

# RENTON 167 LAND OPPORTUNITY

LAST OF ITS KIND HIGHWAY FRONTAGE SITE

2940-2990 East Valley Rd | Renton, WA



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# TABLE OF CONTENTS

- Executive Summary
- Offering Summary
- Property Description
- Property Photos
- Regional Map
- Development Possibilities
- Development Potential Renderings
- Market Overview

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# EXECUTIVE SUMMARY

Introducing a last-of-its-kind opportunity to acquire a large highway frontage land site in the central hub of the Puget Sound marketplace. This high visibility site is strategically located along Hwy-167 immediately south of the 405 interchange and only 2 intersections away from the on/off ramps for highway access. Nearby businesses include automotive dealerships, commercial and retail centers, light industrial, and mixed-use projects. The underlying Commercial Arterial zoning of the property permits a wide range of users including outdoor retail/wholesale, dealership, medical offices, hospitality, and mixed-use redevelopment among many other uses. Renton's economic growth and friendly business environment make this a great opportunity for users, investors, or developers. With a dwindling supply of remaining level land sites capable of accommodating large-scale ventures, this may be one of the last opportunities to purchase something of its kind in King County.

The site is currently partially occupied by Compton Lumber and Hardware on the northernmost parcel, while the remainder of the land is primed for redevelopment with a preloaded building pad in place to support approximately 40,000 SF of building footprint. Site plans and permit drawings are available for a buyer to get a jump start on their project. Compton Lumber could remain on site on a leaseback basis after Closing, or they could vacate the property to leave it fully available to a user or developer.

## PROPERTY ATTRIBUTES

**TOTAL SIZE:** 254,595 SF (5.84 Acres)

### EXISTING IMPROVEMENTS:

- ~10,000 SF clear span metal building - 20-ft clear height
- ~1,200 SF sales office

**ZONING:** CA - Commercial Arterial, City of Renton ([Zoning matrix here](#))

Existing income in place with Compton Lumber and Hardware

Undeveloped portion of the site is preloaded for a building pad of approximately 40,000 SF

Permit drawings available for a building materials store with outside storage.

Conceptual plans available for automotive dealership, mixed use redevelopment, and more





# OFFERING SUMMARY



**5.84 ACRES** of Commercial Arterial Land primed for development.  
Existing structure on site well suited for repositioning to meet a variety of business needs.



## OFFERING PRICE

The Property is being offered without pricing. Investors should be analyzing the property on an "as-is/where-is" condition.

## TERMS

All cash due at closing, no debt to be assumed for the property.

This offering is being offered to qualified investors only. By taking receipt and possession of this Offering Memorandum, the prospective registered investor has agreed to treat and utilize the information and data contained in this document in strict confidence. Neil Walter Company will be available to assist prospective investors and their consultants with property inspections and to respond to questions regarding information contained in the Offering Memorandum.

