

Price Reduced: ~~\$2,399,988~~ \$1,999,988

YELLOWSTONE TRAIL ESTATES

Yellowstone Trail Road, Snoqualmie Pass, WA 98068

Multi-Lot Residential Development



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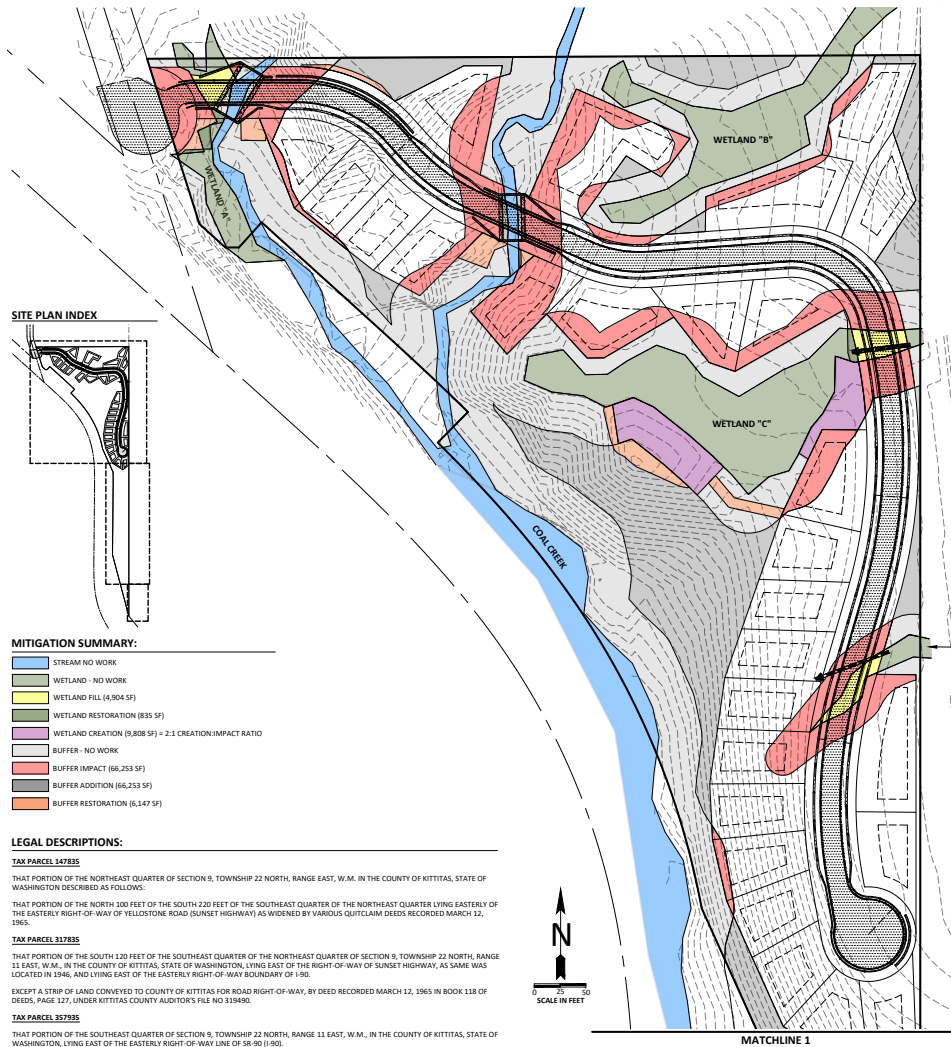
| OFFERING MEMORANDUM

