

51st Ave S Land

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Tukwila, WA

**Offering Prospectus**

**December 2011**

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**THE CAMERON GROUP**  
REAL ESTATE SERVICES

Windermere  
REAL ESTATE

## 51st Ave S Land

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### A Bank Owned Property

The subject property is 9 separate tax parcels totaling 1.128 acres of developable land with high density residential zoning. The site is well located in Tukwila - King County.

Effective immediately the property owner is offering this property for sale. This asset is priced at \$210,000. Enclosed in this prospectus is information on this site that will assist buyers in analyzing and reviewing this property.

Please do not hesitate to contact us should you need additional information on this opportunity

Sincerely,



Scott Cameron  
The Cameron Group  
Windermere Real Estate



Wes Falkenberg  
The Cameron Group  
Windermere Real Estate

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51st Ave S Land

**Sales Process**

This property is being marketed exclusively by The Cameron Group/Windermere Bellevue Commons. This opportunity has an asking price of \$210,000.

Seller will respond to offers, at its sole discretion, as they are received.

Please contact the listing agents with any questions regarding the submittal of offers or the bidding process.

**Email offers in PDF form to [scott@cameronregroup.com](mailto:scott@cameronregroup.com) and [wes@cameronregroup.com](mailto:wes@cameronregroup.com)**

Property tours are available through the listing agent. Please contact Scott Cameron at (425) 445-0887 ([scott@cameronregroup.com](mailto:scott@cameronregroup.com)) or Wes Falkenberg at (425) 761-6489 ([wes@cameronregroup.com](mailto:wes@cameronregroup.com)) to schedule an appointment.

**51st Ave S Land  
Tukwila, WA  
1.128 Acres**



**Purchase Price**

This is a bank REO Asset with a listing price of \$210,000.

**Offer Deadline**

Offers will be reviewed as they are received.

**Delivery of Project**

The property and all improvements located thereon will be sold “as is” without the benefit of any representations or warranties regarding its condition.

**Neighborhood Description**

Located south of downtown Seattle this site is well located near freeways and transit. The surrounding neighborhoods are primarily single family homes with some multifamily complexes.

**Access**

The subject property is centrally located within easy driving distances to Seattle and Tacoma. This location also provides easy access to I-5 and transit stations.