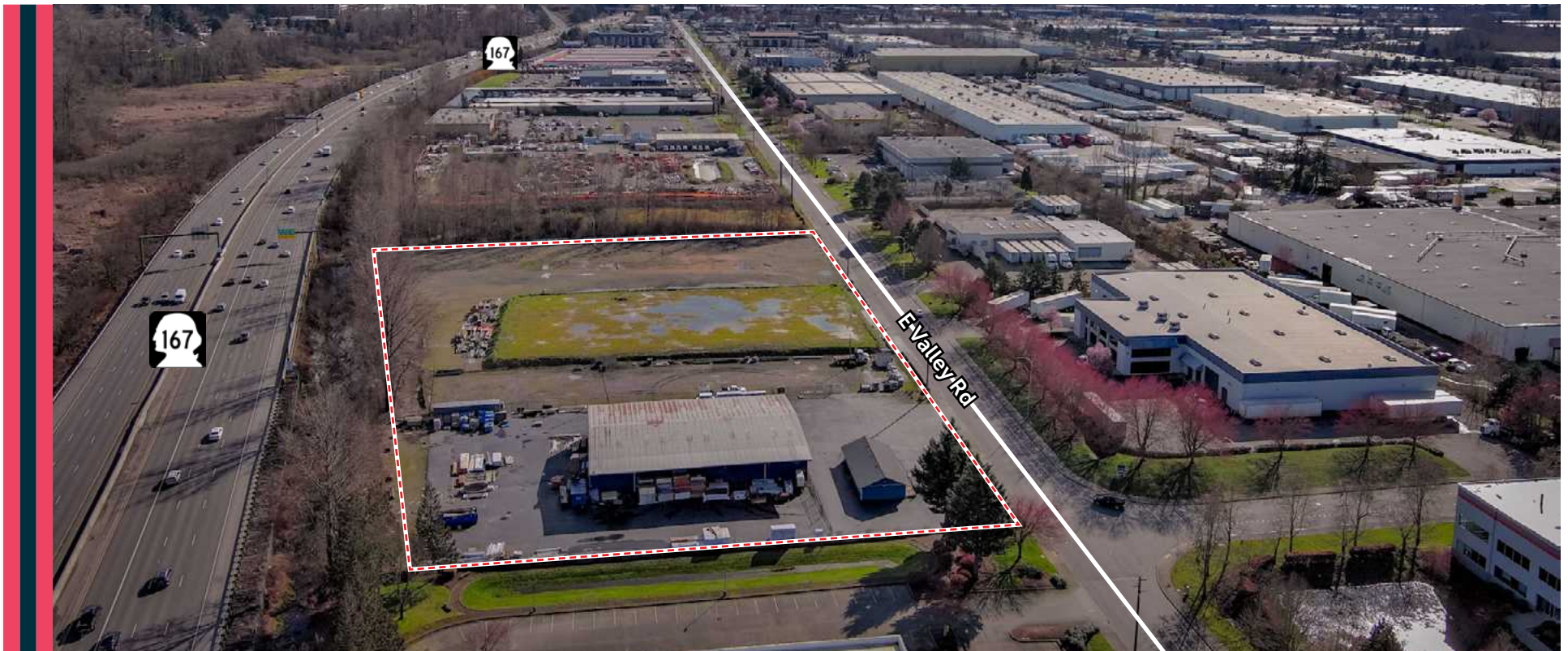


# PROPERTY DESCRIPTION

The land consists of 4 tax parcels totaling 254,595 square feet (5.84 acres). The current arrangement includes a lease area at the northern side of the property and an undeveloped area on the southern portion of the site. The site sits less than 1 mile from highway on/off ramps, and offers nearly 700 feet of frontage along Highway 167. The existing improvements include a metal clear span structure of approximately 10,000 square feet currently set up as a mill shop, and a sales office of approximately 1,200 square feet.

## CRITICAL DETAILS

Zoning	Commercial Arterial (CA) - City of Renton
Gross Building Area	~11,200 SF
Gross Land Area	254,595 SF (5.84 acres) Usable estimated at roughly 4.75 acres after wetland buffer
Maximum Site Coverage	65% (75% if parking is within building or garage)
Maximum Development Height	50 ft for single use, 70 ft for mixed use



