

# Miller Meadow

4.49 acres inside the Sequim UGA — city water, city sewer, engineered and permit-ready

## Asking Price

\$399,000

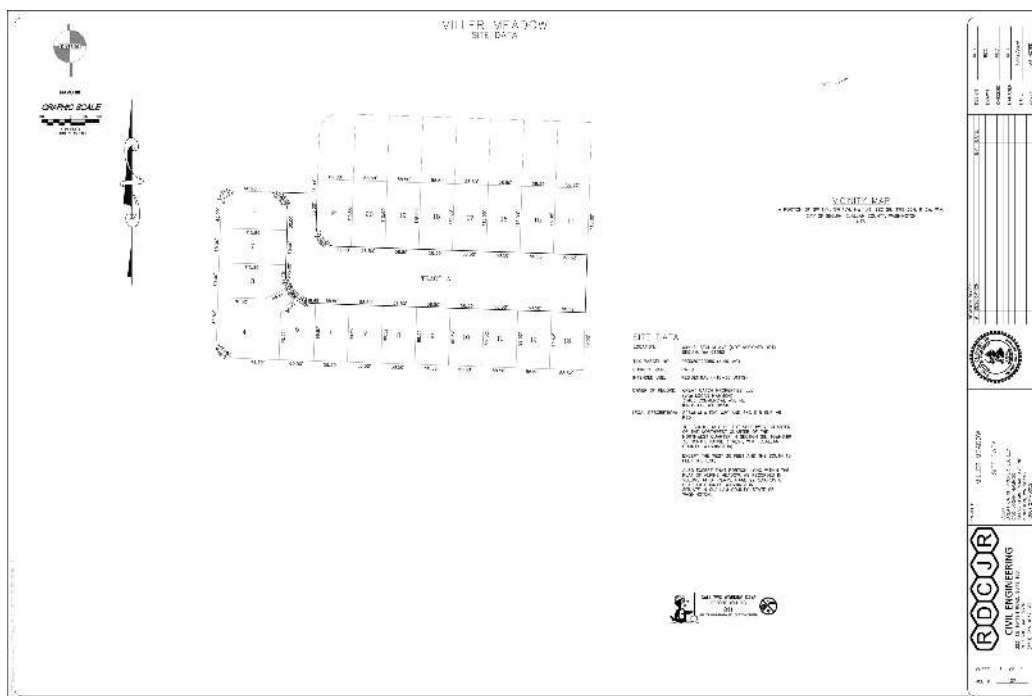
\$88,860 / acre · cash, financing, or trade considered

4.49 acres

R4-8 city zoning, 4-8 units/acre

21 lots max, preliminary layout drawn

3+ units possible on one lot (home + duplex + ADU)



Preliminary 21-lot layout — RDC Jr. Engineering, June 2026 (available to serious buyers)

Contact the owners  
directly

Joel Greear · joel@centralpavingllc.com  
Logan Hammon · logan@logandevelopmentinc.com · (360)  
271-3052



NAVD 83  
GRAPHIC SCALE  
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Feet

# MILLER MEADOW SITE DATA

| NO.   | DATE       | BY            | REVISION |
|-------|------------|---------------|----------|
| 001   | 01/15/2021 | W. J. O'NEILL | AS NOTED |
| 002   | 01/15/2021 | W. J. O'NEILL | SCALE    |
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# A rare in-city acreage parcel

Miller Meadow is a 4.49-acre parcel inside Sequim city limits, zoned R4-8 residential. It sits inside the Urban Growth Area with paved public frontage on both Miller Road and Sequim Avenue, and it is served by city water and city sewer in the right-of-way. Level, buildable, and quiet — with mountain views and Olympic-foothill privacy on a scale rarely available inside the city.

The city's R4-8 zoning is one of the most flexible in Sequim. It allows a detached single-family home, an attached duplex/triplex/fourplex, or a short-plat into multiple lots. Any legal lot can also add one Accessory Dwelling Unit up to 850 square feet (Sequim Municipal Code Chapter 18.66). In practice, a buyer can build a home + ADU right away, or plat the land into multiple parcels and pursue up to 21 residential units.

