



NE 195TH ST

NE 168TH ST

NE 190TH ST

176TH AVE NE

NE 162ND ST

NE WOODINVILLE-DUVALL RD

NE 175TH AVE



**WOODINVILLE
LAND OFFERING**

**LAKE
LEOTA**

WOODINVILLE LAND OFFERING

OFFERING MEMORANDUM | 16616 NE WOODINVILLE-DUVALL RD, WOODINVILLE

km Kidder
Mathews

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

BRUCE PEART

Senior Vice President
425.450.1142
bruce.peart@kidder.com

ARIELLE DORMAN

Vice President
425.450.1100
arielle.dorman@kidder.com

KIDDER.COM

01

EXECUTIVE SUMMARY

02

PROPERTY OVERVIEW

03

LOCATION OVERVIEW

04

MARKETING OVERVIEW

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Woodinville Land Offering consists of approximately 9.73 acres of residential-zoned land in the City of Woodinville, just north of Lake Leota, surrounded by well-absorbed, new single-family developments.

Woodinville is located 30 minutes northeast of Seattle and 15 minutes north of Bellevue at the northern border of King County. The city of Woodinville was incorporated in 1993 and has a population of approximately 12,800. Woodinville is famous for its Winery District, and home to Chateau St. Michelle winery, Washington State's oldest winery, and dozens of other wineries and craft brewing enterprises.

The site is located within 10 miles of Microsoft's World Headquarters in Redmond, Google's Main Kirkland Campus, employing more than 6,300, University of Washington Bothell Campus and Evergreen Medical Center in Kirkland.

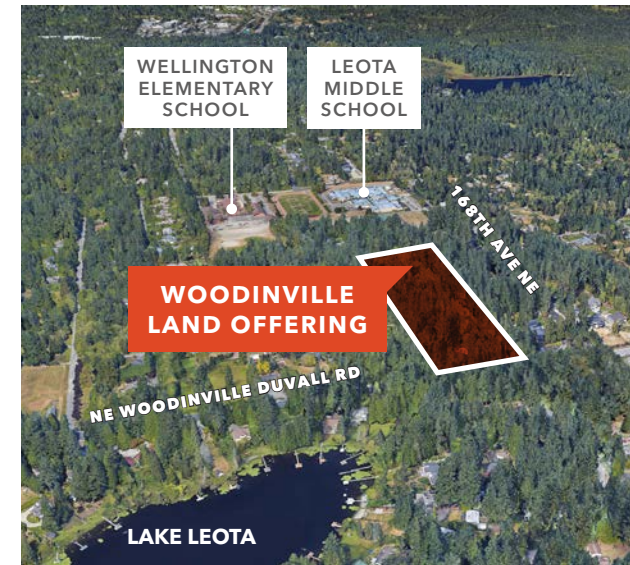
This offering presents a developer the opportunity to develop multiple single family lots in an area with significant demand and a fast-housing absorption. The site is situated in the R-1 zone which allows for 35,000 SF lot sizes, a maximum home size of 5,250 SF, with ingress/egress off 190th St. or Woodinville-Duvall Road.

The Woodinville Land Offering is a unique opportunity to develop a community within a municipality that is actively encouraging new development and will certainly continue to benefit as more of the local tech-based employers promote a culture of working from home. The site is within walking

distance to Wellington Elementary and Leota Junior High, part of the Northshore school district that consistently ranks among top schools in the area.

OFFERING PROCESS

Kidder Mathews is pleased to present this subdivision opportunity for sale for \$5,000,000. The property owners understand the time it takes to receive building permits and will consider all offers, including those with developer terms. Kidder Mathews will announce a call for offers at a later date.



