

# SAMMAMISH WATERFRONT

WESTERN FACING EAST LAKE SAMMAMISH WATERFRONT BUILDING LOT

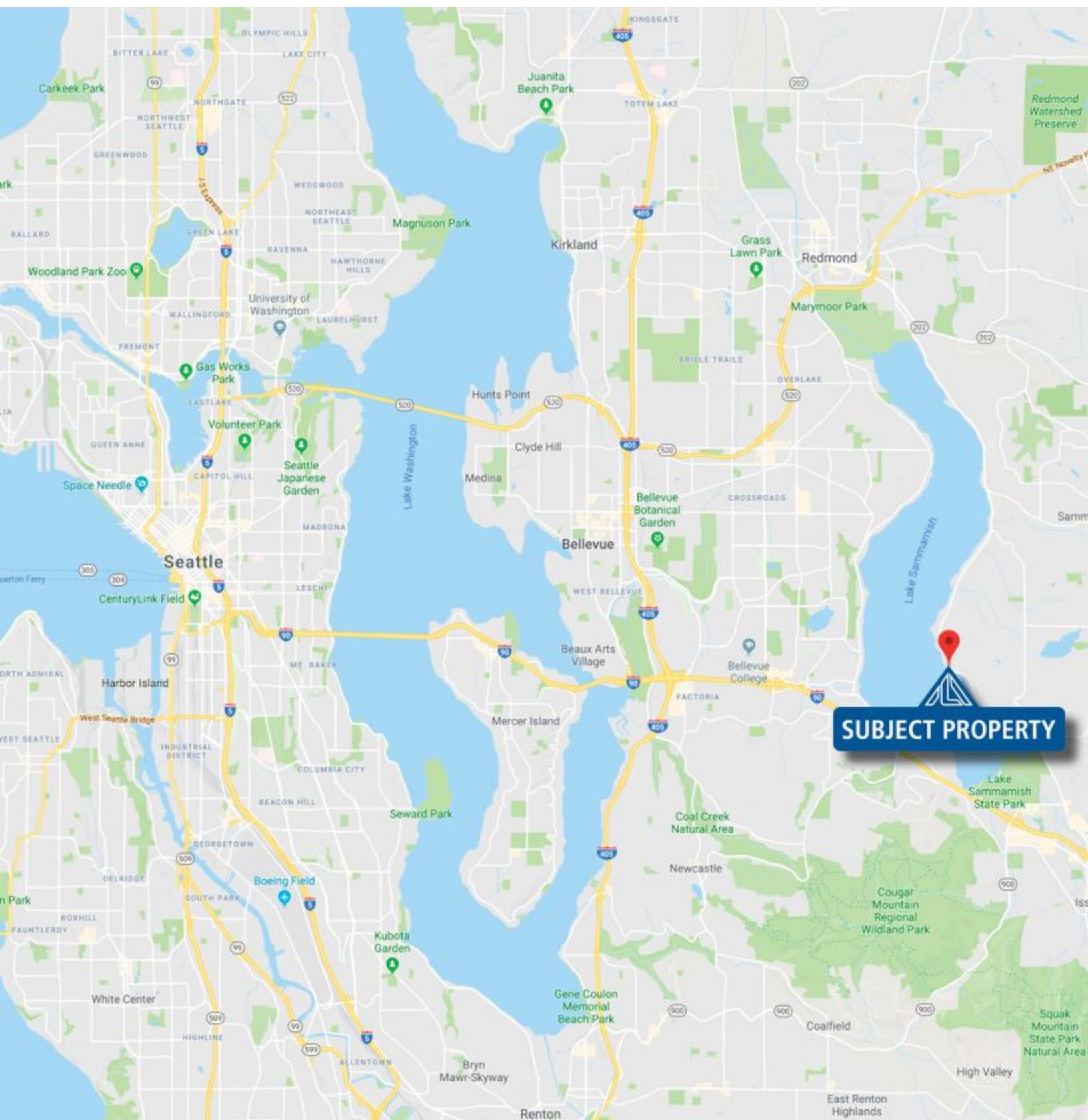
OFFERING MEMORANDUM



Scott Cameron | [scameron@landadvisors.com](mailto:scameron@landadvisors.com) Wes Falkenberg | [wfalkenberg@landadvisors.com](mailto:wfalkenberg@landadvisors.com)

