

# Sundance Estates at Lake Chelan

**66-Lot Subdivision  
With Permits**

2172 STATE ROUTE 150  
MANSON, WA 98831



Jones Lang LaSalle Americas, Inc.



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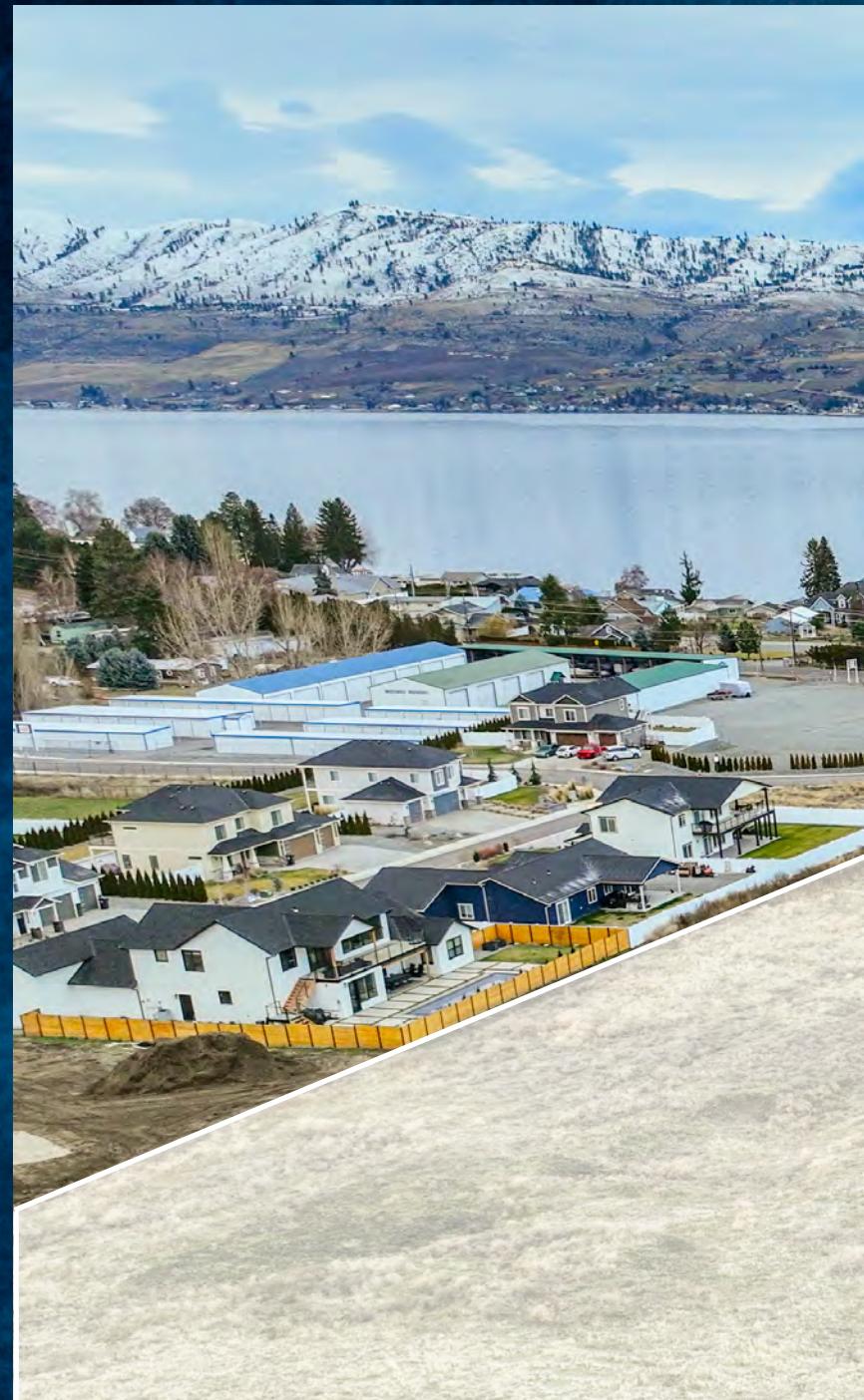
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## Sundance Estates at Lake Chelan



# Executive summary

JLL has been exclusively retained for the sale of Sundance Estates at Lake Chelan (the “Property” or “Site”), positioned directly across the street from Lake Chelan's shoreline in Manson, WA.