HIGHLIGHTS

LARGE 9.73 ACRE SITE allows significant flexibility of the design of the project

RECENT SUCCESSFUL NEARBY DEVELOPMENTS demonstrate the demand and strength of the housing market

EXCELLENT LOCAL INFRASTRUCTURE with numerous parks and water-based activities, as well as a consistently highly-rated local school district

CLOSE PROXIMITY to major employers including Microsoft, Google, Amazon and Facebook



02

PROPERTY OVERVIEW

PROPERTY OVERVIEW

The Woodinville Land Offering provides favorable zoning for a developer to short plat into 9 single family lots.

ZONING	
ZONING	R1
BASE DENSITY	1 Dwelling Unit / acre
MIN LOT AREA	35,000 SF
MIN LOT WIDTH	100 ft at the street 75 ft at street on cul-de-sacs
MIN STREET SETBACK	10 ft
MIN INTERIOR SETBACK	10 ft
BASE HEIGHT	35 ft
MAX BUILDING COVERAGE	15%
MIN LANDSCAPE COVERAGE	75%



EXISTING PARCEL MAP

012605-9029

PARCEL NUMBER

9.73 AC

LOT AREA IN ACRES

423,838 SF

LOT AREA IN SQUARE FEET

330' X 1,287'

LOT DIMENSIONS



SHORT PLAT PROPOSAL

NINE

NUMBER OF PARCELS

35,000 SF

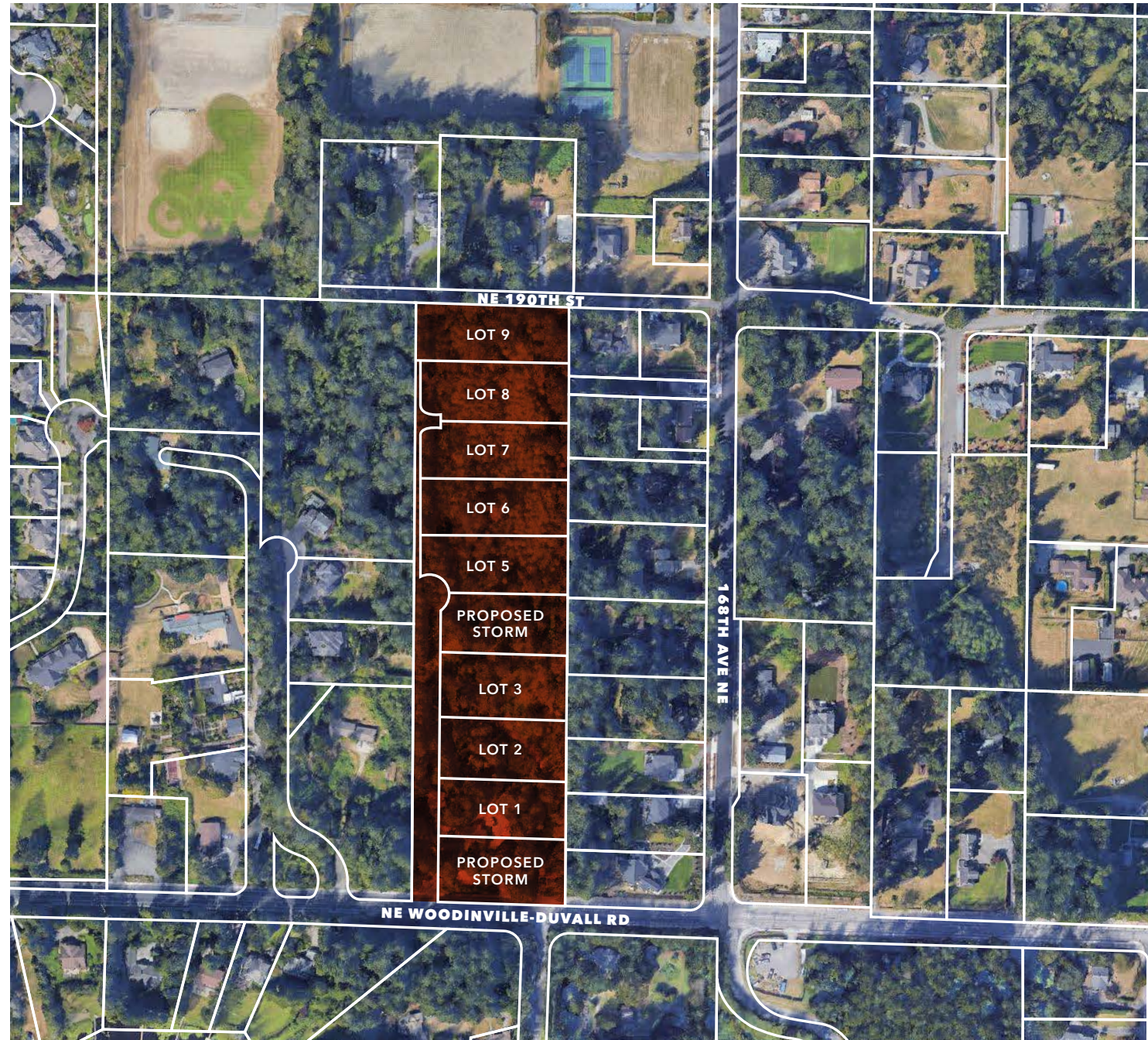
PARCEL SIZE

130' X 270'

PARCEL DIMENSIONS

60' RD

WITH TURN AROUND
INGRESS EGRESS





03

LOCATION OVERVIEW

LOCATION OVERVIEW

Dubbed “Wine Country”, Woodinville is considered a premier tourist destination in the Northwest, featuring over 100 wineries including Washington State’s largest winery, Chateau St. Michelle.

LOCATION DETAILS

Woodinville is located about 15 miles northeast of Seattle, Woodinville offers the benefits of a bustling urban center against the backdrop of the picturesque Sammamish River Valley.

On March 31, 2018, the city celebrated its 25th anniversary of incorporation. Two beautiful murals hand-painted by the community were installed commemorating the occasion. The celebration continues with the city’s investments in Woodinville’s future: the Civic Campus Schoolhouse Restoration Project is the largest public/private investment in the city’s history. The project is estimated to be completed by 2022 and will include a restored schoolhouse with new retail opportunities on the first and second floors, renovated recreation space, renovated retail space, 260-275 multifamily residential units and open space and a festival street for city events and public use.

Woodinville is made up of many unique neighborhoods. The subject property is in the Leota Neighborhood, located at the eastern edge of Woodinville’s city limits, surrounded by well absorbed new single-family housing, parks, schools and nearby shopping. The Leota Neighborhood has four highly rated schools, two public lakes which allow non-motorized activities, and three parks with walking trails, ponds, and protected wildlife.