11400 SE 8th Street, Bellevue, WA 98004, ph.425.526.7555 | [landadvisorsnw.com](http://landadvisorsnw.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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## PROPERTY OVERVIEW

Prime Lake Sammamish westerly sloping +/- 5,000 sf lot with 66 ft low-bank waterfront.

The property is bifurcated by the King County trail into two portions: the "upland" portion is +/- 3,761 sf and the "lowland" waterfront portion is +/-1,257 sf.

There is an existing grandfathered 280 sf cabin located on the lowland portion that can be repurposed into a cabana. The cabin is connected to electricity.

Water Meter: A 3/4" meter was paid and is on hold. If fire sprinklers are required then a 1" meter is needed and this will change the fees that were originally paid on the original application. The 3/4" install was paid at \$800.00. If a 1" install will be needed then the fee will be \$5150.00 less the \$800.00 previously paid.

### PROPERTY ADDRESS

3103 East Lake Sammamish PKWY SE  
Sammamish, WA 98075

### PARCEL NUMBERS

072406-9029

### PURCHASE TYPE

Purchase & Sale Agreement

### TERMS

Offer Price: \$1,290,000  
Earnest Money Deposit: 5%  
Feasibility: Up to 30-days  
Closing: Up to 30 days following waiver of feasibility contingency  
Escrow and Title: Chicago title and Escrow Commitment #0112786-16  
Escrow Officer: Jane Shyne

### SELLER

Rory M. Crispin Estate

### PROPERTY DETAILS

City: Sammamish  
County: King  
Power: Puget Sound Energy  
Gas: Puget Sound Energy  
Sewer: No  
Water: Sammamish Plateau Water District  
Fire: Eastside Fire and Rescue  
School District: Lake Washington  
Zoning: R4  
Lot Size: 0.12 Acres

### PROPERTY HIGHLIGHTS

- Sewer: Connection fee has been paid
- Power Pole: The power pole on property is to be relocated further to the south to provide access to the to-be-built home
- Electricity: Power is in place in the lower waterfront section of property
- Dock: The property is suitable for a dock

# SAMMAMISH | AERIAL SITE MAP

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# SAMMAMISH | VIEW FROM UPLAND PORTION OF PROPERTY

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# SAMMAMISH | SUBJECT PROPERTY