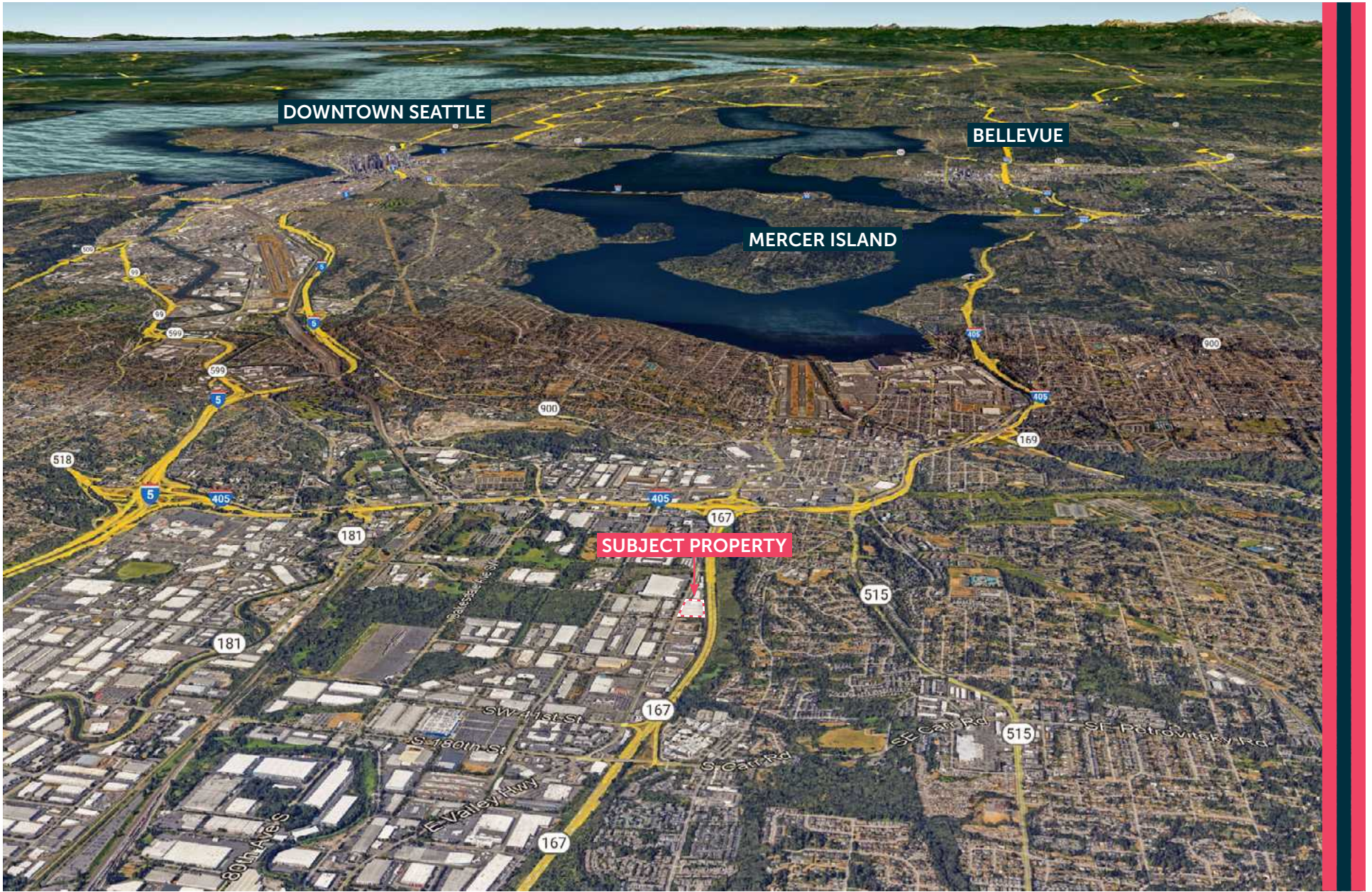


