



FEDERAL WAY
DEVELOPMENT SITE



PARCEL
042104-9221

EASEMENTS

PARCEL
042104-9012

Sacajawea Park

S 298th St

S 299th St

S 299th Pl

20th Ave S

18th Ave S

Pacific Hwy S

S 300th St

S 301st St

S 301st Pl

S 302nd St

16th Ave S

S 303rd St

15th Ct S

Pacific Hwy S

S 302nd Pl

21st Ave S

23rd Ave S

22nd Ct S

S 304th St

S 304th St

S 304th St

16th Ave S



PUGET SOUND

FEDERAL WAY
HIGH SCHOOL

PACIFIC HIGHWAY

FEDERAL WAY
DEVELOPMENT SITE

← STEEL LAKE

20TH AVE S

OFFERING

Paragon Real Estate Advisors is pleased to offer for sale for the first time in almost 100 years, the Federal Way Development Site. The assemblage consists of two parcels totaling 21.54 Acres of RS 5.0 zoned land.

Preliminary reports suggest that this site can be subdivided into roughly 45 to 65 single family lots. The site is very close proximity to the proposed Federal Way Link Extension project, which will extend the light rail from the Angle Lake Station in the City of SeaTac to the Federal Way Transit Center. The 7.8-mile alignment will include three stations near Kent Des Moines Road, South 272nd Street and the Federal Way Transit Center which are expected to be open for service in 2024.

The Federal Way Development Site provides a developer with the opportunity to own and develop one of the last remaining large pieces of undeveloped land in the King County area. In this immediate location, new homes are selling in the range of \$600,000-\$1,000,000, giving a developer endless upside in building out a beautiful new single-family neighborhood.

NAME	Federal Way Development Site
ADDRESS	30231 20th Ave S, Federal Way, WA 98003
PARCELS	042104-9221, 042104-9012
TOTAL LOT SIZE	952,796 SQFT (21.54 acres)
ZONING	RS 5.0
PRICE	\$2,500,000
PRICE PER FOOT	\$2.62
CURRENT USE	Vacant Timber Land
PROPOSED USE	New Single-Family Development with approximately 45-65 new homes (Buyer to Verify).

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.



INVESTMENT HIGHLIGHTS

- First-time on market in almost 100 years!
- Close to newly proposed Federal Way Link Light Rail station (to open in 2024)
- 21.54 acres of prime undeveloped land
- Nearby New Homes are selling between \$600,000-\$1,000,000
- Potential to build 45-65 new Single-Family Homes
- Easy Access to Interstate-5, US Highway 99 and Federal Way Transit Center which provides excellent bus services.
- Walking distance to Federal Way High School, Steel Lake, Sacagawea Park/Middle School and Steel Lake Park
- High visibility location with high daily traffic counts
- Transit oriented location
- Since 2016, Federal Way's population has grown 8.3% totaling 96,757 current residents



POPULATION, EDUCATION AND INCOME

King County contains estimated 872,411 households. This number is forecast to increase to more than 912,000 by the year 2021. The county currently has 18 cities with populations greater than 20,000.

Seattle is one of the most educated cities in the United States. Over 57 percent of Seattle’s adult residents have a Bachelor’s degree or higher, nearly twice the national average. An educated city means an educated workforce—a solid backbone for the innovative, knowledge-based industries that drive Seattle’s economy. King County also boasts high educational attainment, with 47 percent of residents over 25 having received a Bachelor’s degree or higher.