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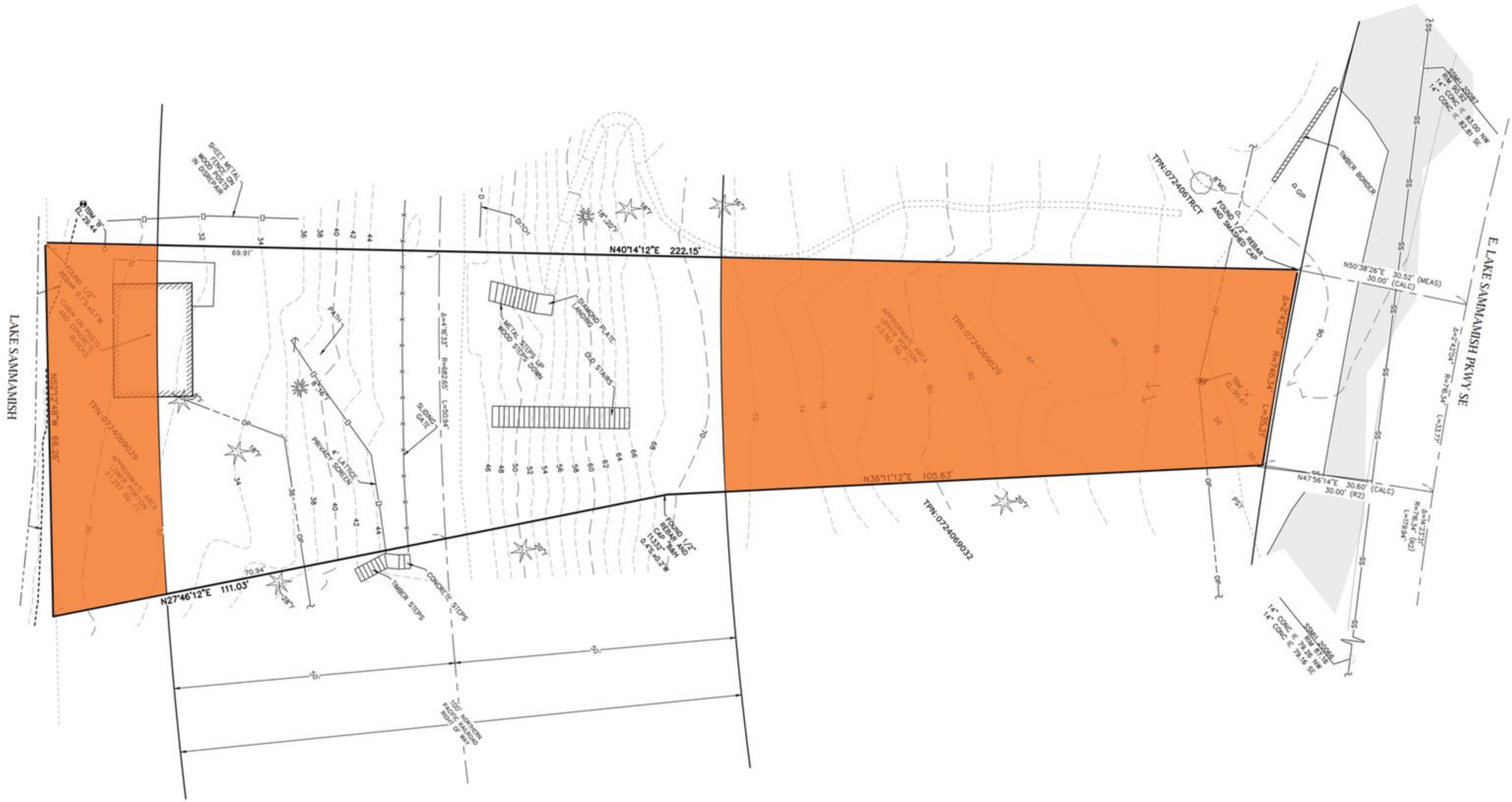


