

FOR SALE



CREATE LOTS. CAPTURE VALUE.

- * 33± ACRES * Seller Financing Options *
- * Adjoins Lake Stevens UGA *

13420 12th Street NE
Lake Stevens, WA 98258

Asking \$3.5M



** Boundaries are approximate*

More Info: <https://www.investmentnw.com/13420>



Lake Stevens Development



13420 12th St NE, Lake Stevens, WA 98258

32.61 ± acres

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Lake Stevens Development



Create Lots. Capture Value.

33± acres of rolling terrain. Open meadows. Stands of mature evergreens. Elevated ground captures sweeping views of the Cascades and Mount Baker. A true natural canvas for something exceptional.

Set along the edge of Lake Stevens, **this property invites vision**. Picture view lots across the upper ridgelines, with a luxury-leaning neighborhood. A thoughtfully designed community with trails, green belts, and a connection to the Centennial Trail at the east entrance. Quiet. Scenic. Desirable. This is the place that future homeowners seek out—and builders can proudly deliver.

Positioned for flexibility. **Over 1,500 feet adjoining city R6 zoning to the north and 450 feet against R4 on the west** along 131st Ave NE. Currently zoned **Snohomish County R-5**. Develop now as a rural cluster or plan for an annexation and increased density. Multiple paths. Real upside. Your design.

Wetlands and survey complete. Key steps handled. Time saved. Clarity gained. Access is established from Machias Rd across Catherine Creek or connect to city roads on the west. City services possible along the adjoining city boundaries, bringing infrastructure within reach as growth expands around Lake Stevens.

Whether land packagers, developers, or builders - this is a site that works on paper and in the field.

Create and capture value at scale. **Seller financing may be available** for experienced groups. **Extensive rental income** options on site with multiple structures, 2 units, & pasture. Adding flexibility to your structure and timing.

Opportunities like this don't sit. They move. Let's explore how this site can become your next successful project. **Call us to arrange your private tour.**