The site is comprised of approximately 418,176 square feet of land subdivided into 66 lots averaging 3,991 square feet. Future residents will benefit from the vibrant lakefront community of Manson, with direct access to Lake Chelan's recreational amenities and dining establishments within a 10-minute drive. The property offers excellent connectivity to Highway 150, providing easy access to Chelan's downtown core and the broader Lake Chelan Valley recreational corridor.

The Site's prime location provides residents with access to Lake Chelan Valley's key employment centers, including hospitality and tourism enterprises, local wineries, and seasonal agricultural operations. Its proximity to Highway 150 and Highway 97A connects the Property to the greater Wenatchee Valley and North Central Washington region. Located in the desirable lakefront community of Manson, the area benefits from its status as a world-class tourism and lifestyle destination that attracts over 2 million annual visitors and generates \$417 million in annual economic impact. This tourism-driven economic growth supports robust property appreciation, with average home prices in the cities of Chelan and Manson projected to increase by 19.2% by 2030. The Property's proximity to numerous award-winning wineries, Lake Chelan State Park, and outdoor recreation amenities further enhances its strategic appeal and market desirability for both seasonal and year-round residents.





## Zoning summary

	<b>Address</b>	2172 State Route 150 Manson, WA 98831
	<b>Parcel</b>	282231680340
	<b>Total Site Size</b>	418,176 SF   9.6 acres
	<b>Lots</b>	66
	<b>Average Lot Size</b>	3,991 SF
	<b>Entitlement</b>	Permitted
	<b>Lots Per Acre</b>	6.9

### 5-MILE RADIUS STATS

<b>6.4K</b>	<b>15%</b>	<b>17%</b>	<b>14%</b>
Population	Population growth since 2010	Projected home value growth by 2030	Projected household income growth by 2030

<b>\$108.8K</b>	<b>50.4</b>	<b>\$922.6K</b>
Average household income	Median age	Average home value



# Manson, WA

Located in the scenic Lake Chelan Valley of north-central Washington, the community of Manson offers an exceptional blend of natural beauty, recreational access, and small-town character. Situated approximately 4 miles northwest of Chelan along State Route 150, Manson provides convenient access to the renowned 50.5-mile glacial Lake Chelan amidst dramatic Cascade Mountains and rolling vineyard-covered hills.

Lake Chelan stands as one of Washington's most celebrated tourist destinations, drawing hundreds of thousands of visitors annually to its pristine waters and surrounding recreational paradise. At 1,486 feet deep, it's one of America's deepest lakes, offering world-class boating, fishing, and water sports in a breathtaking alpine setting. The region has evolved into Washington's premier wine tourism destination, with over 30 acclaimed wineries benefiting from the

area's unique microclimate of over 300 days of sunshine annually.

Manson serves as an ideal gateway to Lake Chelan's upper region, offering access to championship golf courses, Lake Chelan State Park, and the National Recreation Area. The area's reputation as a four-season tourist destination has spurred significant investment in luxury hospitality, fine dining, and upscale residential development.

With approximately 1,400 full-time residents that swells dramatically during peak tourism seasons, Manson maintains its intimate community character while offering sophisticated amenities. The area's strategic position along State Route 150, combined with its stunning lakeside proximity and emerging wine country, has established it as an increasingly coveted location for luxury residential development and investment opportunities.