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# SAMMAMISH | TOPO SURVEY

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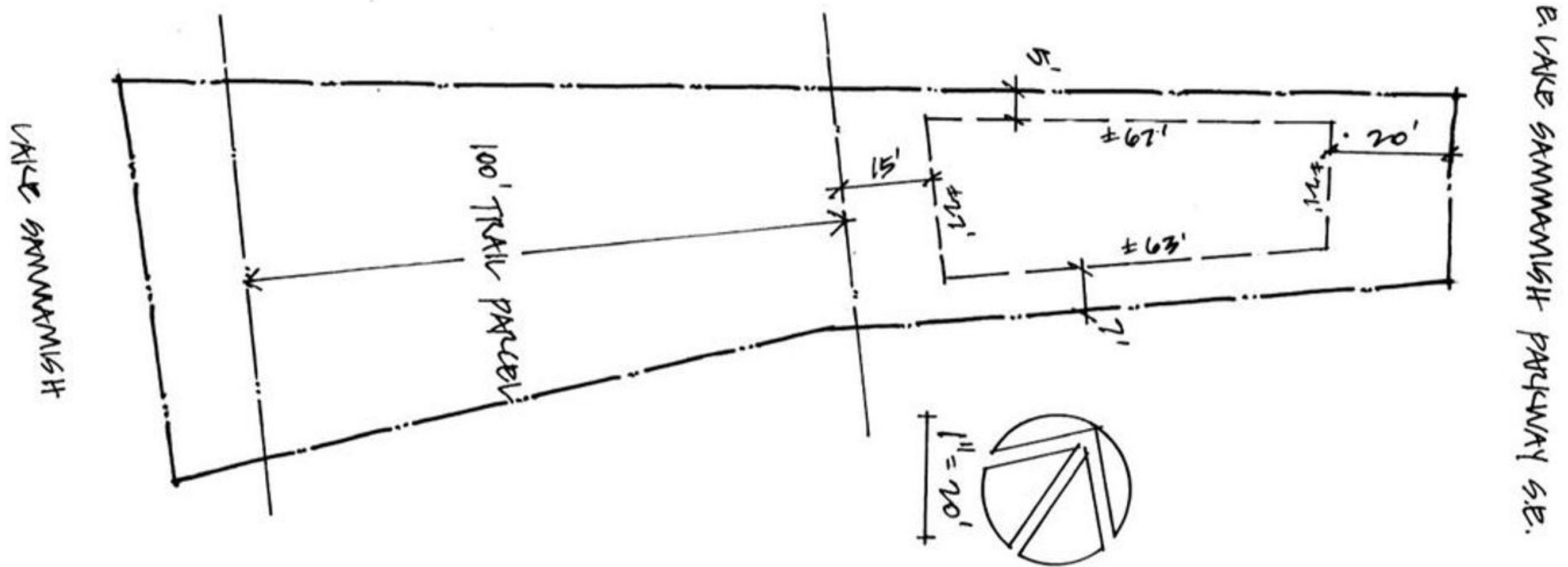
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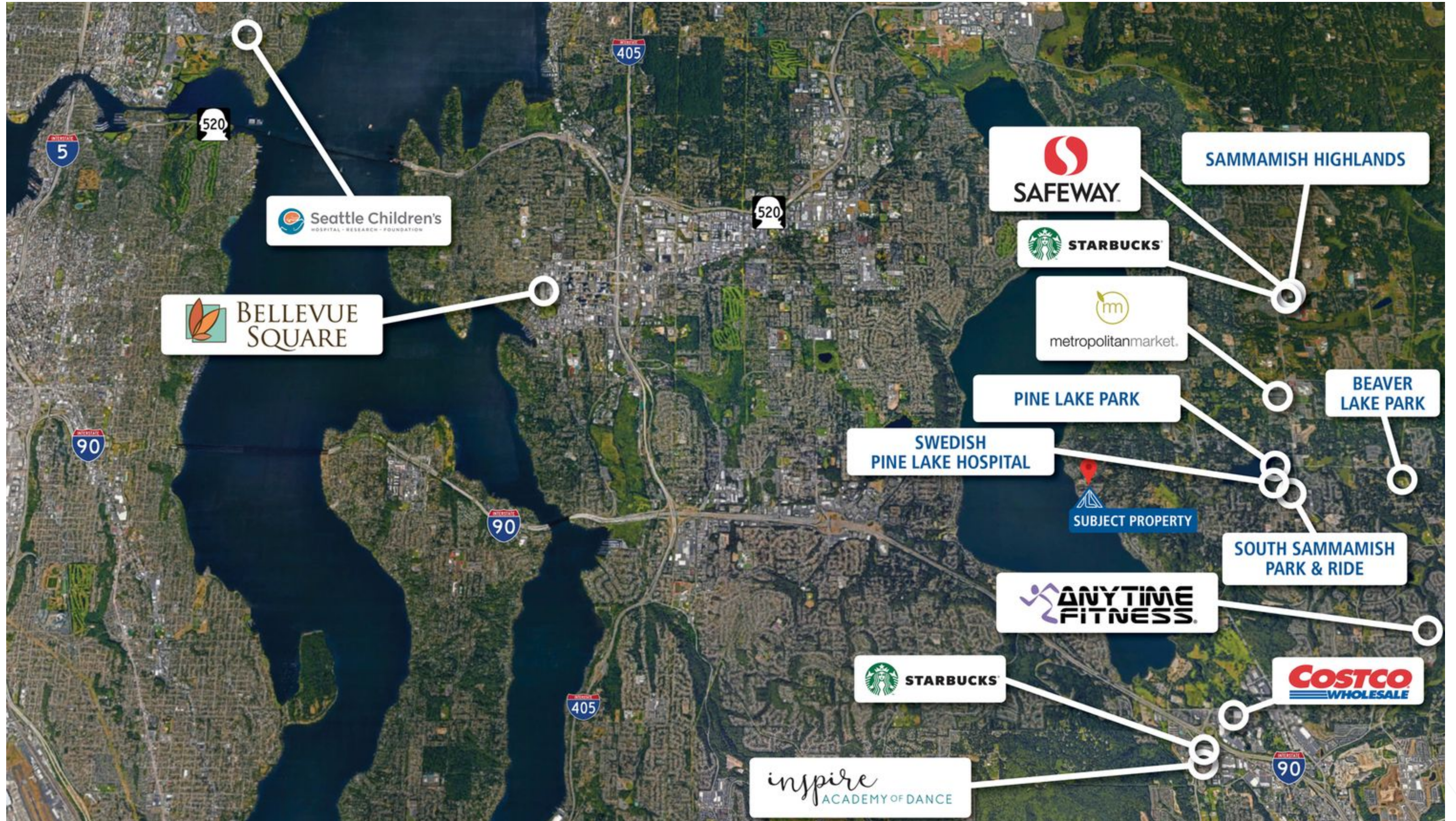
# SAMMAMISH | LOT LAYOUT