Address: 13420 12th St NE
Lake Stevens, WA 98258

Jurisdiction, Zoning: Snohomish County, R-5

Adjoining Parcels: Lake Stevens UGA R6 & R4

Parcel IDs: 290616-002-014-00; 004-00;
290616-002-006-00; & 013-00

Residence & ADU: 1,980± SF above; 1,356± SF below

Outbuildings: 100'x75' ± ; 20'x20' ±

Lot Size: 32.61 ± acres

More Info: <https://www.investmentnw.com/13420>





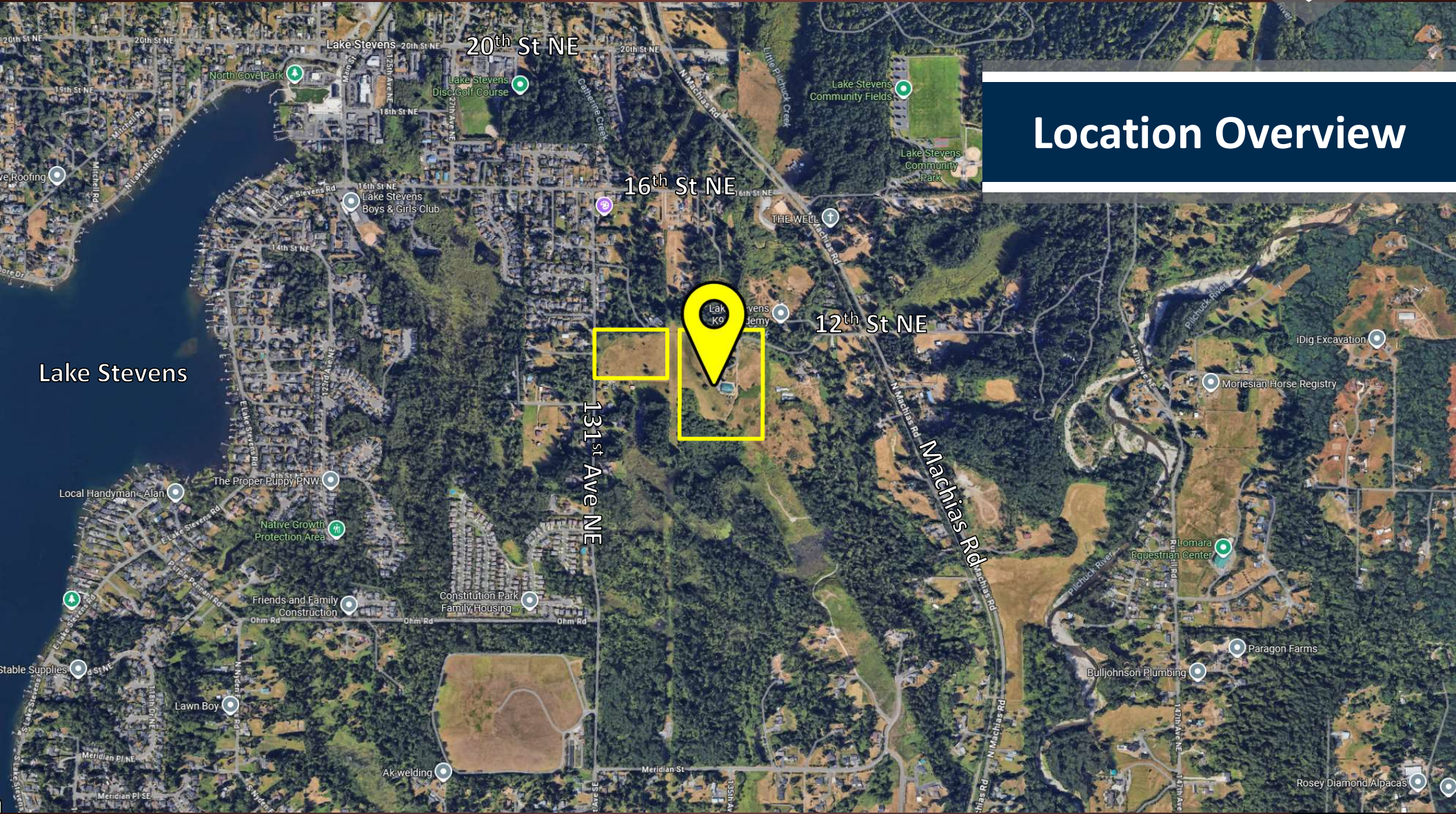
LAKE STEVENS DEVELOPMENT

Potential Seller Financing Options

Purchase Price	\$3,500,000
35% Down	\$1,225,000
Balance	\$2,275,000
Interest Rate	5.0%
Interest Only Payment	\$9,479
Balance Due In	72 Months

