

Townhome Development Site

39XX 27th Ave S, Columbia City

J a m e s T j o a & A s s o c i a t e s

- Plans drawn for 24 zero-lot line, fee simple townhomes with all required permits available
- Marketable unit mix of 3Bd/2.5Ba and 3Bd/1.5Ba floor plans ranging from approx. 1150 to 1650 square feet
- One or two car attached garages per plan
- Development site offers 24,929 sq ft of L-3 zoned land with alley access
- Site lies adjacent to Rainier Vista, one of Seattle's most anticipated planned neighborhood developments
- Located 10 mins from downtown Seattle with easy access to I-5, I-90, & the future LINK Light Rail station



Artist's rendering of completed project

Exceptional builder opportunity to purchase a 24-unit townhome development site in the vibrant and rapidly appreciating Columbia City neighborhood. Project site is being sold with architect's plans, survey, geotechnical study, civil and structural engineering, and more. All required permits available to begin construction.



Artist's conception of the Columbia City LINK Light Rail station, located within walking distance of the subject site.

Information contained herein, including but not limited to square footage, development potential, and zoning deemed reliable but not guaranteed. Purchaser to verify any and all information to their own satisfaction





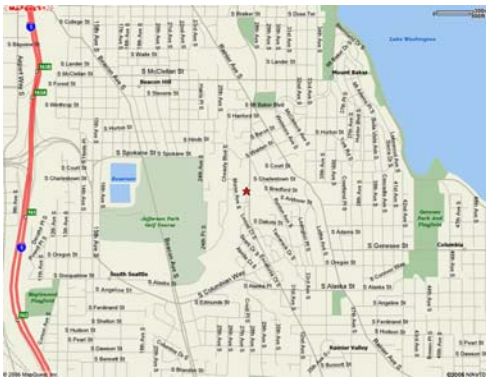
Location

The 27th Avenue development site is ideally located in the greater Columbia City neighborhood, adjacent to Rainier Vista. Though these neighborhoods were once known for cheap real estate and little else, the area has experienced a significant economic and cultural revitalization, bringing with it an influx of homebuyers. As expected, real estate values have climbed substantially over recent years, with an appreciation rate on par with the majority of Seattle neighborhoods.

Rainier Vista, which sits across from the development site, is a brand new planned community of single family homes, townhomes, shops, and services. The project is being developed by four separate Northwest homebuilders working together to offer market value homes that meet Built Green standards. The community is designed to encourage interaction among neighbors by incorporating front porches, sidewalks, parks, playgrounds, community centers, and meeting space.

As part of the greater Columbia City neighborhood, the 27th Ave site, along with Rainier Vista, enjoys access to one of Seattle's greatest urban renewal success stories. Despite receiving designation as a landmark neighborhood and historical district in 1978, the community experienced depressed growth throughout the 70s, 80s, and early 90s. Thanks to forward-thinking developers, thoughtful investors, involved residents, and concerned community activists, Columbia City has emerged as one of Seattle's most vibrant neighborhoods.

With its unrivaled ethnic diversity, Columbia City features cuisine, markets, and boutique offerings which span the globe. Diners also have their pick of sunny outdoor cafés, lively taverns, or more intimate upscale dining. Coffee shops, bookstores, art walks, a weekly farmer's market, and regular community events add to Columbia City's cultural vibe and welcoming neighborhood feel. While residents certainly appreciate the variety of dining, shopping, recreation, and arts offerings, Columbia City has also become a "destination neighborhood," which sees many visitors from all of Seattle's neighborhoods who want to experience the unique character of Columbia City.





LINK Light Rail

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In 2009, Seattle will open its Columbia City LINK Light Rail station, which is within walking distance of the site. The station, which is slated for completion in 2008, will feature landscaped plazas and secure areas for bicycle parking. Light rail will allow area commuters to reach the International District/Chinatown in 12 minutes and Westlake Center in just 18 minutes. Planners estimate that the Columbia City station will achieve a ridership of 2,900 daily boardings.

The station is just one of thirteen which dot the 13.9 mile rail line. A second phase of the light rail is currently being developed, which will eventually bring commuters through Capitol Hill and ending at the University of Washington. At its completion, light rail will total 15.6 miles. To encourage ridership and make the experience enjoyable and safe for pedestrians, the city has also improved sidewalks and installed signaled crosswalks along the light rail line.



Project map from Sound Transit which depicts current and future light rail stops.





Unit Count

27th Ave Buildings

Lot 1	Unit 1A	1650 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 1B, 1C	1450 Sq Ft	3 Bd/2.5 Ba	1 Car Garage
	Unit 1D	1620 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
Lot 2	Unit 1A, 1D	1620 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 1B, 1C	1420 Sq Ft	3 Bd/2.5 Ba	1 Car Garage
Lot 3	Unit 1A, 1D	1620 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 1B, 1C	1420 Sq Ft	3 Bd/2.5 Ba	1 Car Garage

Alley Side Buildings

Lot 1	Unit 2A	1450 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 2B, 2C	1150 Sq Ft	3 Bd/1.5 Ba	1 Car Garage
	Unit 2D	1356 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
Lot 2	Unit 2A, 2D	1356 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 2B, 2C	1150 Sq Ft	3 Bd/1.5 Ba	1 Car Garage
Lot 3	Unit 2A, 2D	1356 Sq Ft	3 Bd/2.5 Ba	2 Car Garage
	Unit 2B, 2C	1150 Sq Ft	3 Bd/1.5 Ba	1 Car Garage