2.5 MI

TO DOWNTOWN
WOODINVILLE

9.0 MI

TO DOWNTOWN
REDMOND

10.0 MI

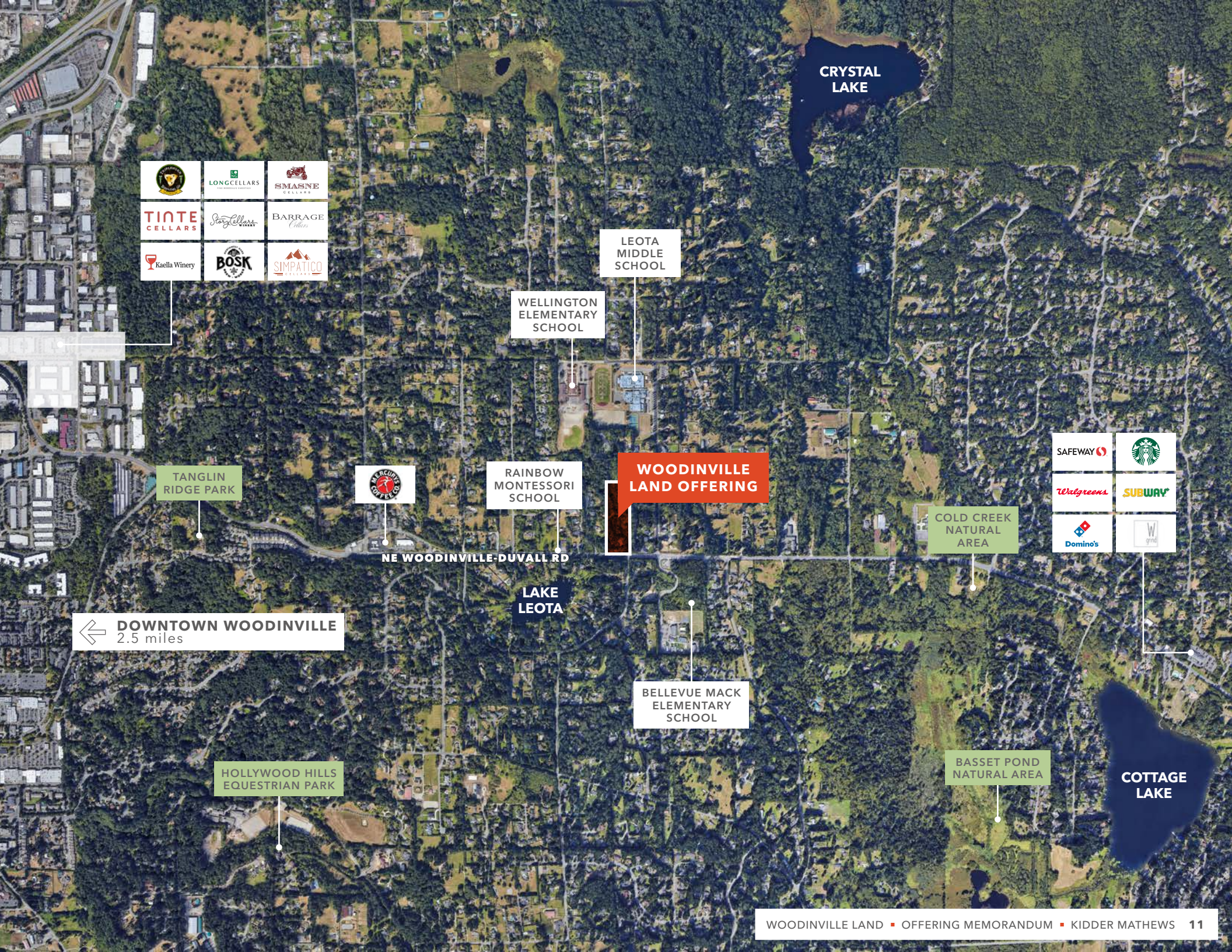
TO DOWNTOWN
KIRKLAND

15.0 MI

TO DOWNTOWN
BELLEVUE

22.0 MI

TO DOWNTOWN
SEATTLE



CRYSTAL LAKE



LEOTA MIDDLE SCHOOL

WELLINGTON ELEMENTARY SCHOOL

WOODINVILLE LAND OFFERING

RAINBOW MONTESSORI SCHOOL

TANGLIN RIDGE PARK



COLD CREEK NATURAL AREA

NE WOODINVILLE-DUVAL RD

LAKE LEOTA

BELLEVUE MACK ELEMENTARY SCHOOL

← DOWNTOWN WOODINVILLE
2.5 miles

HOLLYWOOD HILLS EQUESTRIAN PARK

BASSET POND NATURAL AREA

COTTAGE LAKE

HOUSE BILL 1110

House Bill 1110 intends to increase middle housing in areas traditionally dedicated to single-family detached housing.

As of May 2, 2023 the bill has been passed by the House of Representatives and the Senate Committee, and is waiting for the Governor to act. Cities will be required to comply with this bill on the latter of (a) six months after its next periodic comprehensive plan update required under RCW 36.70A.130 or (b) 12 months after their next implementation progress report required under RCW 36.70A.130.

