

MOUNT BAKER DEVELOPMENT SITE

Rare Development
Opportunity Steps
From Mt. Baker
Light Rail Station

NC3-55 (M) ZONED • 1.80 AC SITE

3201-3211 Martin Luther King Jr Way S, Seattle, WA

CBRE



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

Rare Development Opportunity Steps From Mt. Baker Light Rail Station in Dynamic South Seattle Location

CBRE is pleased to present the Mount Baker Development Site (the “Site” or “Property”), **a 78,290 square foot townhome or multifamily development opportunity located one block away from the Mount Baker Light Rail Station in Seattle, Washington.**

With flexible NC3-55 (M) zoning, the property lends itself well to multifamily or townhome development. Paired with a compressed entitlement and permit timeline in the City of Seattle, the future developer of the Site will benefit from an expedited delivery timeline that aligns well with Seattle’s tightening housing pipeline.

Located in the Mount Baker Hub Urban Village, the site offers exceptional access to public transportation offering future residents direct connections to Downtown Seattle, Capitol Hill, the University of Washington, and Seattle-Tacoma International Airport. The nearby Judkins Park Link Light Rail Station which is set to open in early 2026 will provide future residents with an additional express route to the Eastside. Within minutes, tenants will be able to easily reach the key employment hubs of Seattle, Bellevue, and Redmond, where employment is surging as powerhouse firms expand and new tenants continue to join the market.

The surrounding area demonstrates strong economic fundamentals, with an average household income exceeding \$177,000, supporting robust renter demand and long-term investment stability.

The Mount Baker Development Site represents a rare opportunity to deliver high-quality housing in a growing submarket with strong employment drivers, excellent accessibility, and favorable demographics.

MOUNT BAKER DEVELOPMENT SITE

SITE DETAIL

Address 3201-3211 Martin Luther King Jr Way S, Seattle, WA 98144

Submarket Mount Baker

King County Parcels 8116100015, 8116100005

Total Site Size +/- 78,290 SF | 1.80 AC

Zoning NC3-55 (M)

Sample Allowed Uses Apartments, Townhomes, Hospitality, Office, Retail, etc.

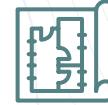




Investment Highlights



Transit-Oriented Development Site – 4-minute walk to Mount Baker Light Rail Station; 1.2-mile drive to future Judkins Park Light Rail Station



Flexible NC3-55 (M) Zoning – Provides a rare opportunity to build a townhome or multifamily project of scale next to existing light rail infrastructure



Access to Top Seattle Employers – Amazon, Microsoft, Meta, Google and Apple all located within a short commute



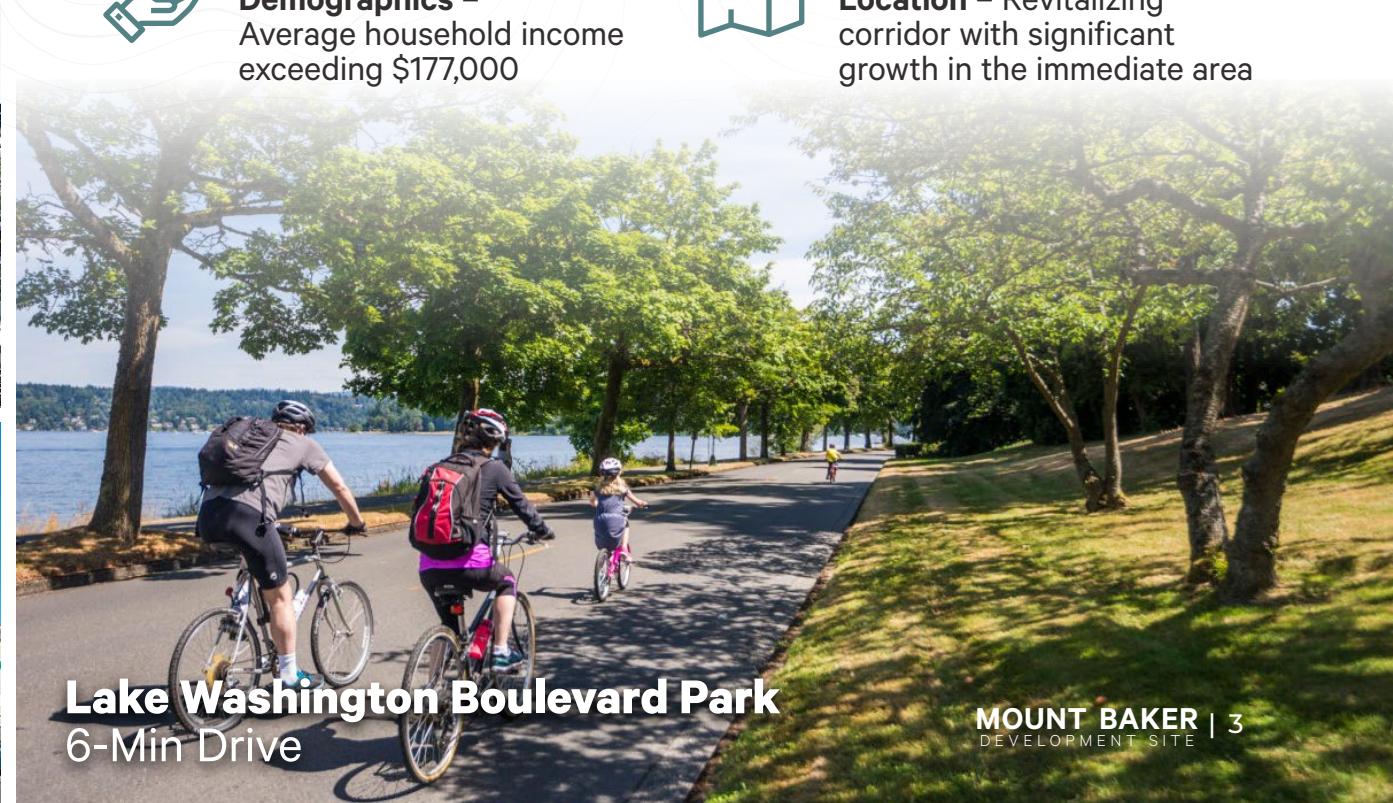
Unmatched Connectivity – Close proximity to Interstate 5 and Interstate 90 provide seamless access to any major destination