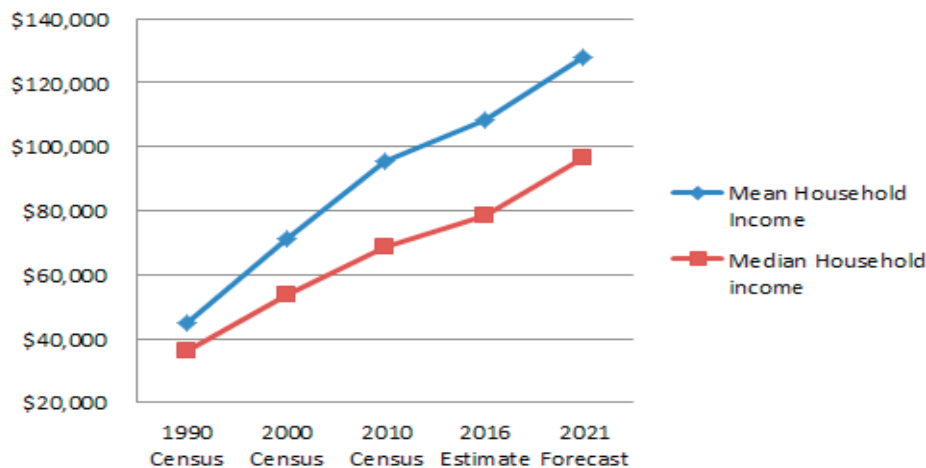
Roughly 28 percent of King County residents are in professional business/managerial positions. As a result, median household income in King County is well above the U.S. average. Cost of living is generally higher than the U.S. average, but it is in line with other metropolitan areas with similar income levels.

TOP KING COUNTY EMPLOYERS

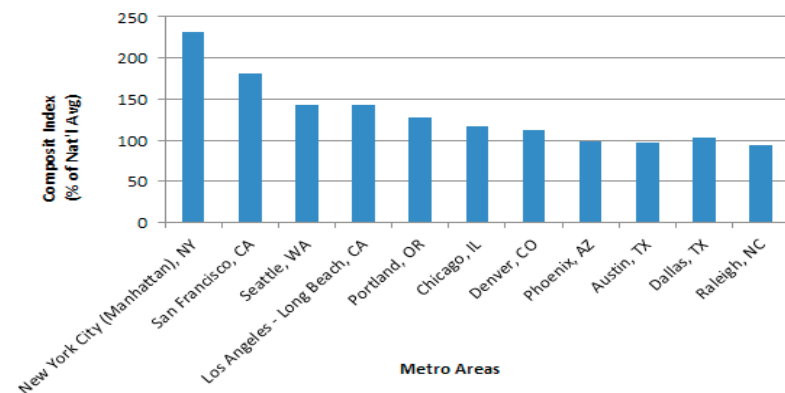
FULLTIME EMPLOYEES IN WA

The Boeing Co	81,919
Microsoft Corp.	43,031
University of Washington	30,200
Amazon.com Inc	24,700
Starbucks Corp	13,400
Swedish Health Services	11,239
City of Seattle	10,758
Costco Wholesale Corp	10,080
Nordstrom	9,264