Investment Summary | OFFERING SUMMARY



Price	\$2,399,988 \$1,999,988
Project Name	YELLOWSTONE TRAIL ESTATES
Address	YELLOWSTONE TRAIL ROAD, SNOQUALMIE PASS, WA 98068
Location Coordinates	47.408978, -121.406069
Land Size	787,565 SF (± 18.09 ACRES)
Land \$ Per SF	\$2.54
Number of Lots	27
Lot Size Range	6,000 SF - 13,000 SF
Average Price Per Lot	\$74,073
Private Community Amenities	PARK, BBQ & FIREPLACE AREA, HIKING, BIKING, SNOWSHOEING & CROSS COUNTRY SKIING TRAILS
County	KITTITAS
Approved Permits	FINAL PLAT APPROVED, HPA, FPA, ACCESS PERMIT, GRADING PERMIT, BURN PERMIT, SEPA SATISFIED, WETLAND MITIGATION PLAN, CCR DRAFT
Water Rights	SECURED, WORTH \$1 MIL

Investment Summary | EXECUTIVE SUMMARY



ORION Commercial Partners is excited to offer the Yellowstone Trail Estates, located in Snoqualmie Pass, Washington, for sale. This residential development opportunity is comprised of 27 buildable lots on 18.09 acres just east of Interstate 90 across from Summit Central Ski Area.

The current owner has spent over 1.6 million since 2021 in pre-development costs which includes Kittitas County plat approval, SEPA approval, wetland mitigation report, geotech report, water rights, engineering plans for the bridges, road, etc (pre-construction package available upon request).

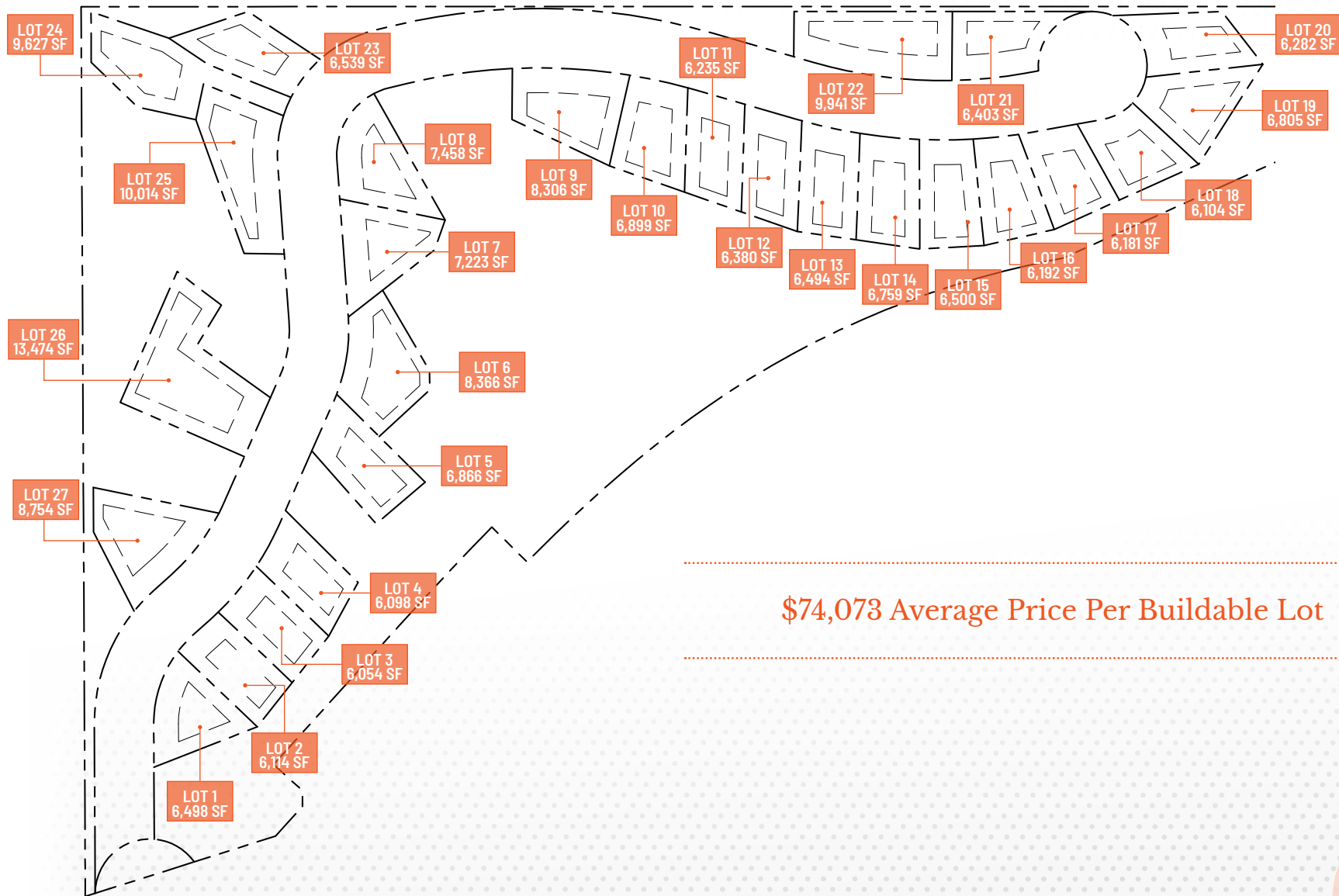
For an average price of \$74,073 per buildable lot, Yellowstone Trail Estates provides a qualified builder with a unique opportunity with tremendous upside to build up to 27 homes on Snoqualmie Pass where there is a strong demand for year-round residences and second homes.