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Location Overview

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LAKE STEVENS DEVELOPMENT

Prime Location

Easy Access

3.7_± miles to Hwy 9

6.7_± miles to Hwy 2

9.0_± miles to I-5



More Info: <https://www.investmentnw.com/13420>





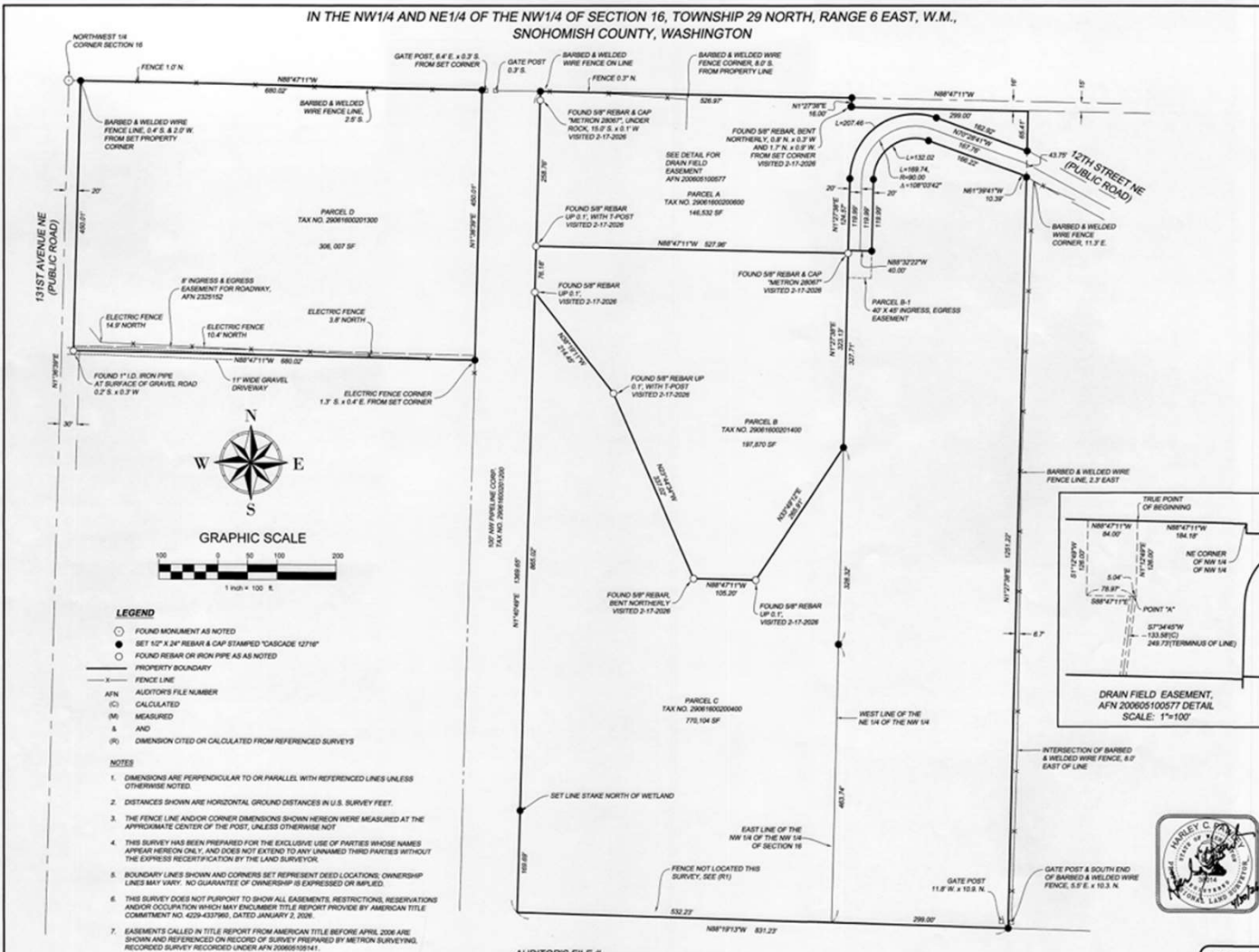
Site Overview

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Survey Overview



PARCEL	LOT SF
Parcel A 290616-002-006-00	146,532 SF
Parcel B 290616-002-014-00	197,870 SF
Parcel C 290616-002-004-00	770,104 SF
Parcel D 290616-002-013-00	306,007 SF
TOTAL	1,420,513 SF

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IN THE NW1/4 AND NE1/4 OF THE NW1/4 OF SEC. 16, T. 29 N., R. 6 E., W.M.
JOB# 24152 DRAWN BY AMEKG FIELD BOOK # SN 1047
DATE 4/26/2026 REVISED: CHECKED BY: HCP