King County Household Income



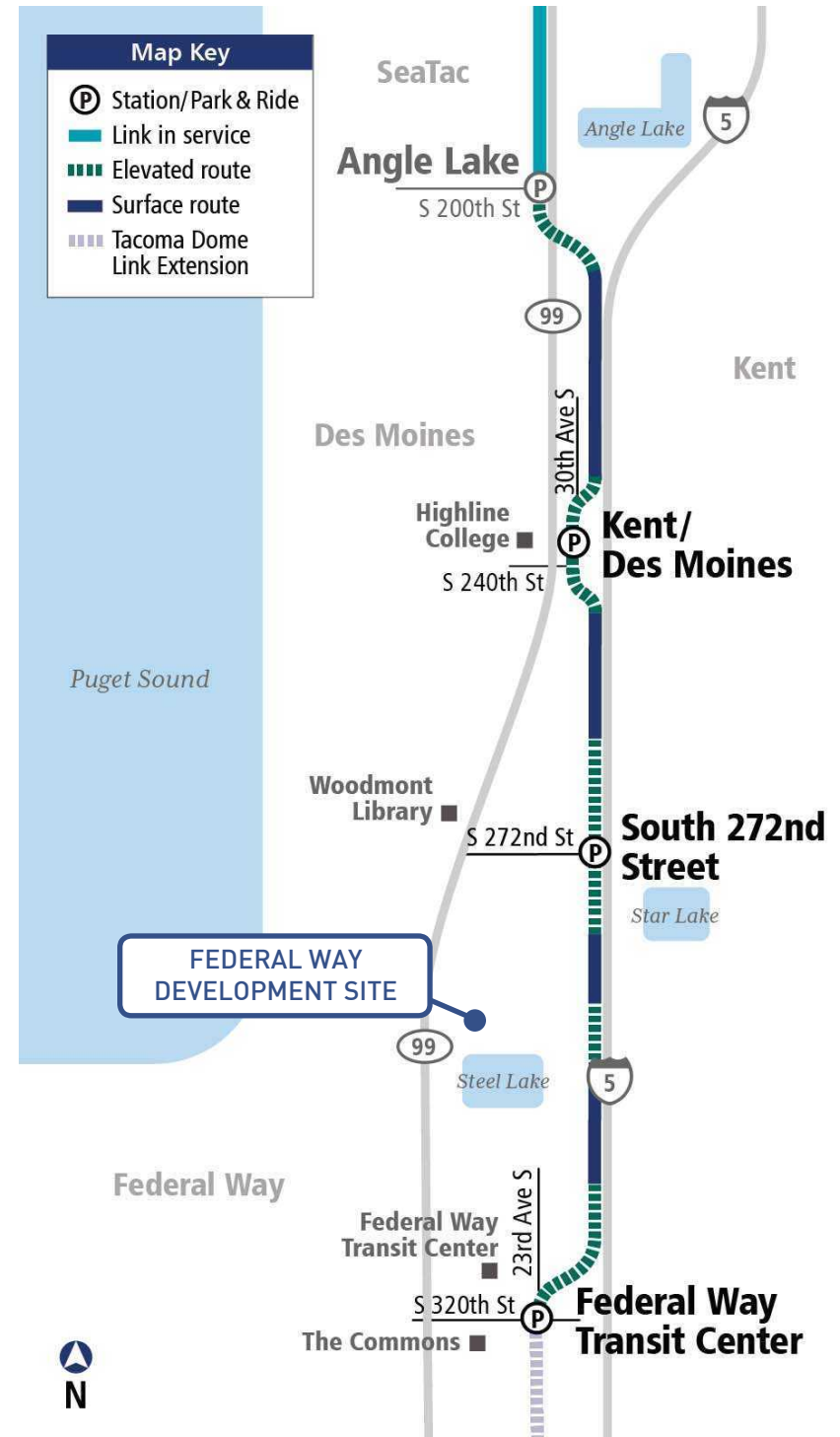
Cost of Living Comparison with Competitive US Metro Areas



FEDERAL WAY LIGHT RAIL EXTENSION

The Federal Way Link Extension project will extend light rail from the Angle Lake Station in the City of SeaTac to the Federal Way Transit Center. The 7.8-mile alignment will include three stations near Kent Des Moines Road, South 272nd Street and the Federal Way Transit Center. The stations are expected to be open for service in 2024.

- Phase: Pre-construction
- Length: 7.8 miles, 3 stations
- Projected travel time to Sea-Tac Airport: 15 minutes



SOUTH KING COUNTY

QUICK FACTS

- Federal Way to Seattle: 22 Miles
- Bedroom Community to Major Employment Center of Seattle and Tacoma
- Federal Way to Tacoma: 12 Miles
- Adjacent to Kent Valley and Auburn Distribution Centers (4th largest in nation)

SOUTH KING COUNTY EMPLOYERS



CONCEPTUAL LAYOUT



CONCEPTUAL LAYOUT
DANILCHIK PROPERTY

MAJOR EMPLOYERS - CENTRAL BUSINESS DISTRICT



amazon.com
OnlineShoes
splunk

Apple
brightcove
SYNAPSE

medio
hp HEWLETT
PACKARD
Spoken
NOKIA

Dropbox
COVERITY
Ideate
aPlaceforMom
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VERSlVE