## Three ways to buy it

| HOMEBUYER / OWNER-BUILDER                                                                                                                                                       | SMALL BUILDER / INVESTOR                                                                                                                                                                                                           | DEVELOPER                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Build the country home you want on rare in-city acreage. Add a second unit (ADU) for family or rental income. Set up future lots for the next generation whenever you're ready. | Take advantage of banked engineering — preliminary plat drawings, topographic survey, and frontage design already produced by RDC Jr. Engineering. Move straight into a 4-8 lot short plat or step up to the full 21-lot buildout. | 21-lot preliminary plat layout drawn to R4-8 density. City-serviced. Preliminary plat submission is the next milestone. Existing relationships with the local engineer and surveyor transfer with the sale. |

## Fast facts

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| <b>Location</b>   | 25060 Miller Rd, Sequim, WA 98382 (corner of Miller Rd & S. Sequim Ave)              |
| <b>Tax parcel</b> | 03-30-29-220080 (Clallam County)                                                     |
| <b>Size</b>       | 4.49 acres (195,584 sf)                                                              |
| <b>Legal</b>      | S.W.¼, N.W.¼, Section 29, Township 30N, Range 3W, W.M.                               |
| <b>Zoning</b>     | R4-8 Residential (City of Sequim)                                                    |
| <b>Density</b>    | 4-8 units per net acre; up to ~21 detached units, or duplex/triplex/fourplex allowed |
| <b>Frontage</b>   | Miller Rd (~1,100 LF) and S. Sequim Ave (~470 LF), both paved public rights-of-way   |

|                         |                                                                 |
|-------------------------|-----------------------------------------------------------------|
| <b>Water</b>            | City of Sequim water main in Miller Rd                          |
| <b>Sewer</b>            | City of Sequim sewer in Miller Rd                               |
| <b>Power</b>            | Clallam County PUD, overhead in Miller Rd                       |
| <b>Irrigation</b>       | Highland Irrigation District (verify with district)             |
| <b>Access</b>           | Two paved public street frontages                               |
| <b>Topography</b>       | Level to gently sloping; delivered topographic survey available |
| <b>Wetlands / flood</b> | No known wetlands; not in a FEMA flood zone                     |
| <b>Owner</b>            | Great Catch Properties, LLC — Joel Greear, Managing Member      |
| <b>Ownership</b>        | Fee simple, warranty deed on record, clean title                |

# What Sequim R4-8 allows

R4-8 is Sequim's workhorse residential zone — a wider range of legal uses than most Sequim residential zones, and one of the last places in the city where you can still assemble acreage.

| Use                           | Allowed   | Notes                                                             |
|-------------------------------|-----------|-------------------------------------------------------------------|
| Single-family home (detached) | Permitted | 5,400–14,500 sf lot; 25' height; 15' front/rear, 6' side setbacks |
| ADU (accessory dwelling unit) | Permitted | 1 per parcel; max 850 sf or 60% of primary; attached or detached  |
| Duplex                        | Permitted | Min 9,000 sf lot                                                  |
| Triplex                       | Permitted | Min 10,500 sf lot                                                 |
| Fourplex                      | Permitted | Min 12,000 sf lot; ACUP required                                  |
| Cottage housing               | Permitted | Reduced lot sizes, higher density                                 |
| Subdivision                   | Permitted | Min density 4 units / net acre; max 8 units / net acre            |
| Home occupation               | Permitted | Under standard limitations                                        |

Source: [Sequim Municipal Code Ch. 18.20 Residential Zones](#) and [Ch. 18.66 Accessory Dwelling Units](#). Confirm all zoning with the City of Sequim Community Development Department prior to purchase.

## WHAT CONVEYS WITH THE SALE

# Work already done

The seller has invested substantial engineering and survey work into this property. All of it transfers with the sale, which saves a buyer 4-6 months of soft costs.

|                                            |                                                |                |
|--------------------------------------------|------------------------------------------------|----------------|
| <b>Topographic and boundary survey</b>     | Clark Land Office, June 2026                   | Complete       |
| <b>Preliminary plat layout (21-lot)</b>    | RDC Jr. Engineering, July 2026                 | Complete draft |
| <b>Frontage improvement design</b>         | RDC Jr. Engineering — Miller Rd and Sequim Ave | Complete draft |
| <b>Utility mapping (water/sewer/storm)</b> | RDC Jr. Engineering                            | Complete       |
| <b>Storm easement documentation</b>        | Recorded 2000-1052424                          | In place       |

|                                                         |                                             |           |
|---------------------------------------------------------|---------------------------------------------|-----------|
| <b>Warm engineer handoff</b>                            | Ron Cleaver Jr., P.E. — RDC Jr. Engineering | Available |
| <b>Warm surveyor handoff</b>                            | Jim Almaden, P.L.S. — Clark Land Office     | Available |
| <b>Draft pre-application package for City of Sequim</b> | Prepared September 2026                     | Available |

# What buyers ask first

## What makes this parcel special?

It is 4.49 acres of level, buildable land inside Sequim city limits, served by city water and city sewer, with paved public frontage on two streets and mountain views. In-city acreage of this size, with this level of engineering already in hand, is a rare offering on the Olympic Peninsula.