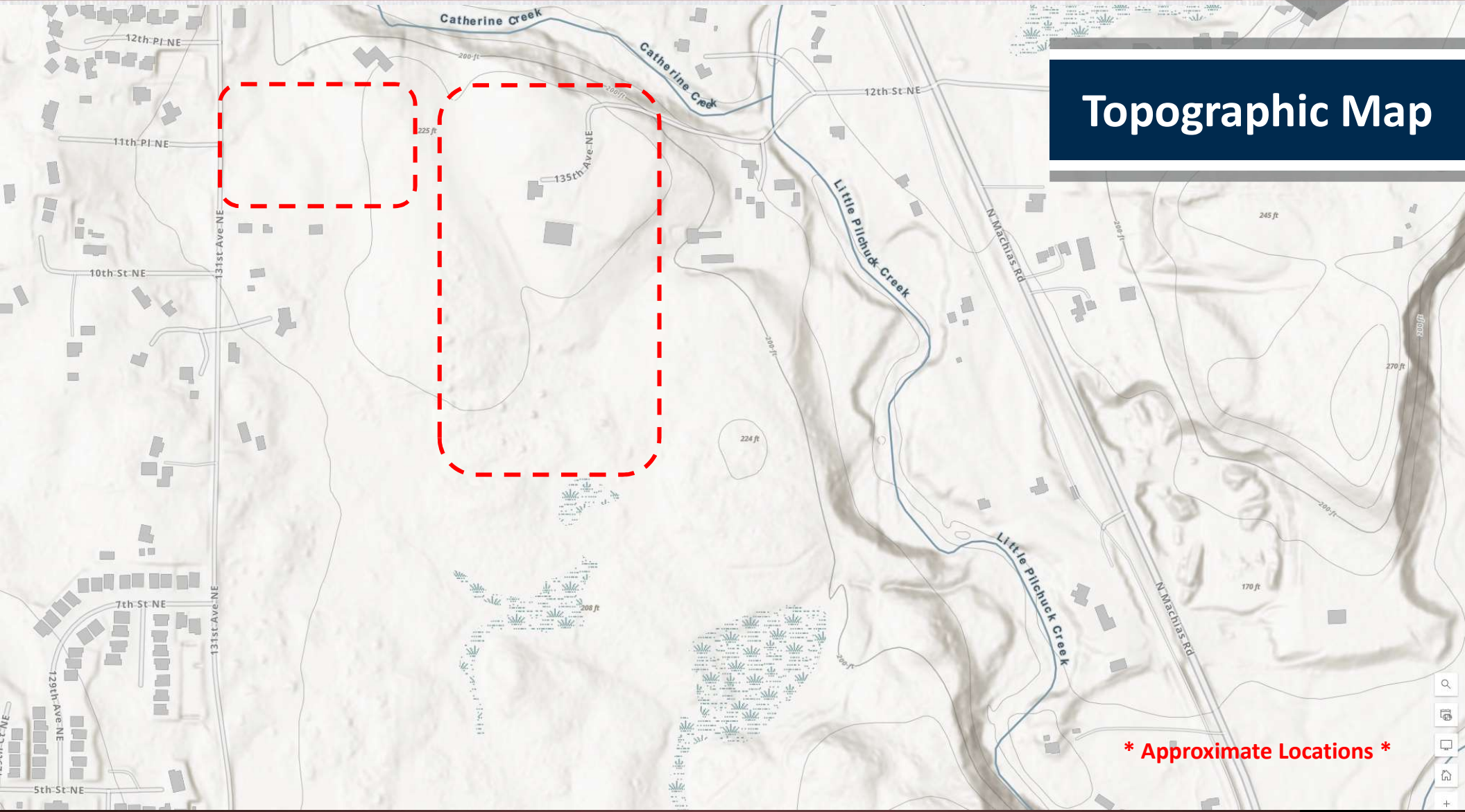


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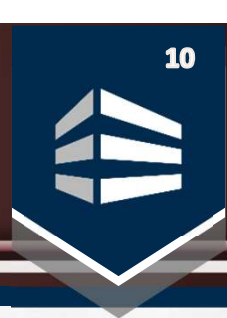