**Schools**

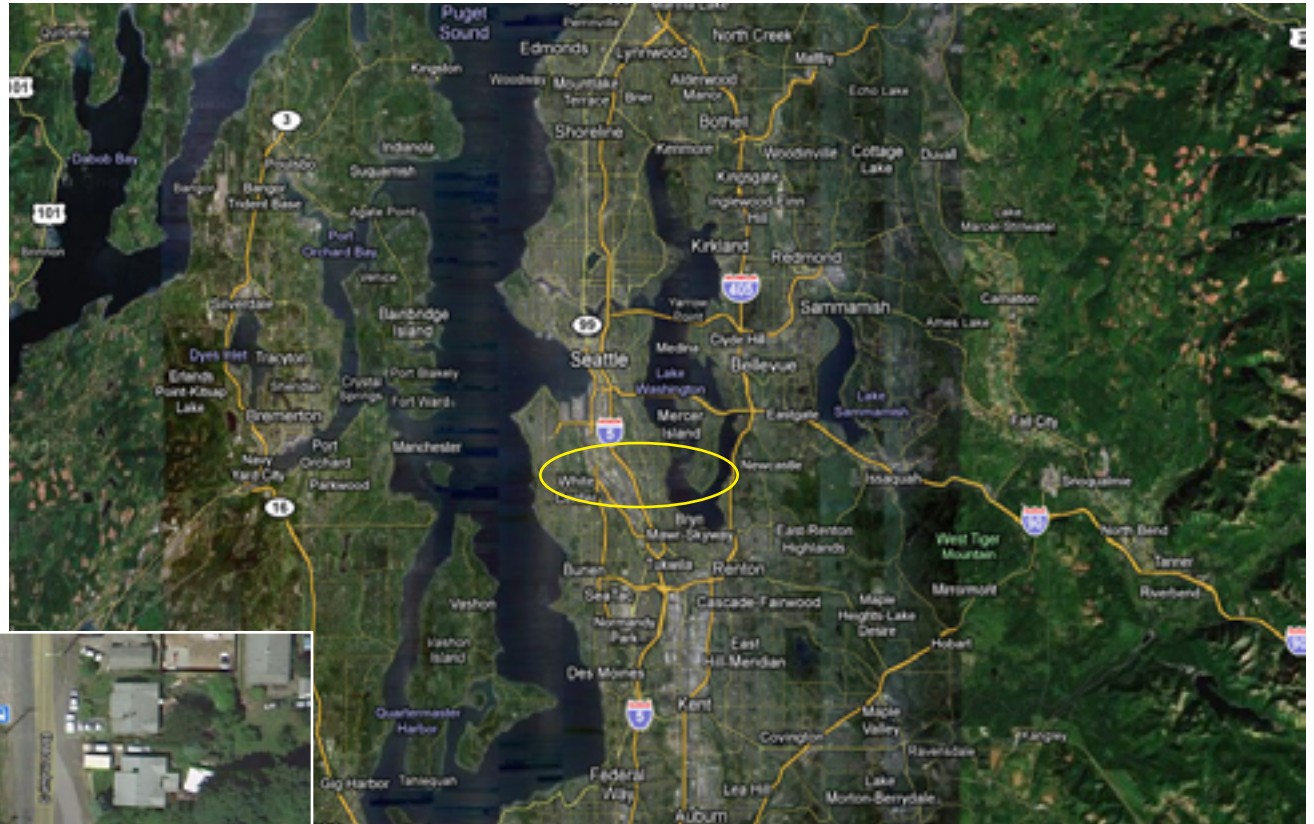
The subject property is located within the boundaries of the Highline School District.



**Directions**

From I-5 take the exit 158. Head east on S Ryan Way. Turn Right on Beacon Hill S. Property on Right side where Beacon Hill S and 51st Ave S intersect.

**Location Map**



**Aerial Map**



**Aerial Photo**



**Property Summary**

Location: 10XXX 51st Ave S, Tukwila, WA  
 Entire project: 1.128 Acres  
 Configuration: 9 Existing Tax Parcels  
 Bank Owned: Yes  
 Zoning: High Density Residential - 20 Unit Per Acre  
 Status: Raw  
 Schools: Highline School District

**Parcel Numbers**

6874201040  
 6874201045  
 6874201050  
 6874201065  
 6874201143  
 6874201144  
 6874201145  
 6874201150  
 6874201160

**Surrounding Land Uses**

North: Developed residential land  
 South: Developed residential land  
 West: Undeveloped residential land  
 East: Developed residential land

**Jurisdiction and Utilities**

City: Tukwila  
 Power: Puget Sound Energy  
 Gas: Puget Sound Energy  
 Phone: Qwest  
 Cable: Comcast Cable

### **Zoning Information**

The subject property is zoned High Density Residential.

Additional information on the zoning can be found through the City of Tukwila.

[City of Tukwila Zoning Info](#)

### **Seller Preferred Terms**

Feasibility not to exceed 30 days.

Minimum 5% earnest money deposit into escrow upon mutual acceptance.

Closing not to exceed 30 days after removal of feasibility.

Seller addendums required.

First American Title & Escrow.

### Marketing Services

The Cameron Group (TCG) provides over 30 years of combined experience in the Puget Sound real estate market as an active participant in marketing, developing and brokering land and new construction. In 2008, recognizing the changing market, TCG leveraged its expertise and experience in land development, building and sales to advise, broker, and consult with buyers and sellers of distressed assets in all residential and commercial properties.

### Specialization

- Land & New Construction Focused
- Core understanding of each Seller's needs and timelines
- Being in the vortex of market knowledge information with both Sellers and Buyers in the ever changing real estate market
- Local representation that provides extensive knowledge of the current market factors that directly affect land and new construction in the Puget Sound real estate market

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