

1.51 ACRES

1.16 ACRES

CENTRAL BURIEN MULTIFAMILY DEVELOPMENT SITE

2.67 Acre Development Site

FOR SALE

Central Burien Multifamily Development Site

16054 3RD AVE SW, BURIEN, WA



Located in
Central Burien
just off 1st
Avenue South

2.67 acres / 116,306 sq. ft.

CURRENTLY zoned Community Commercial 2 but under Burien's Comprehensive Plan will be zoned High Density Residential - RM 48 - 48 units per acre

ADJACENT to grocery, drug, food service, and a variety of other retailers within 1-2 blocks of the subject property

CLOSE proximity to schools and medical facilities

ACCESS to major transportation arteries such as 1st Avenue South, SR 509, SR 518 link to SeaTac Airport and Interstate 5

PRICING: Contact Brokers

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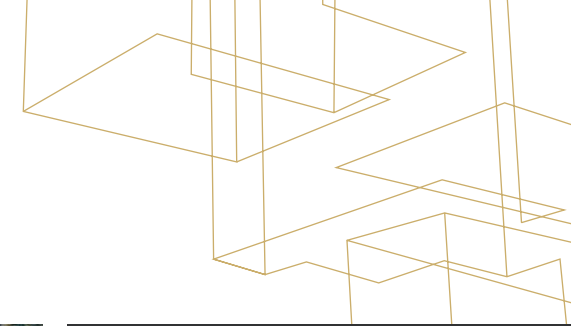
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Mathews**

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THREE MILE RADIUS

91,000

POPULATION (2022)

34,152

ESTIMATED HOUSEHOLDS

\$129,585

AVERAGE HH INCOME (2022)

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The subject property is currently zoned CC-2 and BMC (Burien Municipal Code) 19.15.035.1 which allows a number of commercial and residential uses.

The current land use designation is High-Density Multifamily. Ownership is in the process of rezoning the site from CC-2 to RM-48 and will work with a Buyer to deliver the site zoned to RM-48. Ownership anticipates the quasi-judicial zoning change before the City of Burien Hearing Examiner will take about 120 days. BMC 19.15.010.1 provides that the RM-48 zoning allows for height up to 75' and impervious surface coverage of up to 90%

Ownership is flexible and can work with Buyer and Buyer's development team on zoning and entitlement matters.



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