HB 1110 will allow cities like Woodinville, with a population of less than 25,000 (13,290), within a contiguous urban growth area and the largest city in a county with a population of more than 275,000, based on office of financial management population estimates, may authorize:

The legislature finds that Washington is facing an unprecedented housing shortage for its current population, and without significant action, will not meet its goal of creating 1,000,000 homes by 2044.

(1) The development of at least two units per lot on all lots zoned predominantly for residential use. This new bill will allow 18 units to be built on the Woodinville Land Offering.

16 UNITS
DEVELOPED ON 8 LOTS

18 UNITS
DEVELOPED ON 9 LOTS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
Population (2022)	3,230	37,404	140,660
Projected Population (2027)	3,461	39,749	149,890
Census Population (2010)	3,072	34,552	118,407
Projected Annual Growth (2022-2027)	1.4%	1.3%	1.3%

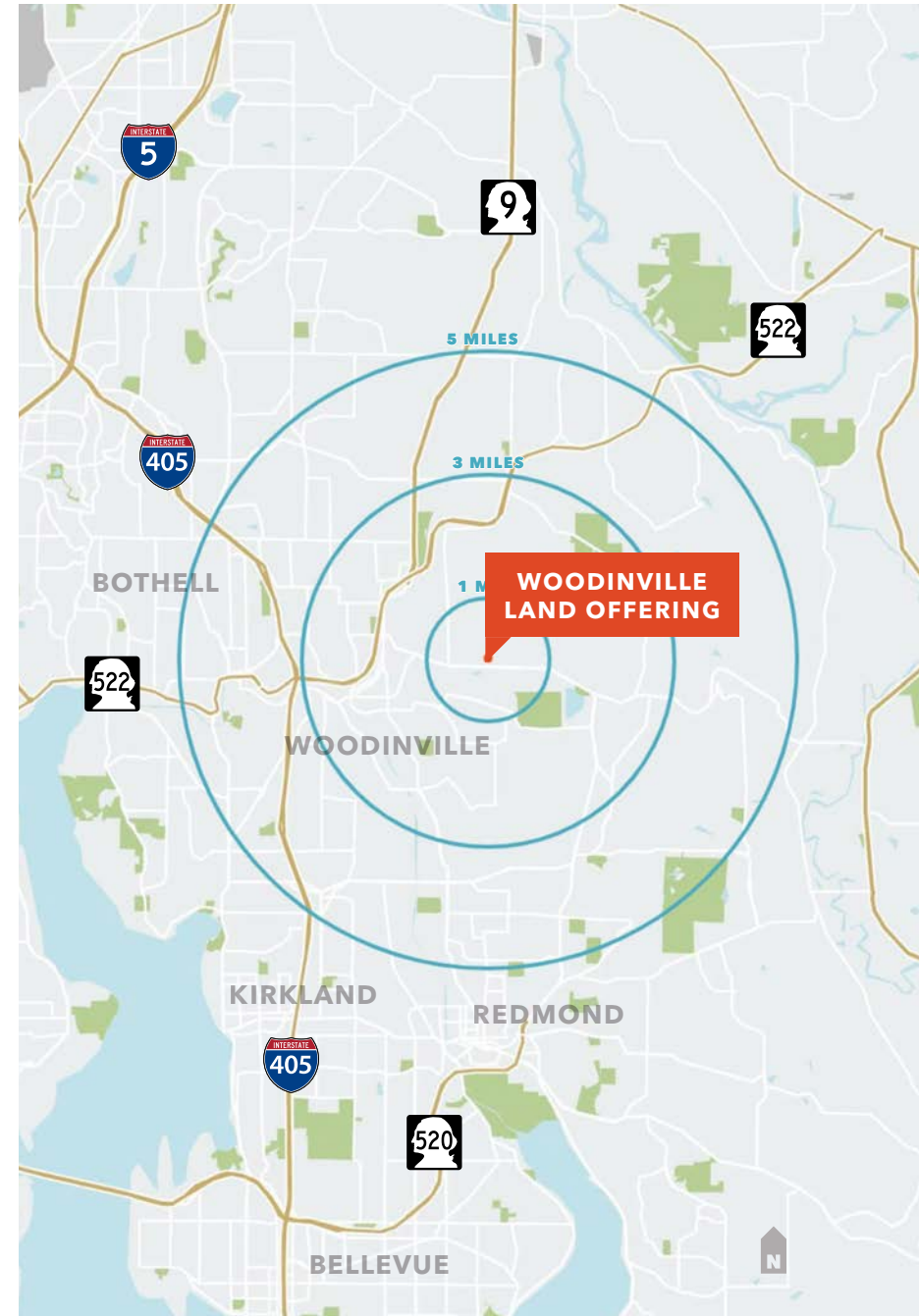
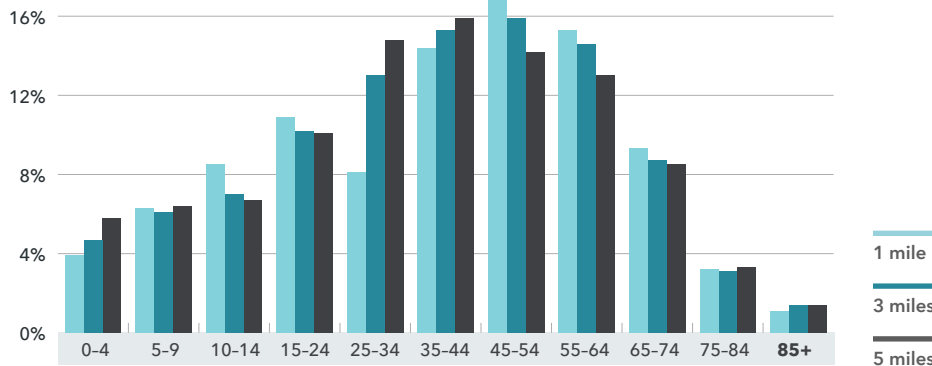
HOUSEHOLDS