# PROPERTY PHOTOS



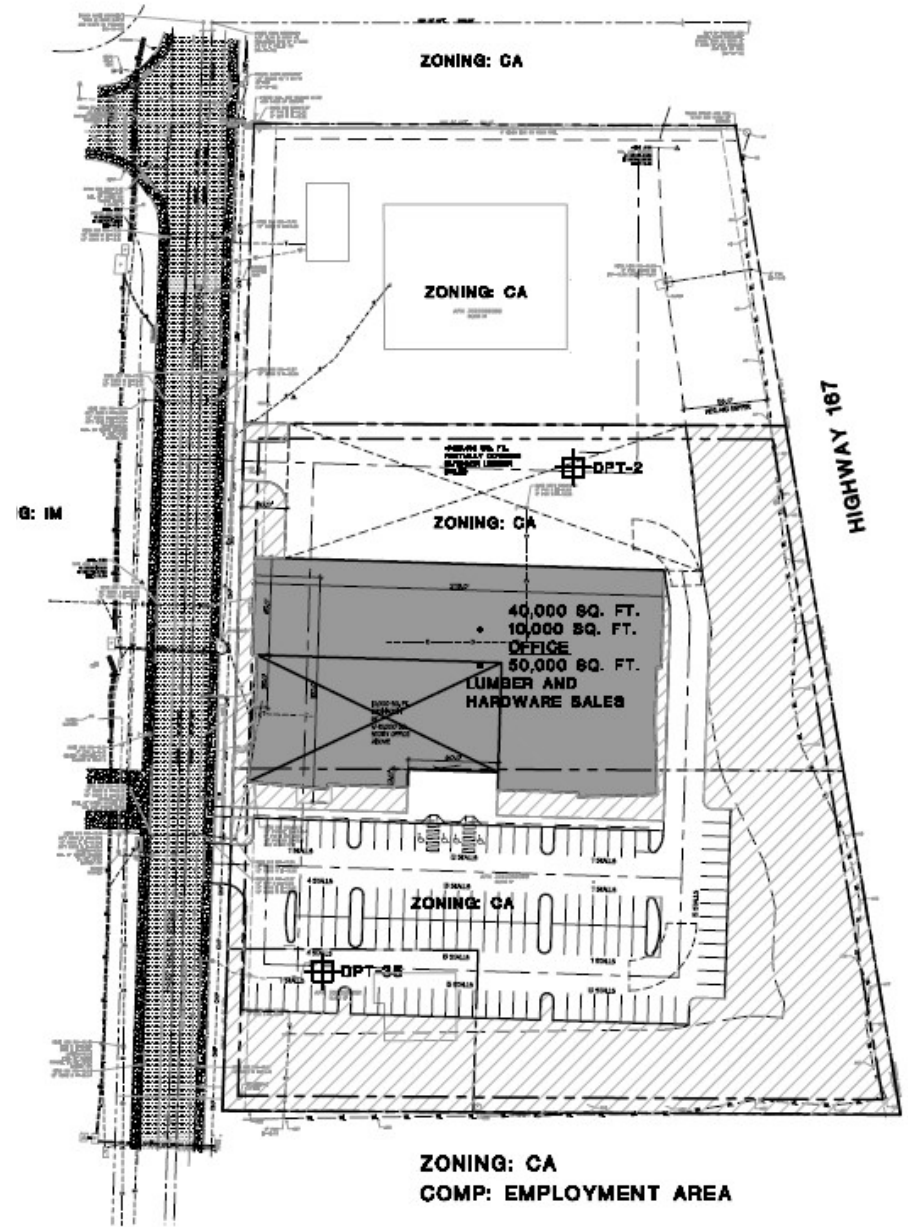