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amazon.com

GROUPON

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daptiv

CRAY
SweetLabs
PitchBook
heptio

UBER

MOZ
Avalara

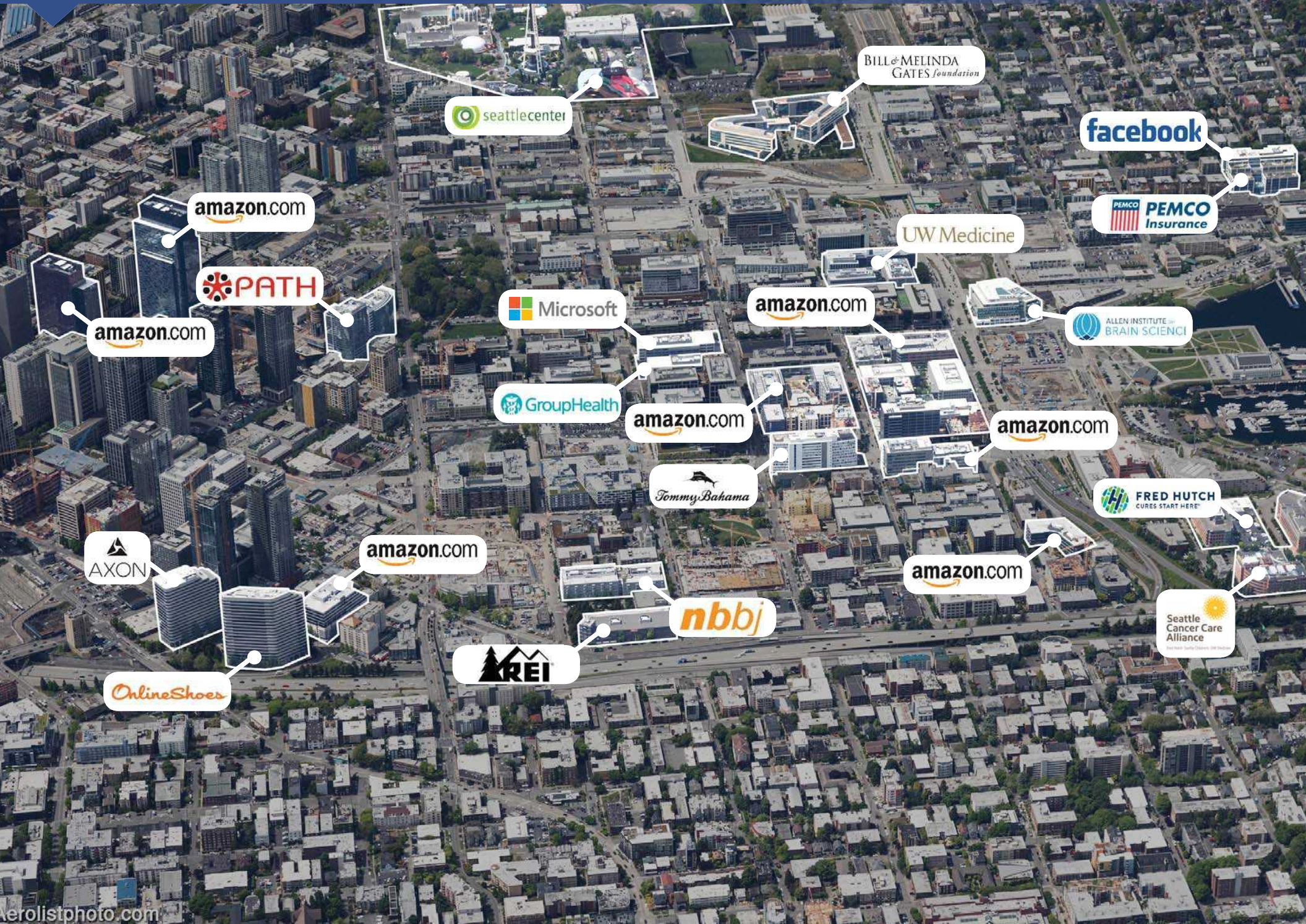
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GURF
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CURES START HERE

AXON

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Seattle Cancer Care Alliance

OnlineShoes

nbbj

REI

SUBJECT PHOTOS



FEDERAL WAY
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SUBJECT PHOTOS



STEEL LAKE PARK

SUBJECT PHOTOS



SUBJECT PHOTOS





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REAL ESTATE ADVISORS

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