Estimated Households (2022)	1,099	14,325	53,029
Projected Households (2027)	1,196	15,495	57,656
Projected Annual Growth (2022-2027)	1.8%	1.6%	1.7%
Estimated Average HH Income (2022)	\$226,296	\$182,772	\$168,312

TOTAL ANNUAL CONSUMER EXPENDITURE (2022)

Total Household Expenditure	\$144.39M	\$1.58B	\$5.52B
Total Non-Retail Expenditure	\$77.25M	\$843.53M	\$2.94B
Total Retail Expenditure	\$67.14M	\$740.25M	\$2.58B

POPULATION BY AGE (2022)



MAJOR EMPLOYERS

EASTSIDE TECH EMPLOYERS RANKED

#	Company	Total WA Employment
01	Amazon	75,000
02	Microsoft	57,666
03	T-Mobile	8,000
04	Facebook	7,000
05	Google	6,300
06	Salesforce	3,700
07	Oracle Group	3,260
08	SAP	1,869
09	Smartsheet	1,021
10	VMware	650

Of the 4.3 million square feet of space under construction on the Eastside (in 2021), 99% is leased to Amazon, Facebook, Google and Microsoft.





04

MARKET OVERVIEW

MARKET OVERVIEW

As of January 2022, Woodinville home prices were up 25% compared to last year, selling for a median price of \$1.36M.

WOODINVILLE MARKET

On average, homes in Woodinville sell after 4 days on the market compared to 15 days last year. There were 78 homes sold in May this year, up from 35 last year.

Woodinville has been listed as a "Most Competitive" with a 100/100

Redfin Compete Score; Most homes get multiple offers, often with waived contingencies, and desirable homes sell for about 20% above list price and go pending in around 3 days.