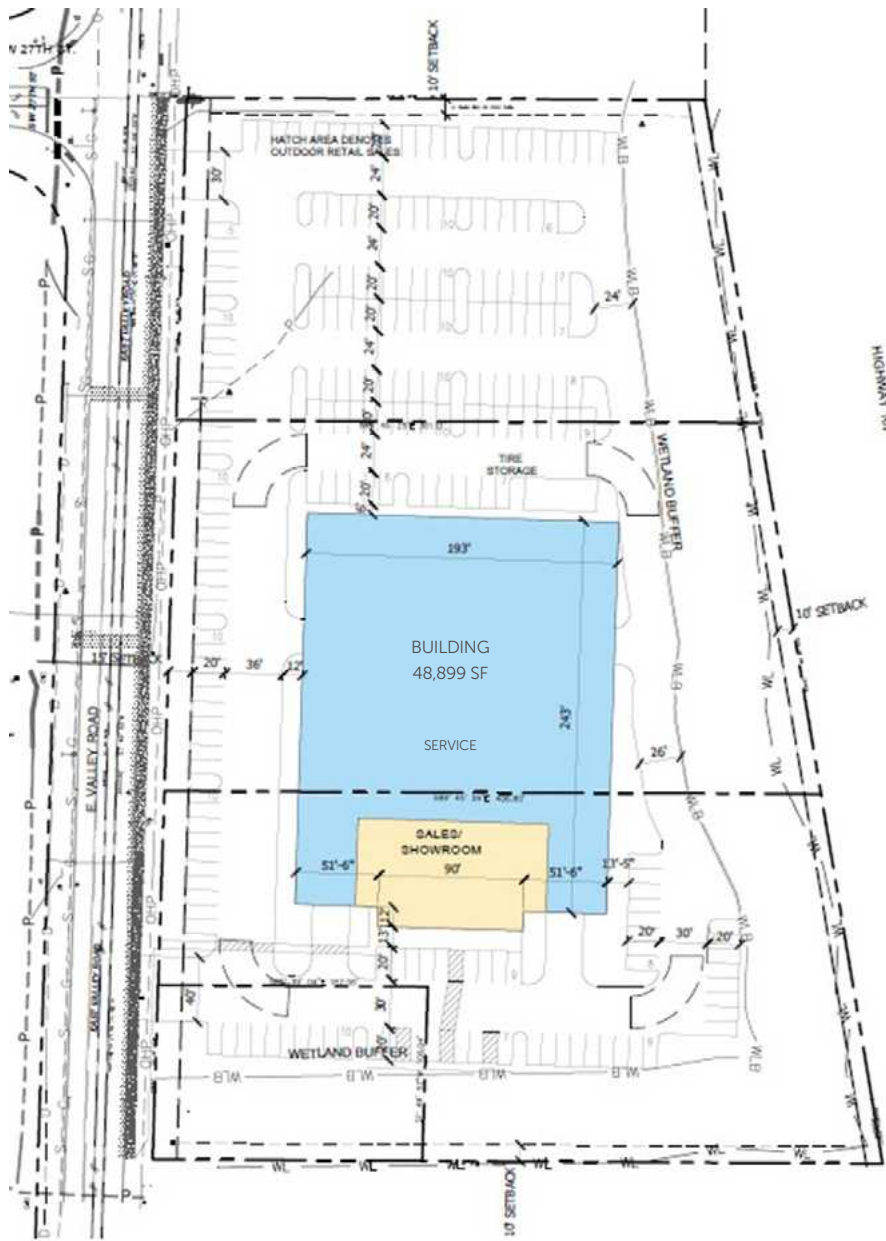


