

ISSAQUAH LAND DEVELOPMENT SITE

14610 Issaquah Hobart Rd SE, Issaquah, WA

OFFERING MEMORANDUM \ RARE 4.35 ACRES - 189,486 SF



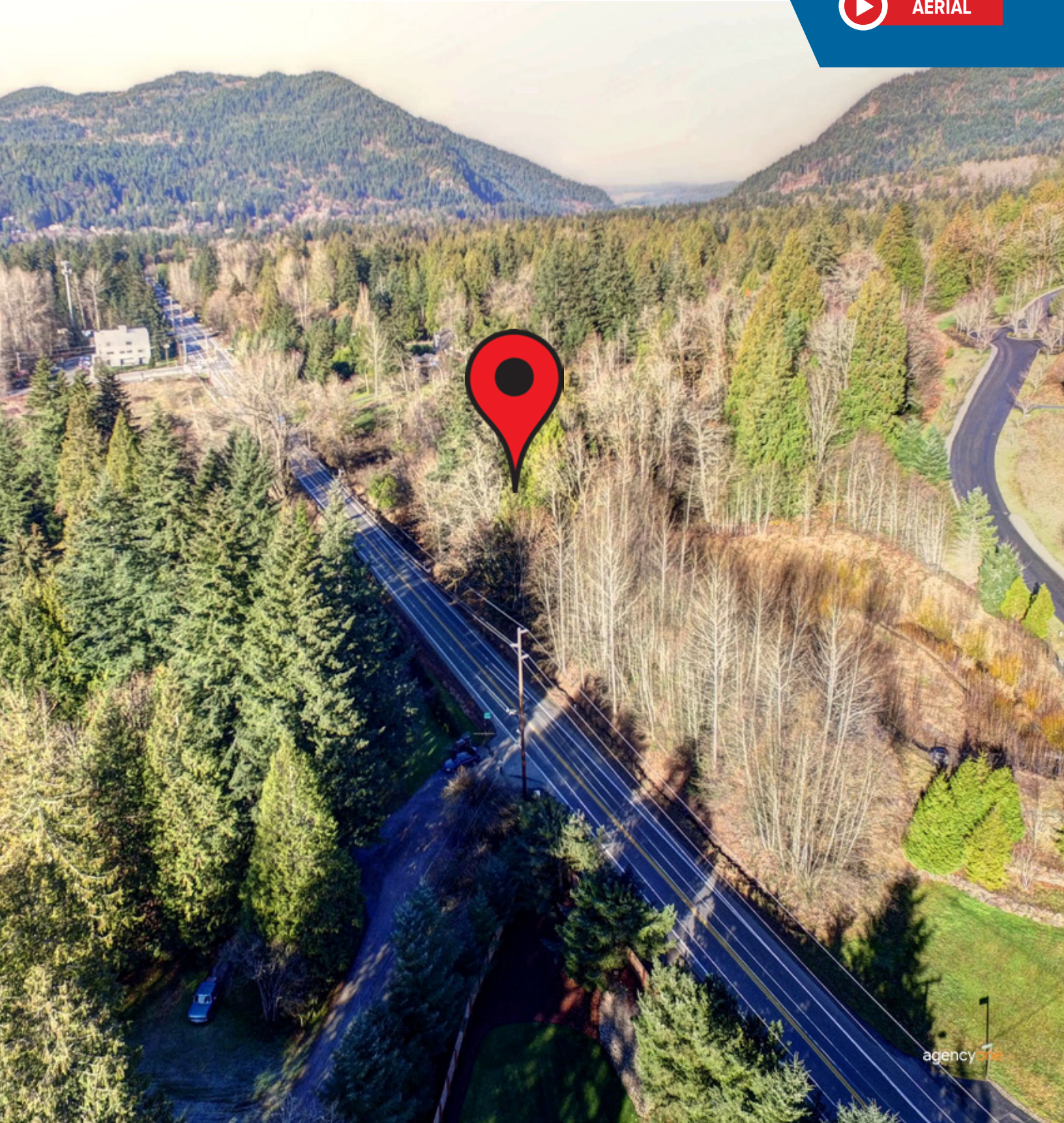
CCM Commercial

Commercial Real Estate Services

Cal C. Mitchell, CCIM \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com



AERIAL



agency **360**

PROPERTY ADDRESS

14610 Issaquah Hobart Rd SE
Issaquah, WA 98027

EXCLUSIVE LISTING BROKER

Cal C. Mitchell, CCIM



Founder & Principal

CCM Commercial Real Estate Services

Hello 425.922.2886

Email cal@ccmcommercial.com

TOURS & INQUIRIES

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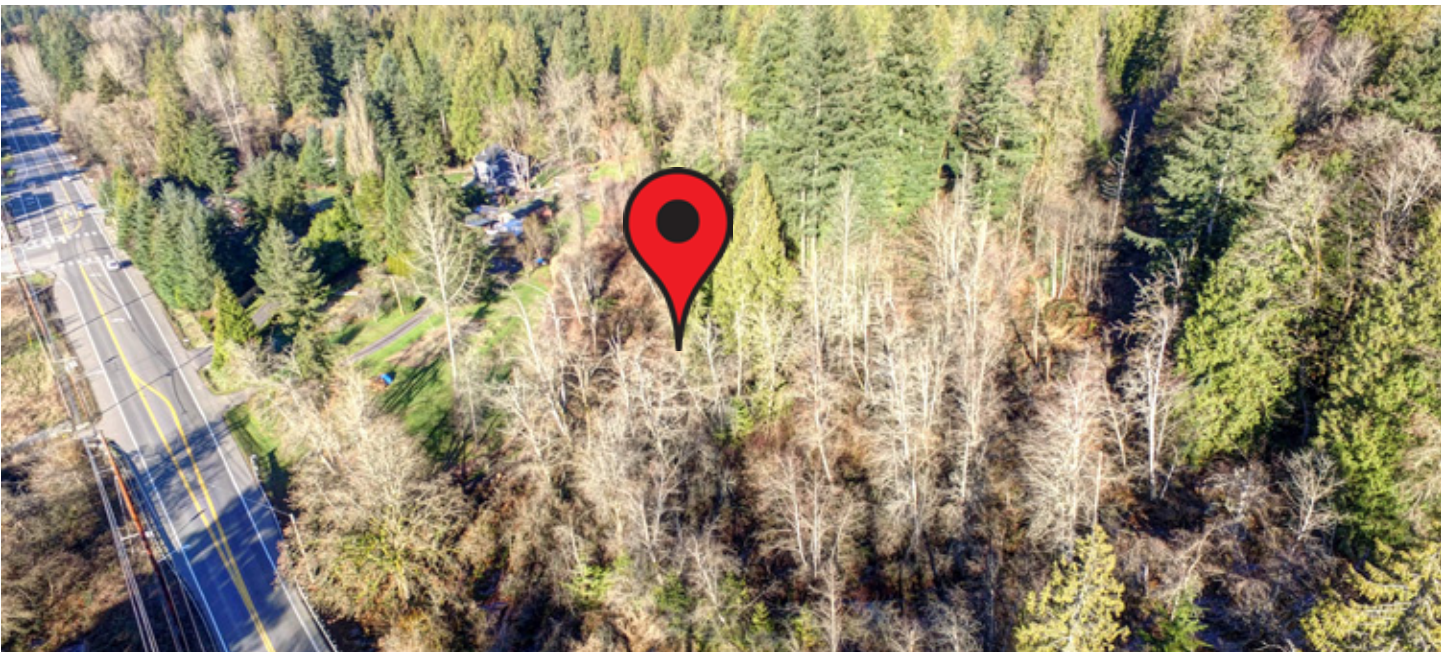
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The Full Offering Memorandum includes the following documents:

Aerial Views
Property Description
GOOGLE® Maps View
14610 Issaquah Hobart Rd Site Map
Affidavit Concerning Critical Areas Compliance
Approved On-Site Sewage System Plan
Approved CADS Critical Areas Designation
Approved Critical Areas Site Map
Approved Water Service Connection
Drainage Assessment
FEMA Flood Plain Site Plan
Flow Control BMP Site Plan
Geotechnical Study
King County Imap A
King County Signed Water Certificate
Legal Description
Legal Lot Approval Status Letter
Old First American Combined Report
SEPA Checklist
SEPA-GHG Emissions Worksheet
Simplified Site CSPP Plan
Site Plan 4 Alternatives
Site Plan Building Envelope
Site Plan for Issaquah Hobart Property
Title Report & Statutory Warranty Deed copies
Tree Inventory Report
Tree Map
Tree Report Part 11, Assessment Forms
Water Availability Letter
Wet Land Map

[Click Here to Download Full Offering Memorandum](#)

AERIAL VIEWS



PROPERTY DESCRIPTION



14610 ISSAQUAH HOBART RD SE LAND is a rare 4.35 parcel to build your own custom dream home and private retreat. Situated just below one of the coveted Street of Dreams locations off Hobart Road in Issaquah. Offering a picturesque, mature natural forest and mountain setting. With power availability in the street, approved water on-site, and approved on-site septic plan to round out your utility needs. Added to this great development opportunity is the convenience of nearby local shops, retail, dining options, and numerous essential amenities a few minutes' drive to downtown Issaquah. Located within the Issaquah school district. Easy access to I-90, Hwy 18, and beyond adds to the perfection of this land development opportunity.