3103 East Lake Sammamish PKWY SE, Sammamish, WA 98075



# SAMMAMISH | LOCAL AMENITIES MAP

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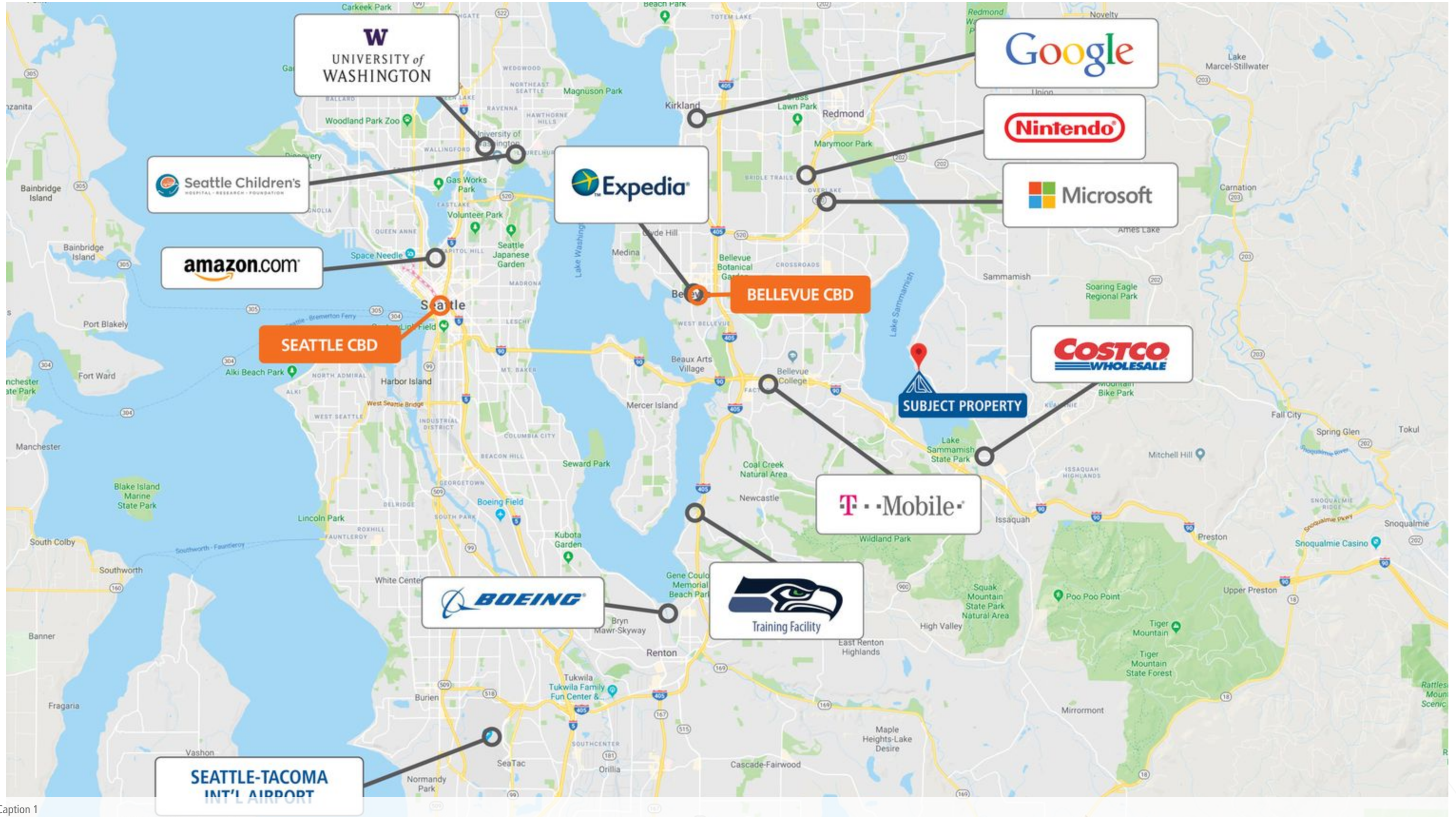