## CHELAN COUNTY STATS



**85K**

POPULATION



**\$109.9K**

AVERAGE HOUSEHOLD  
INCOME



**12.6%**

AVERAGE HOUSEHOLD  
INCOME GROWTH BY 2030



**42**

MEDIAN AGE



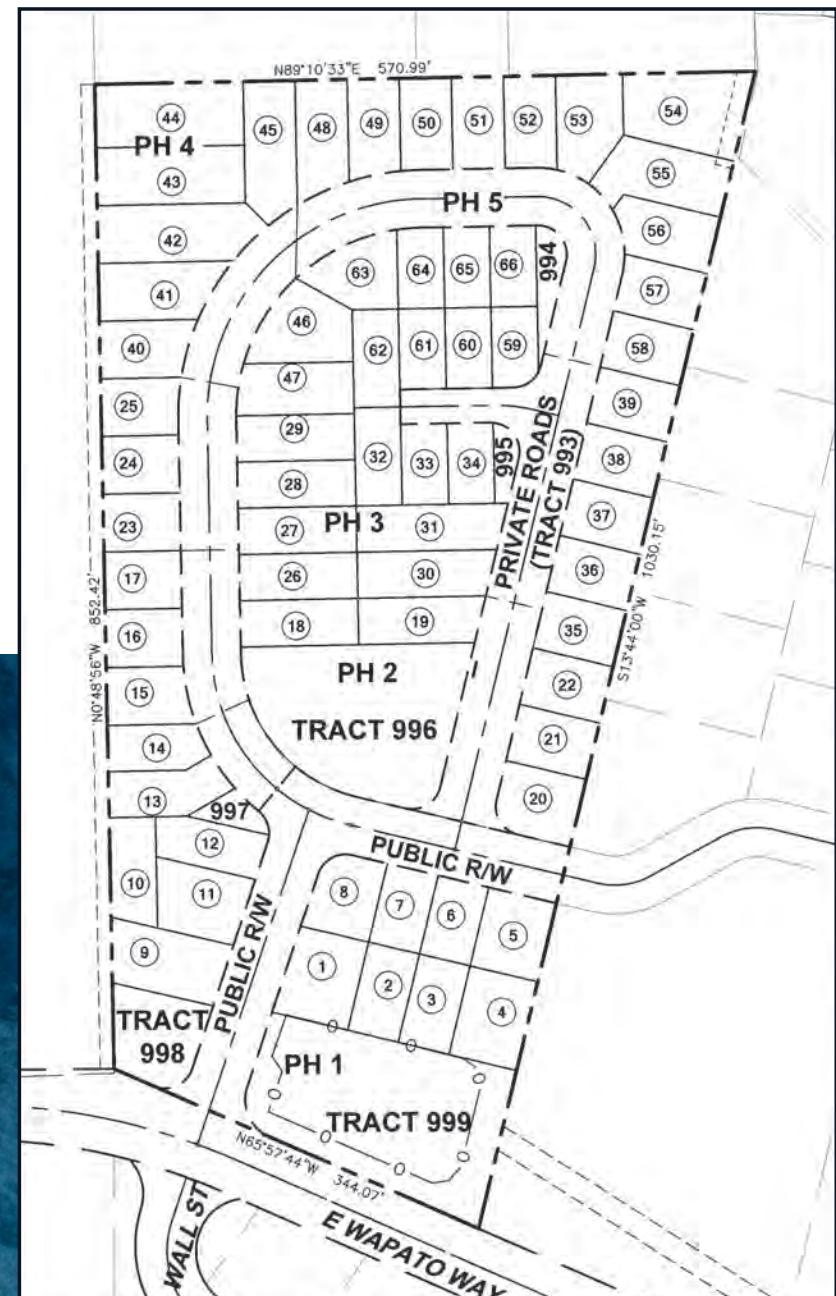
**\$612.5K**

AVERAGE HOME VALUE

Source: ESRI



## PROPOSED SITE PLAN



# Transaction highlights



Sustained growth in residential housing market



World-class tourism and lifestyle destination



Strong demographic profile

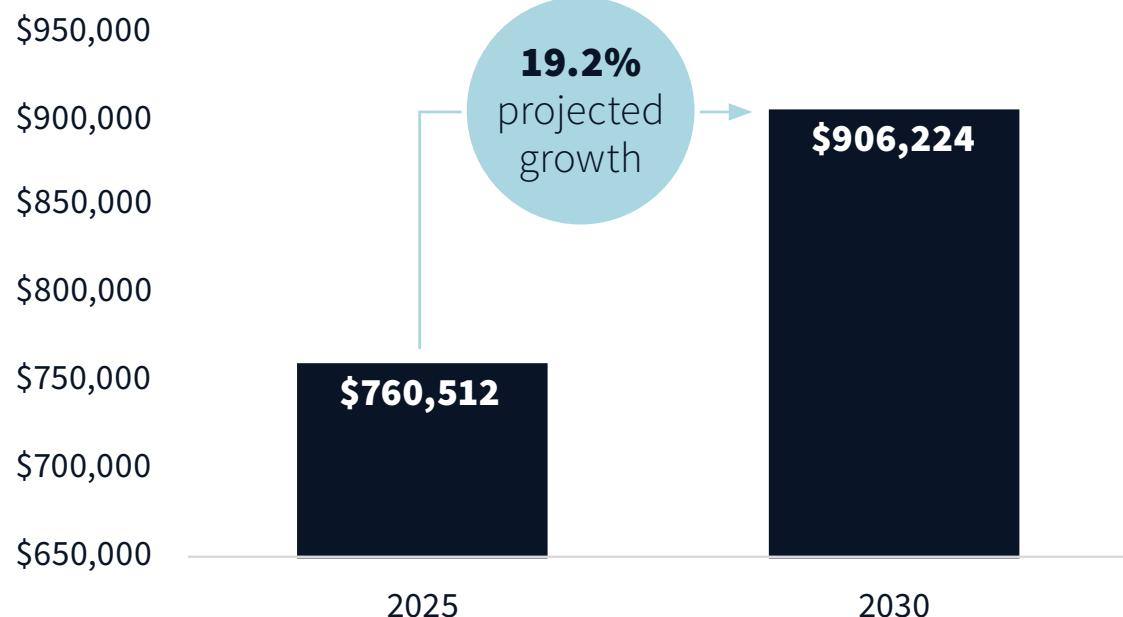




# Sustained growth in residential housing market

As residential home prices continue to rise in the Chelan Valley, tourism-driven growth provides sustained upward pressure on the real estate market. By 2030, the average home price in the cities of Chelan and Manson is projected to increase by 19.2%, almost double the national average projection of 10%.

## Average home price in Chelan and Manson, WA



Sources: ESRI, US News & World Report

# World-class tourism & lifestyle destination

With over 40 wineries and 350 acres of vineyards, Chelan County has emerged as one of Washington's premier wine tourism regions, attracting visitors from around the world to experience its award-winning vintages set against the stunning backdrop of Lake Chelan and the Cascade Mountains. Just a 3-hour drive from both Seattle and Spokane, Chelan offers urban residents convenient access to pristine alpine recreation, world-class wine country, and luxury resort amenities in one of the Pacific Northwest's most spectacular natural settings.



10 | SUNDANCE ESTATES AT LAKE CHELAN



#6

BEST LAKE TO SPEND YOUR VACATION IN AMERICA  
(*Lonely Planet*)



#4

BEST PLACE TO RAISE YOUR FAMILY IN WASHINGTON  
(*SmartAsset*)



2M+

ANNUAL VISITORS



\$417M

ANNUAL ECONOMIC IMPACT

## Chelan's key economic drivers

Sector	# of employees
Agriculture	7,763
Government	7,180
Healthcare and social assistance	7,105