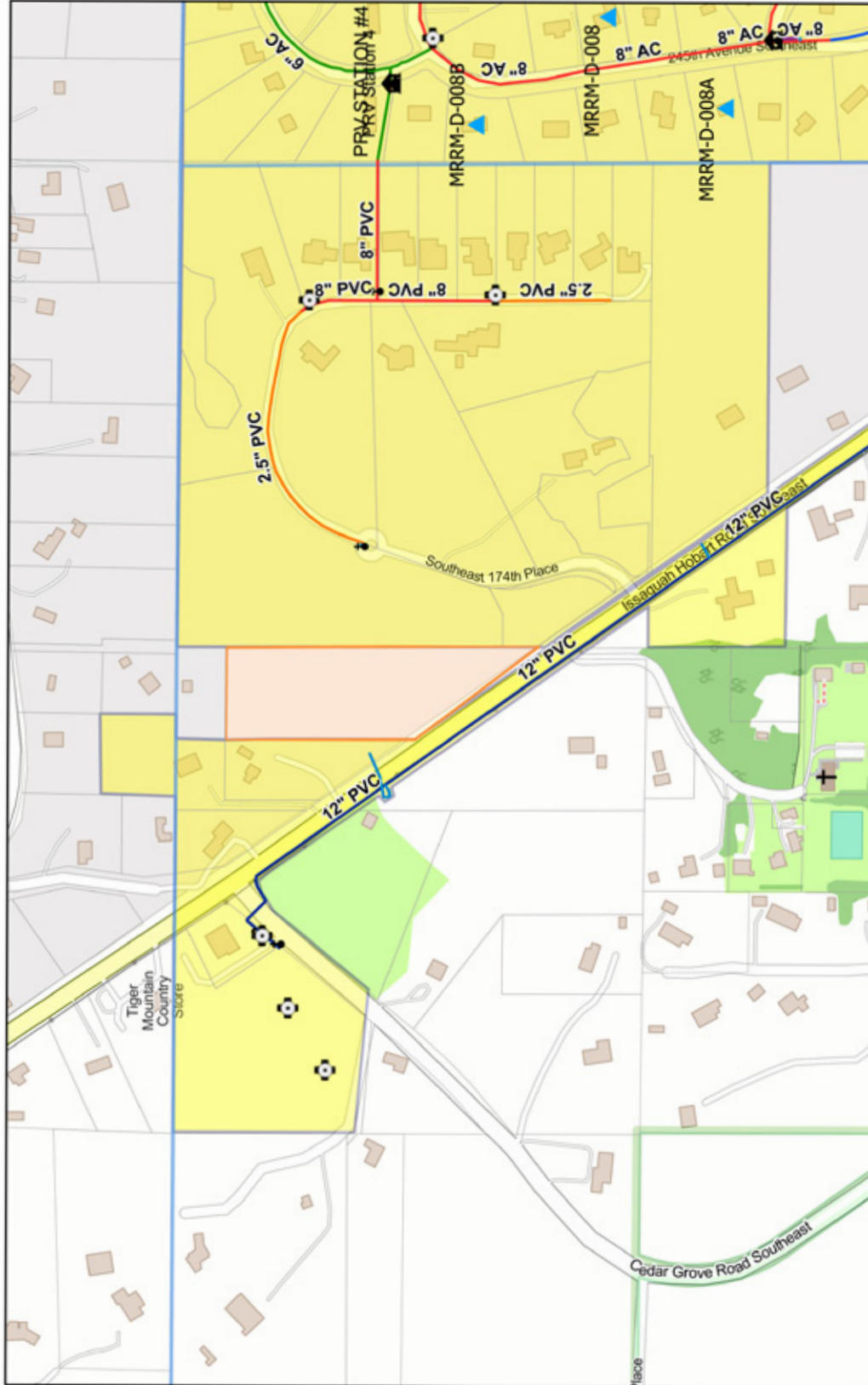
GOOGLE® MAPS VIEW



An aerial photograph of a two-lane road winding through a dense forest. The road has a yellow center line and white edge lines. Several vehicles are visible on the road. The entire image is covered with a semi-transparent blue overlay. The text "14610 Issaquah Hobart Rd SE" and "Site Map" is centered over the road.

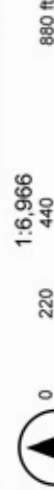
14610 Issaquah Hobart Rd SE Site Map

14610 Issaquah Hobart Rd. SE(Par#02223069117)



7/5/2024, 4:01:25 PM

- Station Points
- Blowoffs_Pro
- Hydrants
- Water Mains
- Less than 2.5'
- 12"
- 4"
- 6"
- 8"
- 10"
- NW Base/Maps
- Parcels - King
- Operating District Boundaries
- EP - East Pierce
- Active Service Areas
- Owned
- Pressure Reducing Stations
- PRV Station
- Unknown
- Domestic Metered
- Hydrant
- Water Mains
- Less than 2.5'



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Map by Washington Water Service

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