With its close proximity to Seattle (54 miles), under an hour drive, Snoqualmie Pass has the old slogan that rings true "Right Around the Corner, a Million Miles Away". Snoqualmie Pass has experienced numerous upgrades in the last 5-10 years, including new restaurants, a brewpub, and a grocery store along with new residential developments. The Summit at Snoqualmie Ski Area has aggressively improved its infrastructure by installing new chairlifts (6 in the past 5 years with more to come), a summer mountain bike park at Silver Fir, and many other summer activities making The Summit at Snoqualmie truly a year-round community.

The biggest challenge to growth at Snoqualmie Pass is the availability of developable land. Yellowstone Trail Estates is ready to go!

PRE-CONSTRUCTION PACKAGE AVAILABLE UPON REQUEST

Investment Summary | LOT NUMBERS & SIZES



Property Overview | LOCAL AERIAL MAP



Property Overview | PROXIMITY TO SUMMIT CENTRAL SKI AREA



Location Overview | ABOUT SNOQUALMIE PASS



Snoqualmie Pass, located in the majestic Cascade Range of Washington State, is a vital mountain pass traversed by Interstate 90. At an elevation of 3,022 feet (921 meters), it's a popular destination year-round for outdoor enthusiasts. In winter, the pass transforms into a snowy wonderland, attracting skiers and snowboarders to Summit at Snoqualmie, a collection of ski areas. Snowshoeing and cross-country skiing are also popular activities.

During the warmer months, Snoqualmie Pass offers an abundance of hiking and biking trails, ranging from leisurely strolls to challenging climbs with stunning panoramic views. The Pacific Crest Trail, a renowned long-distance hiking trail, passes through the area. Beyond recreation, the pass is a critical transportation corridor, connecting Western and Eastern Washington and playing a key role in commerce and travel. Its accessibility and diverse offerings make Snoqualmie Pass a beloved natural escape.

Despite its mountain setting, Snoqualmie Pass is conveniently located on I-90, offering relatively easy access to Seattle and its major employers like Boeing and Microsoft. This allows residents to enjoy a

small-town, outdoor-oriented lifestyle while still having access to big-city amenities and job opportunities.

The area, particularly Snoqualmie (the nearby city), is known for its high quality of life, good schools (Snoqualmie Valley School District), and family-friendly environment.

While Snoqualmie Pass itself has a small population, the nearby city of Snoqualmie offers a charming historic downtown, shops, restaurants (like Commonwealth Restaurant), and community events.

There's a growing trend of permanent residency in the Pass area, driven by its proximity to the city and the increasing ability to work from home.

Snoqualmie Pass seamlessly blends an active, nature-filled life with the conveniences and opportunities of a major metropolitan area.

Location Overview | COMMUTER DISTANCES



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ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

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