\$1,360,000

MEDIAN HOME SALE VALUES

112.8%

SALE TO LIST PRICE

25%

YEAR OVER YEAR CHANGE

\$1.7M - \$2.0M

NEW HOME SALES RANGE








SOURCE: CITY OF WOODINVILLE

LAND SALE COMPARABLES

	Property Address	Zoning	Lot Size AC	Lot Size SF	Home Size	Year Built	Sale Date	Sale Price	Price/SF
01	18515 168TH AVE NE Woodinville, WA	R-1	0.83	36,099	3,280 SF	2020	12/20/2018	\$390,000.00	\$10.80
02	18607 168TH AVE NE Woodinville, WA	R-1	0.83	36,324	4,980 SF	2020	12/20/2018	\$430,000.00	\$11.84
03	18611 168TH AVE NE Woodinville, WA	R-1	0.82	35,894	4,550 SF	2019	11/27/2018	\$450,000.00	\$12.54
04	18620 168TH AVE NE Woodinville, WA	R-1	1.00	43,596	5,000 SF	2020	2/22/2019	\$390,000.00	\$8.95
05	18632 168TH AVE NE Woodinville, WA	R-1	1.00	43,707	4,680 SF	2018	6/4/2018	\$385,000.00	\$8.81
06	18664 168TH AVE NE Woodinville, WA	R-1	1.03	44,833	4,090 SF	2018	3/29/2018	\$415,000.00	\$9.26
07	15408 NE 182ND PLACE LOT 1 Woodinville, WA	R-1	0.803	35,000		TBD	1/20/2021	\$425,000.00	\$12.14
08	15409 NE 182ND PLACE LOT 3 Woodinville, WA	R-1	0.803	35,000	TBD	TBD	1/21/2021	\$425,000.00	\$12.14
09	15187 NE 173RD ST Woodinville, WA	RA-2.5	0.696	30,310	3,872 SF	TBD	Listed	\$595,950.00	\$19.66
Total / Avg								\$440,850.00	\$11.93

HOME SALE COMPARABLES

	Address	Lot Size SF	Home Size SF	# of Beds	# of Baths	Sale Date	Sale Price	Price/SF	Year Built	Days on Market	Public Sewer / Septic
01	 16220 NE 172ND ST Woodinville, WA	76,477	4,990	5	4	4/20/2023	\$3,925,000.00	\$786.57	2023	Presale	Septic
02	 16706 NE 179TH ST Woodinville, WA	49,658	3,962	4	4	3/10/2023	\$2,940,000.00	\$742.05	2022	81	Septic
03	 16106 NE 179TH ST Woodinville, WA	35,146	4,450	5	4.25	3/1/2023	\$2,600,000.00	\$584.27	2023	0	Septic
04	 20040 156TH AVE NE Woodinville, WA	43,750	4,200	4	4.25	6/27/2022	\$3,520,000.00	\$838.10	2019	6	Septic
05	 20300 166TH AVE NE Woodinville, WA	51,654	3,781	5	4	5/17/2022	\$3,125,000.00	\$826.50	2022	5	Septic
Total / Avg							\$3,046,250.00	\$747.73			

Sale Comparables Map

LAND SALES

HOME SALES

Paradise Valley Conservation Area

WOODINVILLE LAND OFFERING

Bassett Pond Natural Area

WOODINVILLE

LEOTA

NORTH INDUSTRIAL

VALLEY INDUSTRIAL

WOODINVILLE SNOHOMISH RD

156TH AVE NE

NE WOODINVILLE DUVALL RD

NE 172ND PL

140TH PL NE

152ND PL NE

522

4

5

6

5

7

8

1

3

4

3

2

2

9

1



EXCLUSIVELY REPRESENTED BY

BRUCE PEART

Senior Vice President
425.450.1142
bruce.peart@kidder.com

ARIELLE DORMAN

Vice President
425.450.1100
arielle.dorman@kidder.com



KIDDER.COM