



The Last Large Undeveloped Property in UGA

14.28 Acres off: Barber Cut off Rd, Kingston WA 98346



PRESENTED BY



KING
Commercial Real Estate

kw PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY

Bradley King

Licensed Broker | OR & WA

503.313.8262

King@KWcommercial.com



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OFFERING SUMMARY



PRICE \$3,210,000

Lot Size: 14.28 Acres

Property Type: Multi-Family Development

ZONING 8.18 Acres of UM | 3.93 Acres of UR | 2.17 Acres of IND

PROPERTY OVERVIEW

This 14.28-acre apartment development site in Kingston, WA (Kitsap County) consists of 7 parcels. It includes 3.93 acres zoned UR (Urban Restricted), providing access to the other 8.18 acres zoned UM (Urban Medium), which can support up to 147 apartment units and 2.17 acres of IND (Industrial). The property is within walking distance to elementary, middle, and high schools, as well as Puget Sound ferries to Edmonds and Seattle—making it ideal for commuters.

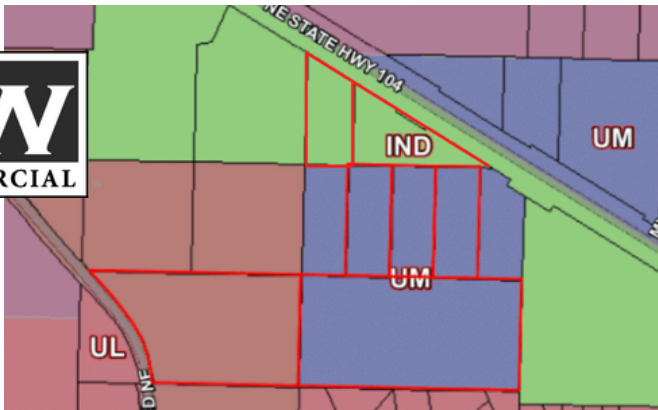


Property Photos



653 FT of Highway frontage





Industrial (IND): This zone is not intended to accommodate population growth and therefore do not have allowed density. However, limited new residential uses may occur in these zones which support the intent of these zones to provide employment and services. Therefore, up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code [Chapter 17.410](#)

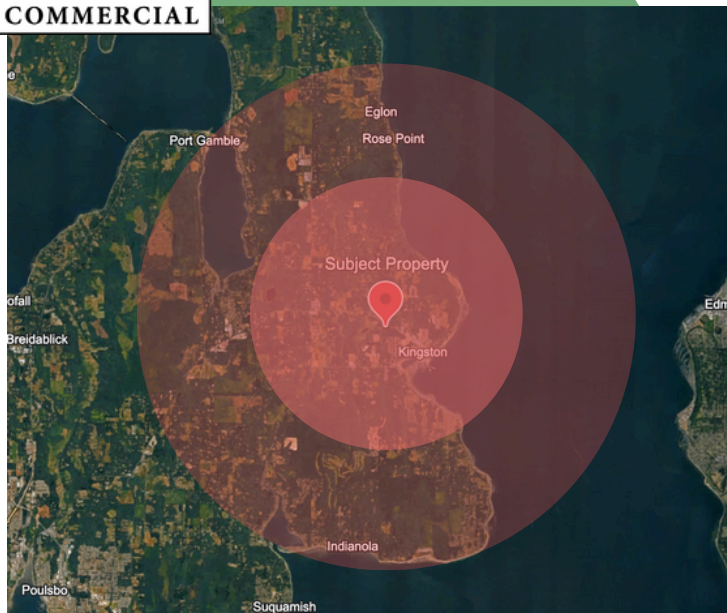
Urban Medium Residential (UM): This zone is intended to provide for higher densities where a full range of community services and facilities are present or will be present at the time of development. This zone is also intended to create energy efficient residential areas by allowing common wall construction, as well as to facilitate residential development which utilizes cost-efficient design

Urban Restricted (UR): The urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to Title 19, or are planned as greenbelts, and are therefore appropriate for lower-density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.

ZONING



DEMOGRAPHICS



Population 3 Mi 5 Mi

Male	3,532	11,128
Female	3,450	11,076
Total	6,982	22,204

Age 3 Mi 5 Mi

0-14	1,182	3,921
15-24	925	3,085
24-54	2,546	8,178
55-64	1,021	3,325
65+	1,308	3,695

Income 3 Mi 5 Mi

Median	\$74,197	\$72,032
< \$24,999	315	1,225
\$25k-\$49k	684	1,694
\$50k-\$99k	1,027	3,505
\$100k-199k	656	1,878
> \$200,000	158	354

Development Potential



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A unique zoning mix allows for a variety of development options with the potential to develop quick service retail, traditional retail or industrial mixed use along the highway. The rear of the property could complement the commercial development in the front with work force and community housing.

Geography

