineering substantially advanced and a motivated seller

Infill site with W Main St frontage in walkable downtown core

Civil, landscape plans & BLA submitted; SEPA and site plan review underway

Proposed 13 units on 0.71 acres

Strong residential demand

Motivated seller – flexible on price and terms

30,927 SF
TOTAL LAND AREA

CALL
BROKER FOR PRICING

TROY LINN | 425.454.1083 | troy.linn@kidder.com

ENTITLEMENT STATUS & DUE DILIGENCE NOTES

Public comments have been reviewed and the project has received it's first-round Site Plan with the City of Monroe. First review comments were issued April 7, 2026 across all related departments

There are currently 3 permits in review for this project - site plan, boundary line adjustment and a sepa review

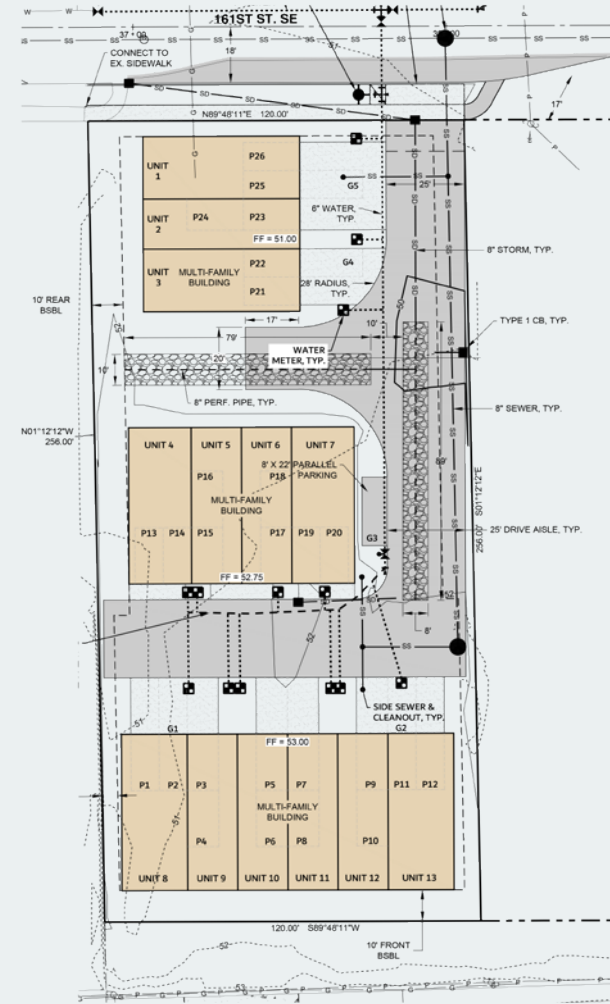
Notice of application has been completed and public comments have received phase 1 environmental review ordered from environmental associates inc, on 6/3/2026 and will be distributed when available.

Harmsen Engineering was hired to get this project approved to preliminary site design and issued a proposal estimating a cost of \$3800 to respond to the 1st round of comments from the city of Monroe

Engineers have indicated with the city request to remove the fire turn-around. It should allow a 14th unit to be added to the site plan

↓ [DOWNLOAD ALL RELATED DOCUMENTS](#)

Buyer is advised to conduct independent due diligence on cost-to-complete and entitlement timeline. Seller makes no representations regarding approval timeline or total development cost.



PROPOSED ELEVATIONS

3 -UNIT BLDG



4 -UNIT BLDG



6 -UNIT BLDG



HIGHLY VISIBLE LOCATION

Adjacent to Foxborough subdivision

Proximity to shopping, dining, parks, and community services

Easy commute access to US-2 corridor to Everett, and Stevens Pass

Easy access to SR-522 and I-405

15 MIN
EVERETT

24 MIN
WOODINVILLE

30 MIN
BELLEVUE

38 MIN
SEATTLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	13,466	26,813	41,371
2030 PROJECTION	13,732	28,252	42,772
2020 CENSUS	13,229	24,836	39,449
PROJECTED GROWTH 2025 - 2030	0.4%	1.1%	0.7%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.9	37.1	39.2
% FEMALE	42.0%	45.7%	47.0%
% MALE	58.0%	54.3%	53.0%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,045	8,663	13,787
2030 PROJECTED	4,195	9,270	14,432
2020 CENSUS	3,776	7,741	12,745
GROWTH 2025 - 2030	0.7%	1.4%	0.9%
OWNER-OCCUPIED	59.9%	71.8%	78.4%
RENTER-OCCUPIED	40.1%	28.2%	21.6%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$122,898	\$153,712	\$170,903
2030 PROJECTED HH INCOME	\$122,875	\$155,012	\$171,477
ANNUAL CHANGE 2025 - 2030	\$64,771	\$76,209	\$85,015

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	340	1,230	1,716
TOTAL EMPLOYEES	3,415	9,294	11,465
WHITE COLLAR WORKERS	53.1%	61.0%	63.1%
BLUE COLLAR WORKERS	46.9%	39.0%	36.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.2%	4.6%	4.0%
HIGH SCHOOL DIPLOMA	30.6%	25.7%	23.5%
SOME COLLEGE	24.5%	22.7%	22.3%
ASSOCIATE	12.0%	10.9%	11.4%
BACHELOR'S	17.4%	22.6%	25.0%
GRADUATE	5.4%	10.4%	11.3%

Data Source: ©2023, Sites USA

RODLAND TOWNHOMES DEV SITE

For more information, contact

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