## Is the property serviced by city water and city sewer?

Yes. City of Sequim water and sewer mains run in Miller Road, immediately adjacent to the property.

## How many units can I build?

Under Sequim R4-8, a single lot supports one detached home plus one ADU right away — that's two units on day one. The parcel can also be short-platted into multiple lots (a 4-8 lot short plat is a straightforward next step), and duplexes, triplexes, and fourplexes are permitted on lots that meet minimum size thresholds (9,000 sf duplex, 10,500 sf triplex, 12,000 sf fourplex). The maximum residential unit count under a full major subdivision is approximately 21 detached units, per the preliminary layout.

## What engineering work has been done, and does it transfer?

Yes, all engineering and survey work transfers to the buyer. This includes a topographic and boundary survey by Clark Land Office, a 21-lot preliminary plat layout by RDC Jr. Engineering, frontage improvement design for both Miller Road and Sequim Ave, utility mapping, and a draft pre-application package for the City of Sequim. Ron Cleaver Jr. (engineer of record) and Jim Almaden (surveyor of record) are both available to continue working with a new owner.

## What are the frontage improvements?

Miller Road and Sequim Avenue are paved public streets. RDC Jr. Engineering has produced draft frontage design sheets for both frontages, showing full curb, gutter, sidewalk, planter, and street tree improvements. All of that work transfers with the sale.

## Why are you selling?

The owners are focused on other projects across the Peninsula and central Washington. This is the right time to pass Miller Meadow to a buyer who will build, live on, or subdivide the property.

## Are you open to non-cash offers or trades?

Yes. The owners will consider cash, financing, trades, partial trades, or seller-carried terms. Bring your idea.

## **Can I finance this purchase?**

Land loans are available from Peninsula-area credit unions and community banks. First Federal, Kitsap Bank, and Sound Community Bank have historically financed land in this range. The seller will also consider carrying paper on a portion of the purchase price for a qualified buyer.

## **How do I make an offer?**

Email Joel Greear ([joel@centralpavingllc.com](mailto:joel@centralpavingllc.com)) or Logan Hammon ([logan@loganddevelopmentinc.com](mailto:logan@loganddevelopmentinc.com)) with your offer terms, timeline, contingencies, and proof of funds or pre-approval. Response within 48 hours. Direct owner sale.

# Direct owner sale

Miller Meadow is offered directly by the ownership. Buyer's agents are welcome and will be paid a standard 2.5% cooperating commission on the sale price.

## Making an offer

|          |                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------|
| <b>1</b> | Email Joel or Logan with your name, entity, and buyer type (homebuyer, builder, developer).              |
| <b>2</b> | Include proof of funds or pre-approval letter (cash, land loan, or construction loan).                   |
| <b>3</b> | State price, earnest money, feasibility period, financing contingency, and closing timeline.             |
| <b>4</b> | Indicate whether you'd like Great Catch Properties, LLC to consider seller-carried financing or a trade. |
| <b>5</b> | Response within 48 hours. Escrow at First American Title, Sequim.                                        |

## Contact

|                                                        |                                                                                                                                       |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner</b>                                           | Great Catch Properties, LLC                                                                                                           |
| <b>Joel Greear</b><br>Managing Member                  | <a href="mailto:joel@centralpavingllc.com">joel@centralpavingllc.com</a>                                                              |
| <b>Logan Hammon</b><br>Owner · Logan Development, Inc. | <a href="mailto:logan@logandevlopmentinc.com">logan@logandevlopmentinc.com</a> · (360) 271-3052                                       |
| <b>Ownership address</b>                               | 31483 Commercial Ave NE, Kingston, WA 98346                                                                                           |
| <b>Engineer of record</b>                              | Ron Cleaver Jr., P.E. — RDC Jr. Engineering · (360) 265-1037 · <a href="mailto:ron@rdcjrengineering.com">ron@rdcjrengineering.com</a> |
| <b>Surveyor</b>                                        | Jim Almaden, P.L.S. — Clark Land Office · <a href="mailto:jim@clarkland.com">jim@clarkland.com</a>                                    |

This marketing sheet is provided for information only. Buyer to independently verify all zoning, utility, easement, environmental, and permit information with the City of Sequim and Clallam County. Engineering work is furnished as-is. Great Catch Properties, LLC is the seller. Joel Greear is a licensed contractor and business owner, and Logan Hammon is

the owner of Logan Development, Inc. Neither is a licensed real estate agent.