

# 6 Parcels in Burien



HOGE & DAVITTE  
REALTY GROUP



3.77 Acres / 164,625 sqft | MU-1 Zoning | 26 Townhome Units

**Prime Building Site with  
Flexible Redevelopment  
Options in *Central Burien***  
*Location*

Exclusively presented to  
you by:



HOGE & DAVITTE  
REALTY GROUP



Get to know Hoge & Davitte at [www.HDSeattleRealty.com](http://www.HDSeattleRealty.com)

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# Project Overview



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**APN's:** 172304958207, 172304903401,  
172304928101, 172304958702,  
172304958801, 172304958900

**Price:** \$1,379,000

**Zoning:** MU-1

**Site Area:** 3.77 Acres

**Buildable Units:** 26 Townhome Units

**Alternative Options:** General MU-1

Zoning allowances, Utilize prior vesting of  
PR Zoning for 6 detached SFR homes

**Status:** Preliminary application submitted  
for 26 townhome/duplex-style units.



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Each office is independently owned and operated



# The Offering



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Hoge & Davitte Realty Group is pleased to present the opportunity to acquire 3.77 acres over 6 adjoining tax parcels with a multitude of redevelopment options. These parcels are in Burien's flexible MU-1 zoning district which allows for mixed use commercial and residential development. There are three main avenues underway for redevelopment on these parcels - 1) utilize the current owner's in-principle approvals in preliminary application for 26 townhome/duplex-style residential units. 2) use general MU-1 zoning allowances and design a project to fit your needs. 3) Take advantage of the project's previous vesting in Burien's prior PR zoning and build 6 detached single family residential homes. The majority of the due diligence and pre-planning work has been completed by ownership, and most key elements for vesting approvals have already been completed or conceptually approved by the City of Burien. The project's stage provides verified feasibility while maintaining design flexibility to optimize the site plan for market demands. The property is strategically positioned at the gateway of the emerging 8th Ave S Corridor with direct access to SR-509, SR-518, and I-5, allowing for a seamless commute to Downtown Seattle and the Kent Valley logistics centers. It is 1.3 miles from the Burien Transit Center, 2.7 miles from the Tukwila Int'l Blvd Light Rail Station, and 1.4 miles from shops and restaurants in the Burien Business District.



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# Site Plan



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# Development Highlights



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- **Density:** Strategic site plan for 26 residential units (Townhome/Duplex style)
- **Unit Parameters:** Optimized for spacious footprints (avg. 800 sqft ground floor) with a 35-foot height allowance. Gross unit size averaging 2,400 sqft
- **Vested Approvals:** Significant de-risking complete. The City of Burien has issued a Type 1 Land Use Decision and a Determination of Nonsignificance (DNS) valid until October 18, 2027. Vesting completes with conceptually approved Boundary Line Adjustment and complete Clearing and Grading Permit submission or complete Building Permit submission. ECA mitigation plan is fully approved and to be executed concurrently with development. A Major Tree Removal Permit is issued, currently undergoing amendment to align with the latest site plan.
- **ECA Mitigation:** Art By Nature provided a quote of \$86,797 for the complete ECA Mitigation work.
- **Conceptually Approved:** Pre-application meeting concluded with no required site plan revisions and minimal remaining action items.
- **Future Community:** A permanently preserved forest and creek on this site offers residents a park-like atmosphere, scenic green-belt views and privacy. The property is adjacent to the newly expanded Miller Creek Trail corridor which provides residents with an extended backyard of regional trail systems and restored natural habitats.
- **SeaTac:** Advantageous flight path orientation; SeaTac traffic primarily flows south, reducing acoustic impact on the site.
- **Location:** Direct access to SR-509, SR-518, and I-5, allowing for a seamless commute to Downtown Seattle (approx. 15 minutes) and the Kent Valley logistics centers. 3 miles from Seattle-Tacoma International Airport, ideal for frequent travelers or airport employees. 1.3 miles from the Burien Transit Center and 2.7 miles from the Tukwila Int'l Blvd Light Rail Station. 1.4 miles (5 minutes) from shops and restaurants in the Burien Business District.



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