# REGIONAL MAP



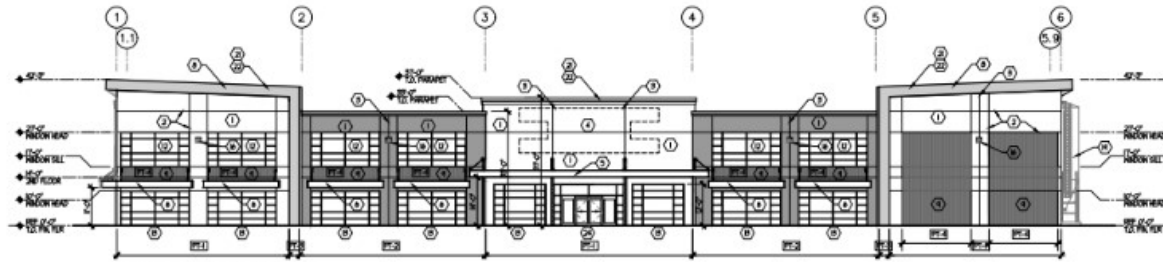


# DEVELOPMENT POSSIBILITIES



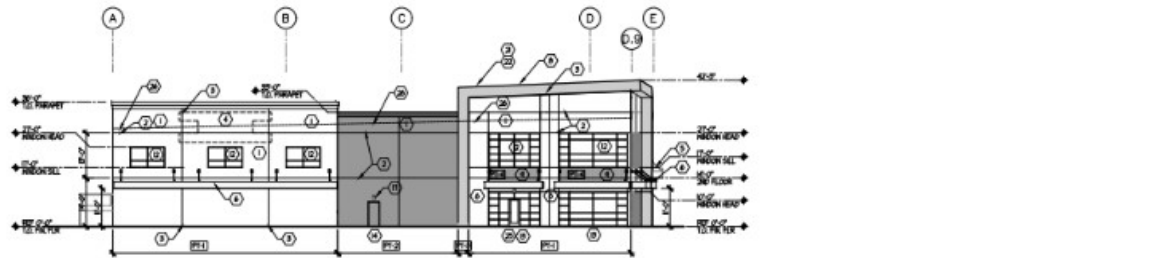


# DEVELOPMENT POTENTIAL RENDERINGS



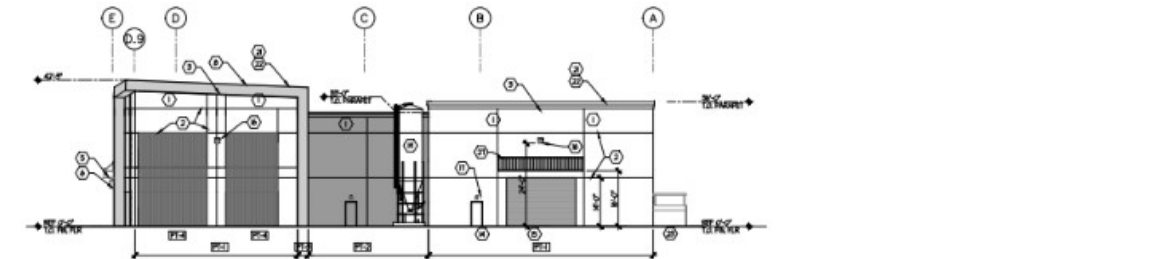
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



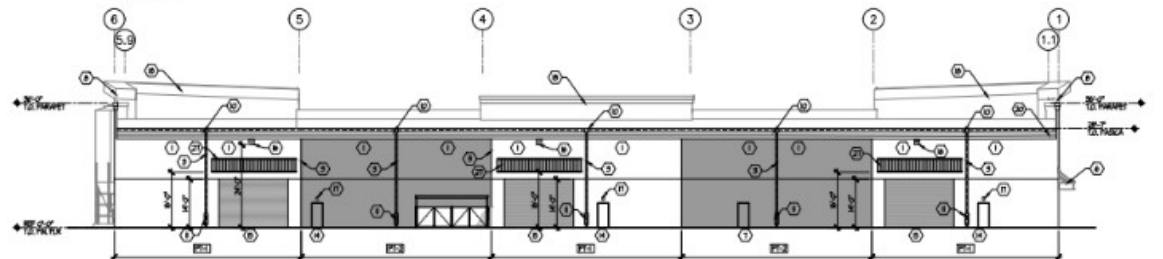
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



# MARKET OVERVIEW

## RENTON

Renton presents a dynamic submarket for real estate development of all forms characterized by its strategic location in the Puget Sound region, proximity to major employment centers, and excellent quality of life scores. The region is consistently in high demand for housing and commercial space, with rents across all asset types exceeding national and regional averages. The city's ongoing revitalization efforts, coupled with a burgeoning tech industry presence, continue to drive demand for residential and commercial properties alike. From a transportation perspective, this is one of the primary nexus points in Washington with convenient access to I-5, Hwy-167, and I-405; close proximity to the port of Seattle, and mere minutes from Seatac International airport. With a history rooted deeply in aerospace manufacturing there is a highly skilled labor pool available that keeps and retains employers in the region, and creates strong demographics to support continued growth.

### 2023 DEMOGRAPHICS OF SUBJECT PROPERTY:

- 5-mile population over 250,000
- Median age 37.1
- Median household income over \$95,000
- Annual consumer spending over \$3.3B within 2 miles; \$12.5B within 5 miles.
- Over 130,000 vehicles per day on Hwy 167





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