Topographic Map



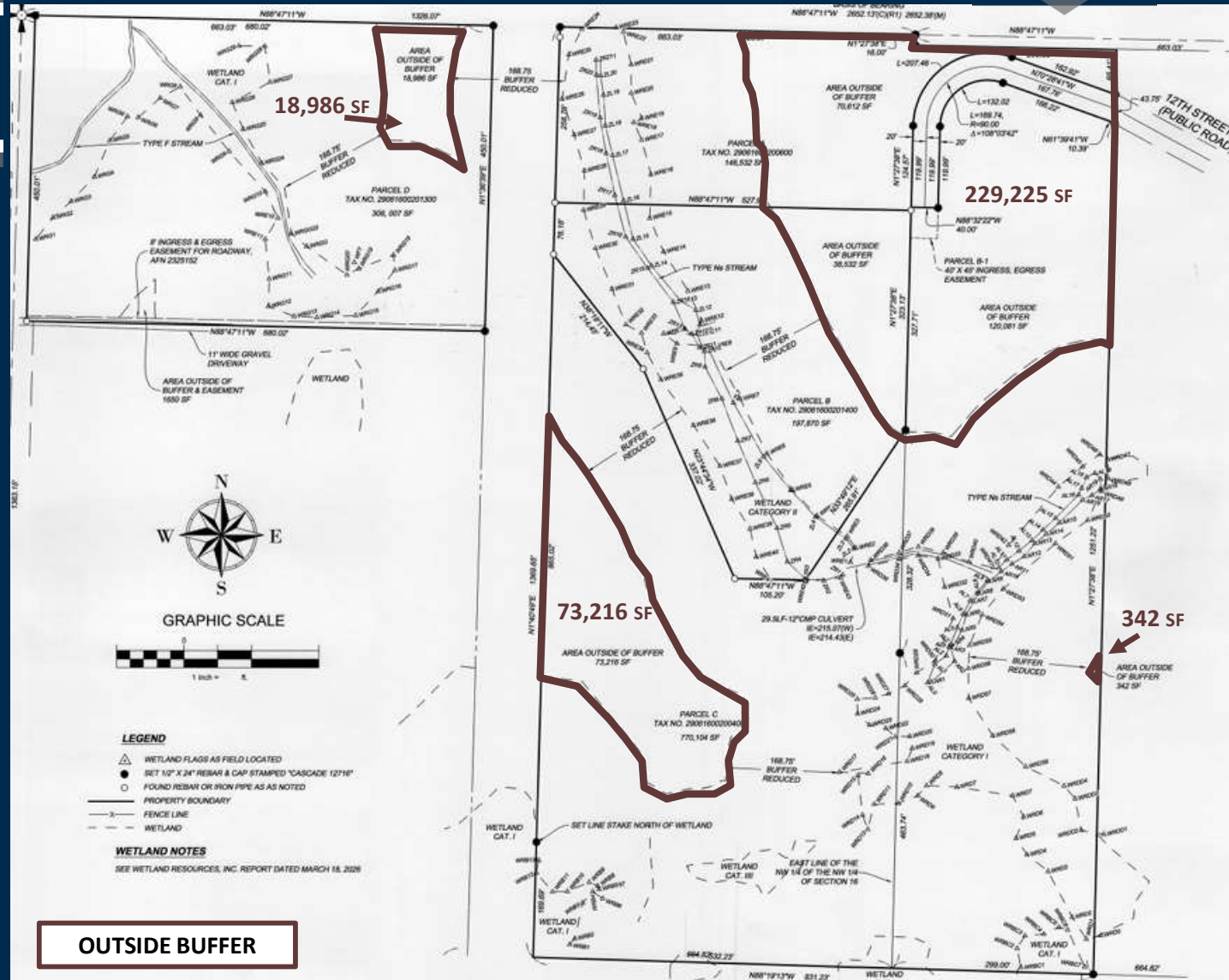
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Wetland Overview

<u>PARCEL</u>	<u>OUTSIDE BUFFER</u>	<u>LOT SF</u>
Parcel A	70,612 SF	146,532 SF
Parcel B (NE)	120,081 SF	197,870 SF
Parcel B (SE)	342 SF	
Parcel C (NE)	38,532 SF	770,104 SF
Parcel C (SW)	73,216 SF	
Parcel D	18,986 SF	306,007 SF
TOTAL SF	321,769 SF	1,420,513 SF
TOTAL AC	7.39 AC	32.61 AC