Accommodation and food services	4,857
Retail trade	4,328

Source: Washington State Employment Security Department

# Retail, entertainment, & recreational activities

The Property is ideally positioned along State Route 150, providing convenient access to Lake Chelan's vibrant tourism corridor and connecting residents to the region's diverse retail, dining, and recreational offerings. Lake Chelan Valley has developed into a sophisticated destination with numerous boutique shops, award-winning wineries, and upscale dining establishments that cater to both year-round residents and seasonal visitors.

The area offers exceptional recreational amenities centered around Lake Chelan's pristine waters and surrounding natural landscape. Residents enjoy world-class boating, fishing, swimming, and water sports on the 50.5-mile glacial lake, while numerous hiking and biking trails provide access to spectacular mountain scenery. The region features multiple championship golf courses, including Lake Chelan Golf Course and Desert Canyon Golf Resort, along with Lake Chelan State Park offering camping, picnicking, and beach access.

Chelan Riverwalk Park



## Downtown Chelan

### 10-minute drive, 168K SF of retail

The lakefront community serves as the region's retail hub, featuring waterfront dining, boutique shopping, wine tasting rooms, grocery stores, and professional services.



## Downtown Manson

### 3-minute drive

Manson's bustling downtown corridor includes numerous dining and retail options.



## Nearby Wineries

Chelan Valley is home to over 40 acclaimed wineries, offering tasting rooms, events, and dining experiences, attracting visitors regionwide.

- 350 acres of vineyards

- 40+ wineries

# Close proximity to regional thoroughfares

Manson offers excellent regional connectivity via State Routes 150 and 97A, linking Lake Chelan Valley to Wenatchee, Spokane, and central Washington markets.