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# SAMMAMISH | RETAILER MAP

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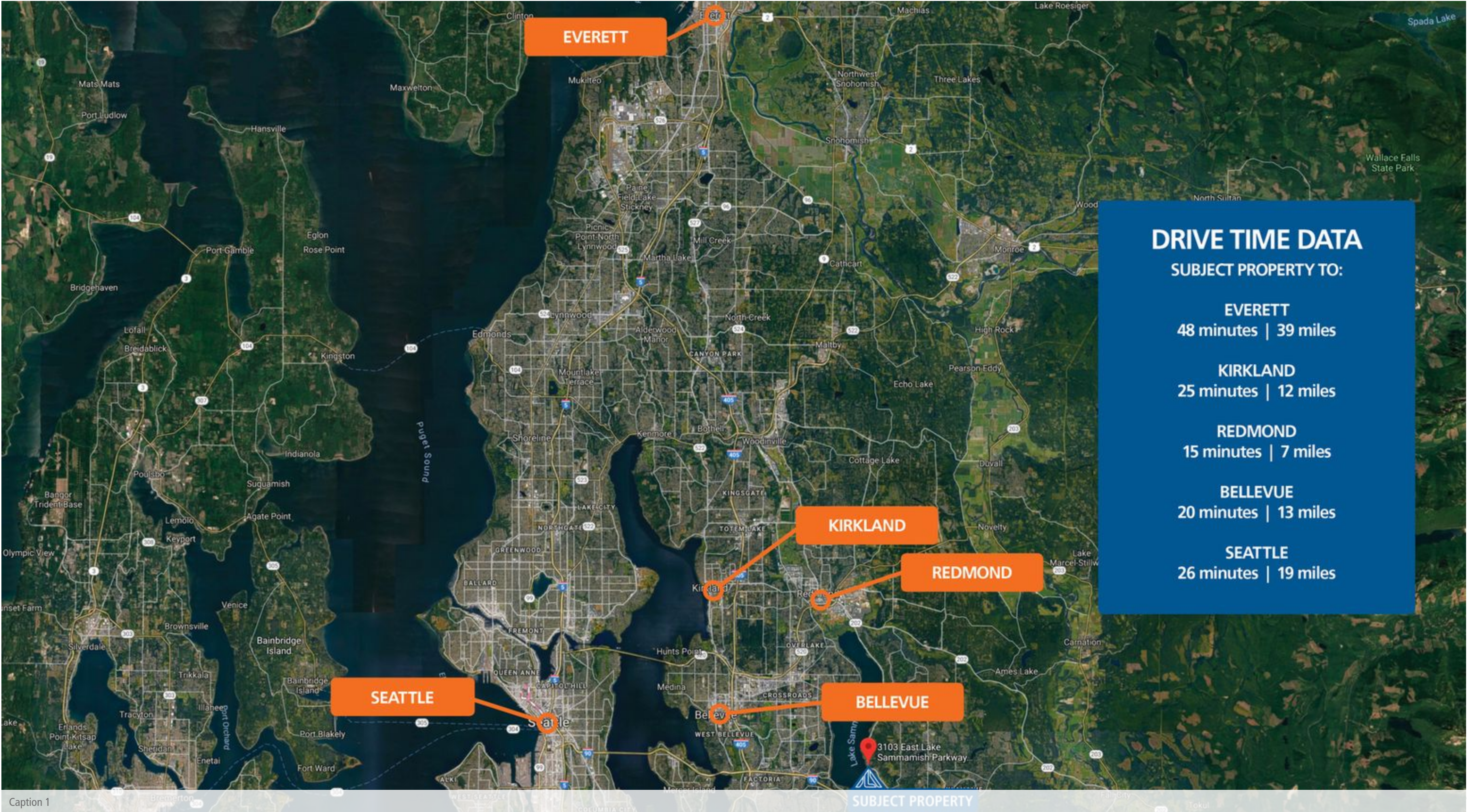
Caption 1

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# SAMMAMISH | DRIVE TIMES

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Caption 1

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# SAMMAMISH | SALES CONTACTS

3103 East Lake Sammamish PKWY SE, Sammamish, WA 98075

The property is being marketed by Land Advisors Organization - WA Division. Seller will respond to offers, at its sole discretion, as they are received. Please contact us to submit offers.

Email offers in PDF form to [scameron@landadvisors.com](mailto:scameron@landadvisors.com), [wfalkenberg@landadvisors.com](mailto:wfalkenberg@landadvisors.com), and [mswanson@landadvisors.com](mailto:mswanson@landadvisors.com)

Property tours are available through the listing brokers.  
Contact listing brokers to schedule an appointment

Please do not hesitate to contact us should you need additional information on this opportunity.

Sincerely,

## SCOTT CAMERON



Co-Founder/Designated Broker  
Land Advisors Organization  
Land Advisors - Washington Division  
425.445.0887  
[scameron@landadvisors.com](mailto:scameron@landadvisors.com)

## WES FALKENBERG



Co-Founding Principal | Broker  
Land Advisors Organization  
Land Advisors - Washington Division  
425.761.6489  
[wfalkenberg@landadvisors.com](mailto:wfalkenberg@landadvisors.com)

Scott Cameron | [scameron@landadvisors.com](mailto:scameron@landadvisors.com) Wes Falkenberg | [wfalkenberg@landadvisors.com](mailto:wfalkenberg@landadvisors.com)

# SAMMAMISH | OUR TEAM

3103 East Lake Sammamish PKWY SE, Sammamish, WA 98075

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  
scameron@landadvisors.com  
425-445-0887

As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his almost thirty 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 institutions, private parties and master planned community & resort developers. Scott began his career with East West Partners where he served as a sales consultant 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.