Affluent Neighborhood Demographics – Average household income exceeding \$177,000

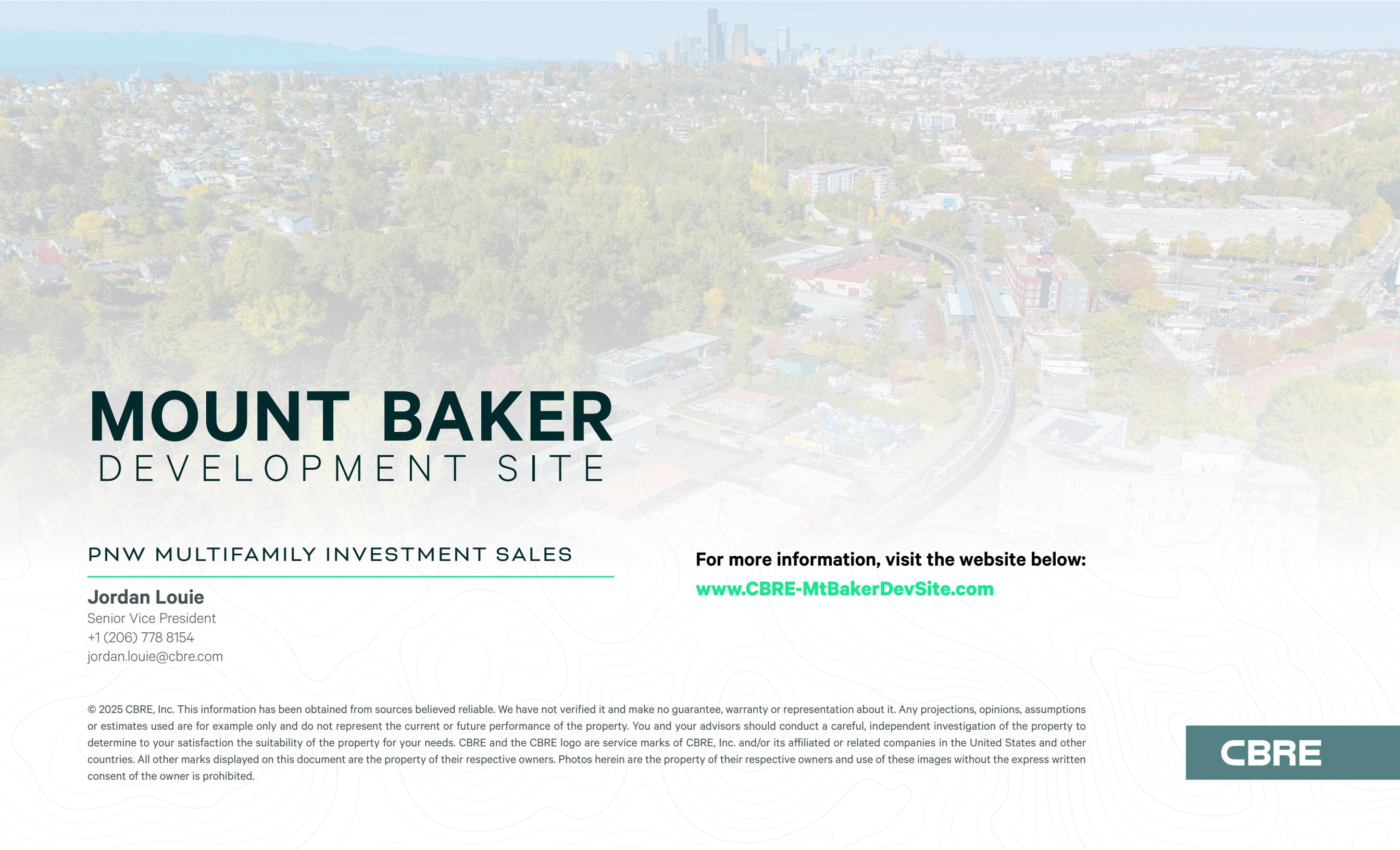


Amenity-Rich Suburban Location – Revitalizing corridor with significant growth in the immediate area



Lake Washington Boulevard Park
6-Min Drive





MOUNT BAKER DEVELOPMENT SITE

PNW MULTIFAMILY INVESTMENT SALES

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For more information, visit the website below:

www.CBRE-MtBakerDevSite.com

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