

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**

THE OFFERING

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.



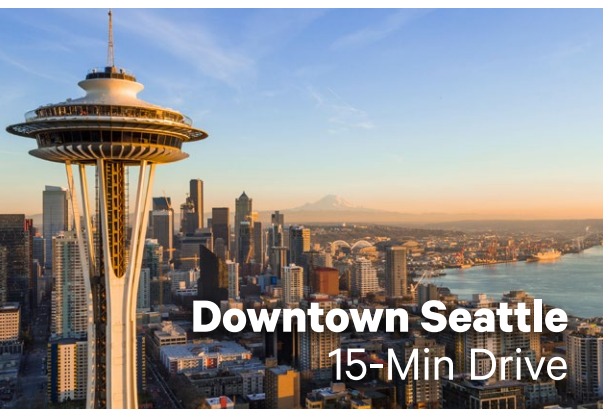


Mount Baker Light Rail Station



SITE

Adjacent to Mount Baker Light Rail Station



Downtown Seattle
15-Min Drive



Mt. Baker Light Rail Station | 3-Min Walk



Downtown Bellevue
20-Min Drive

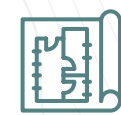


QFC
8-Min Walk

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



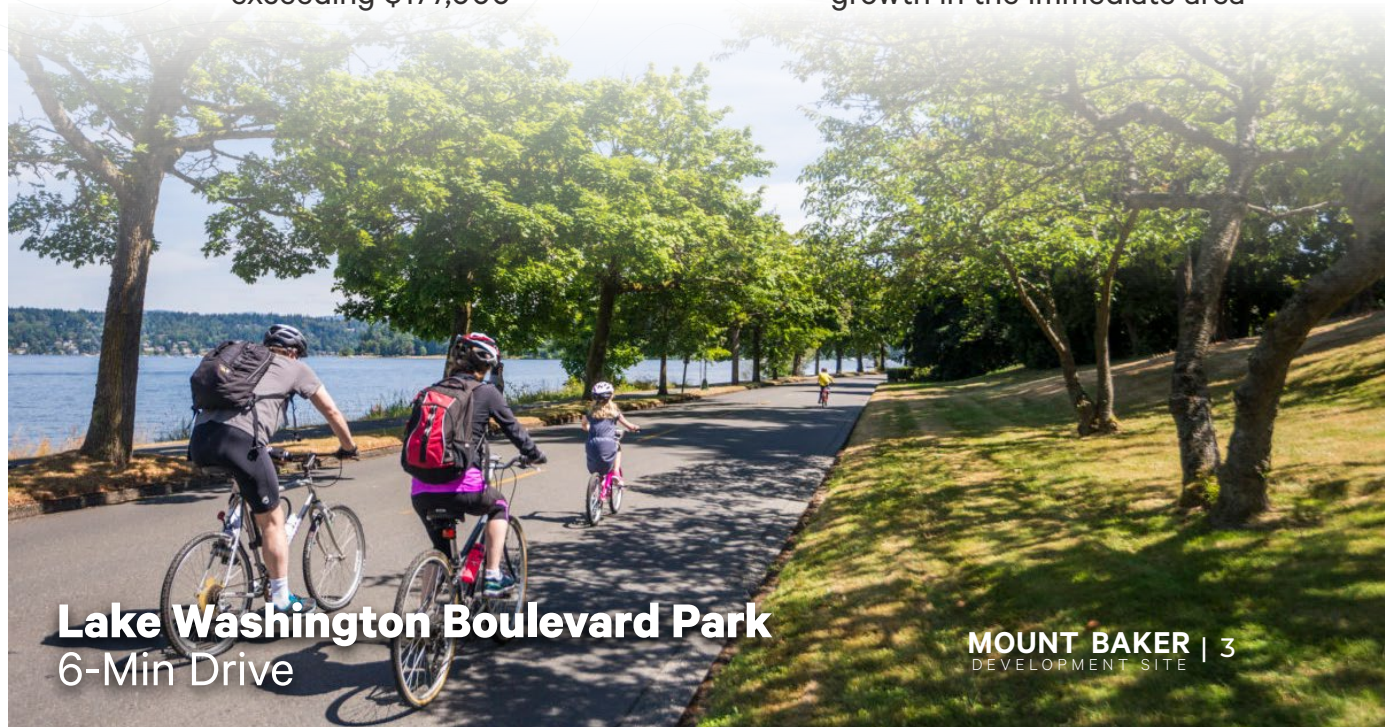
Unmatched Connectivity – Close proximity to Interstate 5 and Interstate 90 provide seamless access to any major destination



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



Redmond

90,000 Jobs • 30-Min

World HQ



48,000+ Students



Bellevue

149,000 Jobs • 20-Min



Renton

62,000 Jobs • 23-Min



Kent Valley / Sumner

252,000 Jobs • 32-Min



Distribution Center

BLUE ORIGIN

MOUNT BAKER
DEVELOPMENT SITE



Fulfillment Center



Distribution Center



Fulfillment Center



Distribution Center

Seattle

620,000+ Jobs • 15-Min



50,000 Jobs
World HQ



NORDSTROM

Zillow



REDFIN



DocuSign



BILL & MELINDA
GATES foundation



Seattle-Tacoma
International
Airport

24,000+ Jobs • 18-Min

Tacoma

40,000+ Jobs • 45-Min



MultiCare



45,000+ Active Duty Jobs

Dynamic South Seattle Location

PROXIMATE TO MAJOR EMPLOYERS IN SEATTLE,
BELLEVUE, RENTON AND KENT VALLEY



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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