

# DEVELOPMENT OPPORTUNITY

**900 South 5th Avenue, Sequim, WA 98382**



For More Information, Contact:

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## FOR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

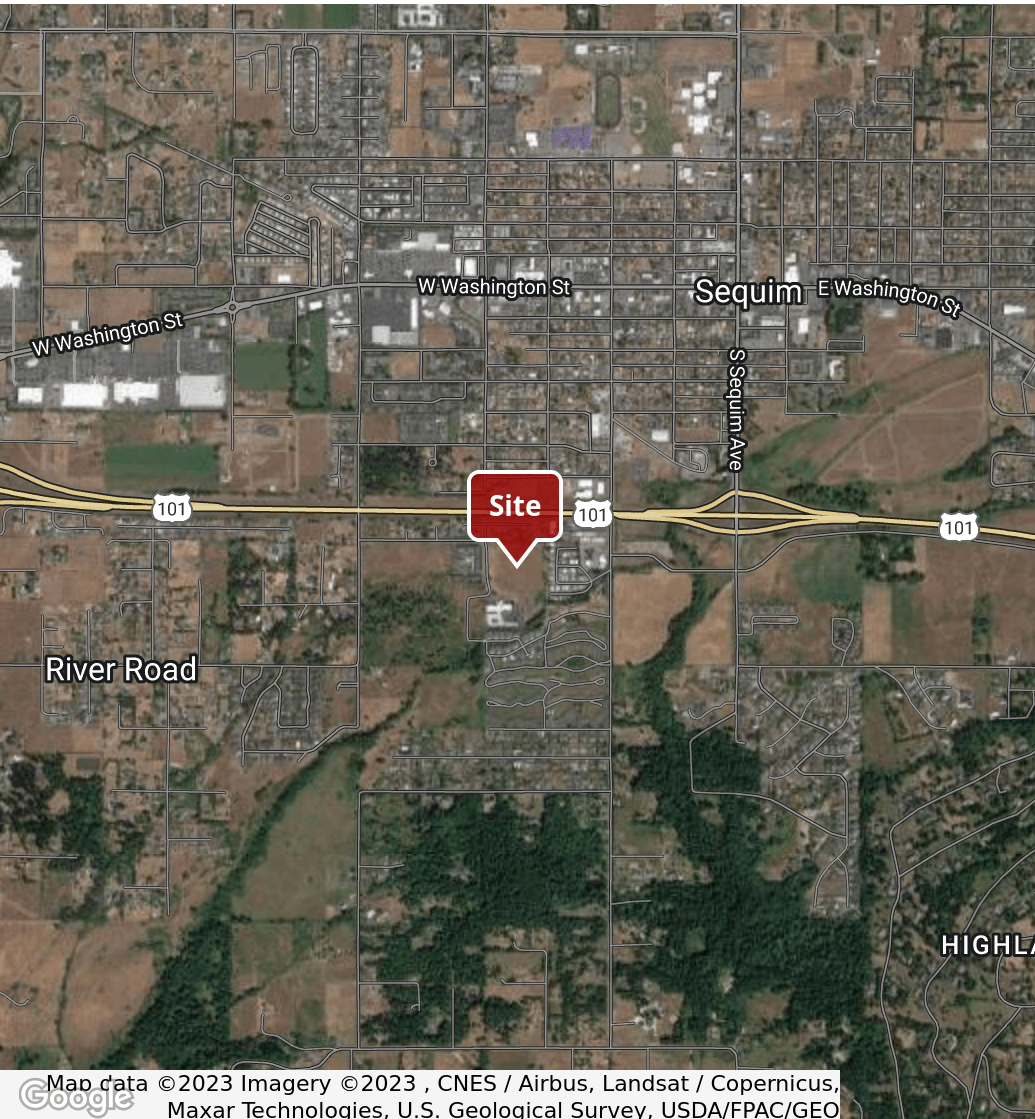
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# FOR SALE

900 South 5th Avenue, Sequim, WA 98382



## PROPERTY DESCRIPTION

Generally level terrain with R4-8 Zoning, Single Family Residential (recently approved Ordinance No. 2019-006) which encourages a variety of housing including increased density/flexibility of use up to 15% regarding commercial/retail uses in Planned Residential Developments.

## PROPERTY HIGHLIGHTS

- All utilities (water, sewer, electricity & gas) are ready
- Road frontage/access: 5th Avenue, a two-lane, asphalt paved, rural access road
- Utilities: Electric, natural gas, water sewer, and telephone service are available
- Survey available

## OFFERING SUMMARY

Sale Price:	\$565,000
Lot Size:	7.034 Acres



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**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total population	3,785	21,993	30,052
Median age	51.6	56.7	55.6
Median age (Male)	46.0	54.1	53.5
Median age (Female)	55.0	58.3	56.9
Total households	1,865	10,547	14,204
Total persons per HH	2.0	2.1	2.1
Average HH income	\$45,015	\$53,772	\$55,270
Average house value	\$325,084	\$342,115	\$346,556

**LOCATION OVERVIEW**

Property is located within the rain shadow of the Olympic Mountains with an annual rainfall of less than 16" and has primary access by U.S. Highway 101, the major coastal route traveling through Washington State.

Various neighboring uses include a newer multi-family development (SeaBreeze Apartments) to the west; a senior care center (Avamere Olympic Rehab) to the south; single-family homes to the north and a mobile home park (Hideaway) to the east.