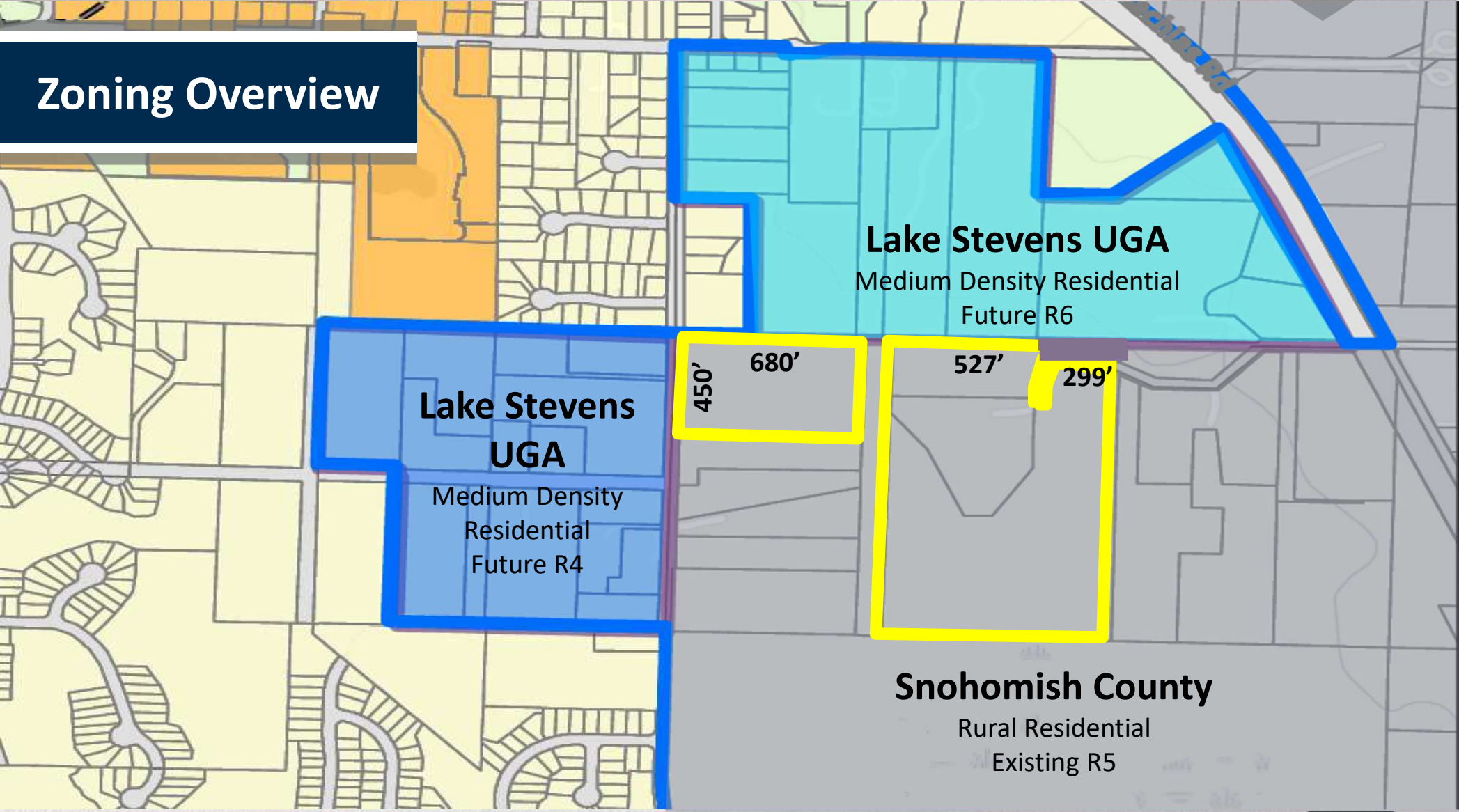


OUTSIDE BUFFER





Zoning Overview



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LAKE STEVENS FEATURES

**Main Home
Attached ADU**

**Open 8 Bay Shop
7500 ± SF
Easily Re-Secured**

400 ± SF Workshop

Fenced Pasture



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LAKE STEVENS DEVELOPMENT



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Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,903	37,060	80,873
Median Age	35.7	37.4	37.6
Avg. Household Size	3.0	2.9	3.0
Unemployment Rate	2.7%	2.9%	3.3%
Median Net Worth	\$361,737	\$556,323	\$588,977



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Population

by Generation

5 Mile

GREATEST Born Pre 1945	2.2%
BOOMER 1946-1964	15.4%
GEN X 1965-1980	20.1%
MILLENNIAL 1981-1998	26.4%
GEN Z 1999-2016	23.3%
ALPHA 2017-Present	12.5%

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Housing Statistics

NWMLS – May 9, 2026

5 Miles

Average Beds/Baths 4 / 2.5

Average Square Feet 2,277

Low Sold \$375,000

Average Sold \$809,000

High Sold \$5,250,000

Sold Past 12 Months 891

Active 186

Pending 117

Months Inventory 2.5

Median Days on Market 46

Housing by Year Built

5 Mile

Pre 1939	4.5%
1940-49	1.0%
1950-59	2.2%
1960-69	7.1%
1970-79	10.6%
1980-89	11.5%
1990-99	21.9%
2000-09	23.4%
2010-19	13.7%
2020+	4.1%

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NE Building Site



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