

BROOKSIDE TRAILS

DEVELOPMENT OPPORTUNITY

6925

Sunnyside Blvd

Marysville, WA 98270

9.51 TOTAL ACRES
22 TOTAL LOTS

EXCLUSIVE OFFERING
MEMORANDUM

SINGLE FAMILY
Development
Opportunity

PRESENTED BY

SCOTT CAMERON
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BROOKSIDE TRAILS

6925 SUNNYSIDE BLVD, MARYSVILLE, WA 98270

Twenty-two single-family lots with final engineering approval. The existing single-family home on Lot 1 is not part of the sale. The buyer will stub utilities and provide a curb cut to this property as a condition of the sale.





Land Advisors is a nationwide team of respected, connected and talented land and existing asset professionals that provide advisory and brokerage services to clients who need a rock-solid, data driven roadmap for acquiring, selling, financing or developing land and land-related assets.



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PROPERTY OVERVIEW

Brookside Trails represents an exquisite opportunity for development, situated on a generous 9.51-acre parcel located at 6925 Sunnyside Boulevard in Marysville, WA. This premium real estate offering is zoned R-6.5 and has twenty-two single-family lots, each granted final engineering approval for immediate construction to begin.

The development is carefully curated to ensure a high standard of living and community integration. An existing single-family home on Lot 1 is excluded from the sale to maintain its integrity and continuity within the neighborhood. As a condition of the sale, the purchaser will be responsible for providing utility stubs and a curb cut to this property, ensuring a seamless blend of new development with the existing residential fabric.

The Brookside Trails site is poised for a builder to transform this ready-to-go project into a sought-after residential community. With the groundwork and entitlement processes already completed, developers are presented with a clear path to creating a community that resonates with the tranquility and natural beauty of Marysville, while offering the modern amenities and convenience desired by today's homeowners.





PROPERTY DETAILS

PROPERTY NAME	Brookside Trails
PROPERTY ADDRESS	6925 Sunnyside Boulevard, Marysville, WA 98270
PARCEL NUMBERS	290502-003-023-00
PURCHASE TYPE	Cash Out
SELLERS INFORMATION	Dennis W. Daley Trust
ACREAGE	9.51 acres
ZONING	R-6.5
LOT/UNIT COUNT	22 lots (There are 23 in the plat. The extra lot is an existing home which is not part of this sale)
ENTITLEMENT STATUS	Final Engineering Approval
SITE CONDITION	Raw
IMPACT FEES	• \$6500/unit traffic impact fee vested. • Potential \$8500/unit for roundabout if it isn't constructed prior to Brookside Trails being built. • \$1379/unit for offsite lift station.



PROPERTY DETAILS

PRELIMINARY PLAT APPROVAL	City of Marysville
GRADING PERMIT ISSUED BY	City of Marysville
FINAL PLAT APPROVAL	City of Marysville
BUILDING PERMITS	City of Marysville
HYDRAULIC PROJECT APPROVAL	Washington State Department of Fish and Wildlife
NPDES/NOI	Washington State Department of Ecology
SECTION 401 WATER QUALITY CERTIFICATION	Washington State Department of Ecology
SECTION 404 PERMIT/ NATIONWIDE PERMIT	U.S. Army Corps of Engineers



JURISDICTIONS & UTILITIES

CITY	Marysville
COUNTY	Snohomish
POWER	Snohomish PUD
GAS	Puget Sound Energy
SEWER	City of Marysville
WATER	City of Marysville
FIRE	Marysville
SCHOOL DISTRICT	Marysville





SITE PLAN





SITE MAP





PROPERTY PHOTOS





PROPERTY PHOTOS





CLOSE AMENITIES





AREA AMENITIES





MAJOR AREA EMPLOYERS





COMMUTE TIMES





| Our Team

Located in Bellevue, the Washington Division of Land Advisors Organization covers residential and mixed-use land activity throughout Washington State. We serve a client base inclusive of land developers, homebuilders, investors, trusted advisors, mixed-use land sellers and developers, and private estate owners. Our team of experienced, trusted advisors/brokers provides our clients with specialized land-focused market knowledge, marketing, and transaction management. Providing an expanded service offering that includes resort and hospitality experience, a capital advisory group, deep market insight and research, and cutting-edge technology, we measure our success by the satisfaction of those we do business with one transaction at a time.



SCOTT CAMERON
CO-FOUNDING PRINCIPAL

As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his twenty-five years of experience in the real estate industry as a trusted advisor and broker to a wide array of valued clients including publicly traded and private homebuilders, developers, investors, financial private parties and master planned community & resort developers.

Scott began his career with East West Partners where he served as a sales and marketing director for master planned community sales. He then became a founding partner in The Lakemont Company, an East West Partners Company. Scott later co-founded Coldwell Banker Bain New Homes and was an executive with Bennett Homes before launching the Cameron Real Estate Group in 2003, which transitioned into the Cameron Land Group in partnership with Wes Falkenberg.

Scott is a licensed Washington real estate broker and earned his Bachelor's Degree in Business Administration from the University of Notre Dame. Scott is a member of the Master Builders Association of King and Kitsap Counties and an active supporter of several community non-profits.



MATHIS JESSEN
BROKER

Mathis has valuable experience in urban and suburban infill/redevelopment as well as rural development, recreation, resource and conservation land transactions.

He has consistently built successful property assemblages by working closely with buyers and sellers to facilitate smooth transactions. His expansive knowledge of the local land market has been attained through years of analyzing and valuing hundreds of acres of land. As each property has its unique challenges and opportunities, Mathis works closely with his LAO team members and trusted advisors to best serve his clients.

A German native, Mathis earned his degree in Communications and Geography from the University of Washington. While studying at UW, Mathis won national championship titles and served as co-captain on the rowing team. Before joining Land Advisors Organization, he helped build a rowing club in New York and served as the assistant rowing coach at Boston University. Mathis' international and athletic background has taught him about teamwork, grit and problem solving which are key components of every successful land transaction he is involved in.



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