

# FOR SALE: \$849,000

## 1.09 ACRE POULSBO DEVELOPMENT OPPORTUNITY

21895 VIKING WAY NW, POULSBO WA, 98370



### SITE HIGHLIGHTS

Great street visibility from WA-305 and Viking Avenue.

In the heart of Poulsbo, just minutes from an abundance of amenities, shops, and restaurants.

Walking distance to the North Viking Transit Center, and Park and Ride.

C-3 SR 305 zoning allows for an array of potential end-uses. Development uses include office, retail, medical, hotel, and residential mixed-use buildings

Flexible ownership will entertain build-to-suit or joint venture options and will accept cryptocurrency.

Poulsbo among one of the fastest-growing cities provides a buyer a unique opportunity to capture this demand.

SCOTT CLEMENTS  
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Established in 2010

**ORION**  
COMMERCIAL PARTNERS

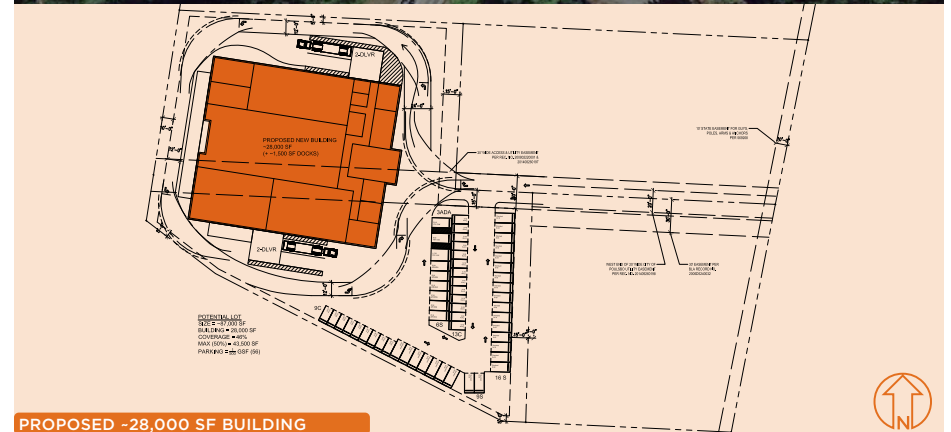
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RADIUS	1 MILE	3 MILES	5 MILES
2021 Population	3,681	18,664	30,846
2026 Population Projection	3,875	19,577	32,168
Annual Growth 2010-2021	1.3%	1.1%	0.7%
Annual Growth 2021-2026	1.1%	1.0%	0.9%
Proj Annual Household Growth 2021-2026	1.1%	1.0%	0.9%
Total Specified Consumer Spending (\$)	\$56M	\$290M	\$486M
Avg Household Income	\$105,972	\$109,862	\$111,522
Median Household Income	\$86,838	\$89,390	\$91,136



PROPOSED -28,000 SF BUILDING

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