## State Route 150

- Connects Manson directly to Chelan and the Lake Chelan Valley communities
- Provides access to recreational areas including Lake Chelan State Park
- Links to wine country destinations and tourism attractions

## State Route 97A

- Major north-south corridor connecting to Wenatchee and Interstate 90
- Provides access to Stevens Pass and Seattle metropolitan area
- Links to Spokane and eastern Washington markets via US Highway 2

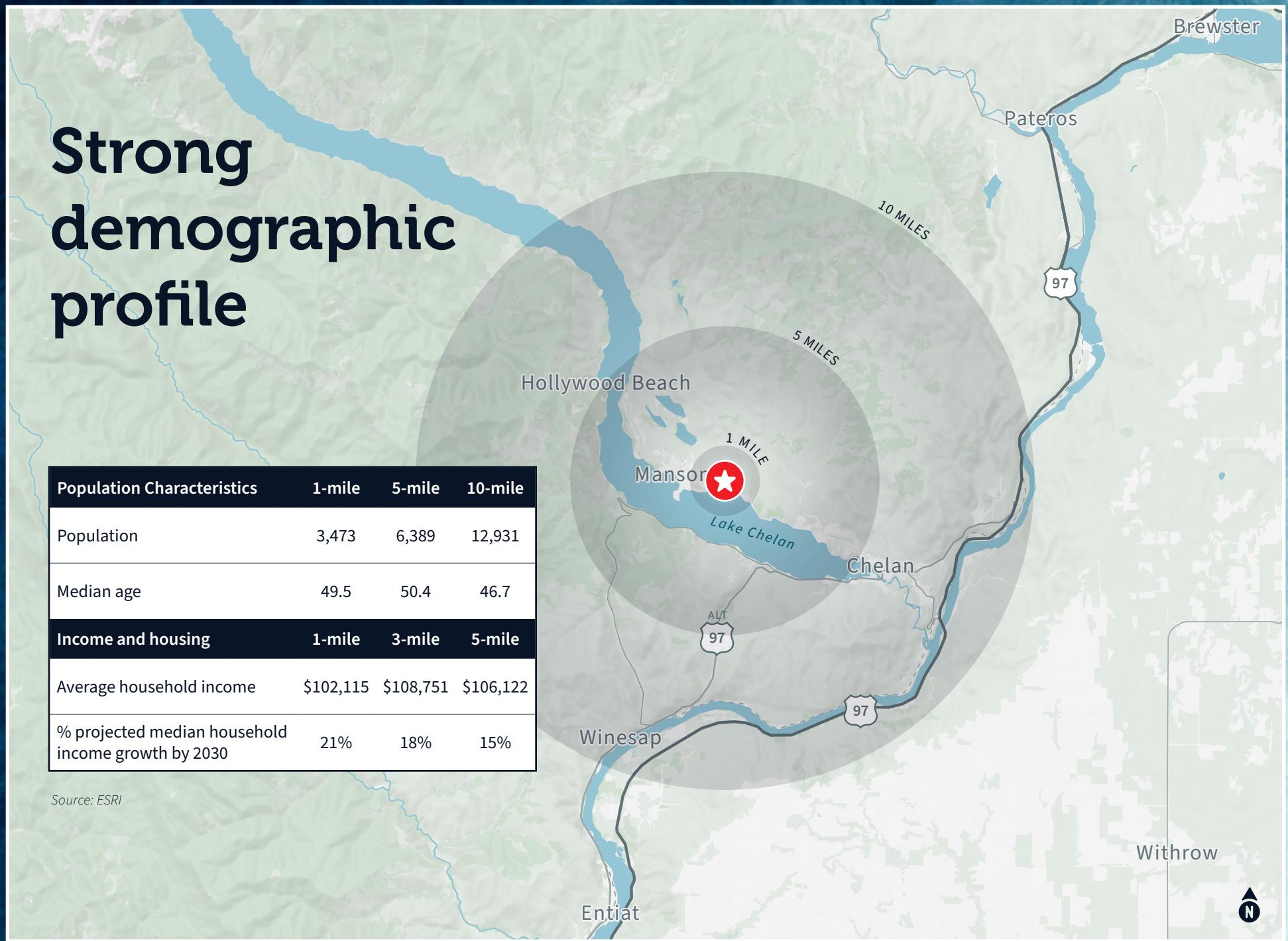
## Highway 971

- Local connector providing access to upper Lake Chelan communities
- Links to Stehekin ferry terminal and North Cascades National Park
- Connects to additional recreational and wilderness areas

# Strong demographic profile

Population Characteristics	1-mile	5-mile	10-mile
Population	3,473	6,389	12,931
Median age	49.5	50.4	46.7
Income and housing	1-mile	3-mile	5-mile
Average household income	\$102,115	\$108,751	\$106,122
% projected median household income growth by 2030	21%	18%	15%

Source: ESRI



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