

An aerial photograph of a suburban neighborhood. The area is characterized by numerous houses with dark roofs, interspersed with green trees and grassy fields. A winding road or path cuts through the center of the image. A specific area, located roughly in the middle of the frame, is highlighted with a white, irregular polygonal outline. This highlighted area appears to be a mix of trees and open land, possibly a park or a site for development. The overall scene is captured from a high angle, providing a clear view of the layout of the neighborhood.

PARAGON
REAL ESTATE ADVISORS

BOND STREET DEVELOPMENT OPPORTUNITY
OFFERING MEMORANDUM

OFFERING

Paragon Real Estate Advisors is pleased to present the exclusive sale of a six-parcel development assemblage at 4755 S Bond St in the Rainier Beach neighborhood of South Seattle. This is one of the few large contiguous development sites left in the City of Seattle, situated on a quiet low-traffic street adjacent to the Chief Sealth Trail and Lakeridge Park, with close proximity to the Rainier Beach Link Light Rail Station, Lake Washington, shops, and grocery stores.

ADDRESS	4755 Bond St, Seattle, WA 98118
PRICE	\$1,080,000
TAX PARCELS	Six contiguous single-family lots: 103500-0150 103500-0151 103500-0152 103500-0154 103500-0153 414430-0080
TOTAL SITE AREA	48,925 SF (±1.12 acres)
AVERAGE LOT SIZE	8,154 SF per parcel
ZONING	Neighborhood Residential (NR2) - City of Seattle
ADJACENCY	Cheif Sealth Trail, Lakeridge Park, quiet low-traffic street



ZONING CODE SUMMARY

The following table summarizes the development standards that apply to each of the six parcels under the current Seattle NR zone.

ZONE	Neighborhood Residential (NR)
FLOOR AREA RATIO (FAR)	1.2 x lot area for lots with 4+ units
LOT COVERAGE	50% maximum
HEIGHT LIMIT	32 feet, plus a 5-foot gable-roof bonus (pitch $\geq$ 4:12) - 37 ft. effective for pitched-roof detached homes
FRONT YARD SETBACK	10 feet (15 feet on 1-2 unit lots; averaging provisions available)
SIDE YARD SETBACK	5 feet
REAR YARD SETBACK	10 feet (0 feet if abutting an alley)
PARKING	No minimum parking required for middle-housing developments under HB 1110 / updated SMC

PARCEL SUMMARY



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\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

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— ABOUT US

Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Puget Sound's Premiere Commercial Real Estate Brokerage

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.5 billion in sales and have closed over 2,000 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 30 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

Visit our new website! **ParagonREA.com**

An aerial photograph of a suburban neighborhood with numerous houses, trees, and winding roads. A white outline highlights a specific property located in the center-left of the image, near a road intersection. The property appears to be a large lot with some trees and a building.

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