**Wes Falkenberg**  
Co-Founding Principal  
wfalkenberg@landadvisors.com  
425-761-6489

Co-Founder of the Washington Division of Land Advisors Organization, Wes provides a full range of professional sales, marketing and land valuation consulting services to individual landowners, developers, and investors with single- and multi-family residential property opportunities in Washington. For each client, Wes takes the time to inspect and understand the details of the land for sale and all the factors that could impact its market value or possible uses. He draws on extensive market knowledge, research and business modeling analytics, and broad negotiating experience to guide his clients through a sometimes lengthy and complex transaction process.

While he's able and excited to assist at any point in the sales process, Wes especially enjoys projects where developers call on him early to advise and evaluate different use case scenarios, run various models and designs, and analyze comparative target markets prior to any marketing campaigns. Being involved in creating a community that comes to life and meets the needs of residents gives him the utmost fulfillment as a professional.



**Peter Strelinger**  
Land Consultant / Broker  
pstrelinger@landadvisors.com  
406-471-1337

Peter brings 40 years of expertise and experience managing master planned communities, building homes and developing over 50 properties in Wisconsin, Montana and Washington.

Peter has provided land use services to several world-class Pacific Northwest companies including; Weyerhaeuser, Saltchuk Resources, Foss Maritime, and Ilahie Investments in addition to numerous private land owners. Much of the last 20 years has been focused on timberlands, a natural evolution of Peter's employment with Port Blakely Tree Farms, Plum Creek and as a consultant and project manager with Weyerhaeuser. The result is a unique knowledge and expertise of rural timberland real estate in the Pacific Northwest.

Peter enjoys fly fishing and boating and is a member Whidbey Camano Land Trust and the Skagit Land Trust.



**Mathis Jessen**  
Broker  
mjessen@landadvisors.com  
206-963-6896

Prior to becoming a broker with Land Advisors Organization Washington Mathis was the Team Sales & Operations Coordinator for both the Residential and Rural Lands Divisions of the firm. Mathis brings a fresh perspective to the business as a team player and positive problem solver with the ability to relate to people from different backgrounds and areas. He thrives in an atmosphere where hard work, attention and responsiveness are vital.

A German native, Mathis earned his Bachelor Degree in Communications and Geography from the University of Washington. While studying at UW Mathis won national championship titles and served as co-captain in his senior year on the varsity rowing team. Following graduation, he helped build a rowing club on the east coast before joining the coaching staff at Boston University where he leveraged his international background for talent recruiting to elevate the program to its best performance in school history.

Mathis and his wife reside in Ballard and enjoy the PNW outdoors, cooking and quality time with family in Germany and/or Seattle.



**Lisa Nilsson**  
Team Coordinator  
lnilsson@landadvisors.com  
425-526-7555

Lisa brings an extensive background in sales negotiation and executive support to Land Advisors Organization from her 30 years of experience in the building industry, real estate, development and land entitlement with Toll Brothers, CamWest Development and Wallace & Wheeler Real Estate. As the Team Coordinator, Lisa brings extensive insight to field research, land sourcing and outreach programs and is adept at the finite details of land development.

Lisa's strength is being precise to ensure that all of the elements are considered while managing all of the details involved in the big picture. With a comprehensive and detail oriented style Lisa acts as both an advocate and a consultant to understand the needs and goals of all stakeholders. Lisa's forward-looking and transparent approach ensures that complications are anticipated and managed before they become problems.

Lisa and her husband have lived on the Eastside for 30 years and are both passionate about the outdoors and traveling. Lisa is a member of the Master Builders Association of King & Snohomish Counties, and along with Land Advisors Organization, is an active supporter of HomeAid Puget Sound and Augie's Quest.



## LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & homebuilders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

### Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

### A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

### Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.