



APPROXIMATE  
BUILDABLE  
AREA

# Duval Commercial Land

Offering  
Memorandum

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# Table of Contents

03 Executive Summary

06 The Site

11 Comparable Land Sales

14 Location Overview





Offering Memorandum

Duvall  
Commercial  
Land

# Executive Summary



# Executive Summary

*Colliers is pleased to exclusively market this 5.46-acre development site located in Duvall, WA.*

This 5.46-acre vacant land parcel is situated in Duvall, Washington, within the Commercial Office (CO) zoning district. According to a wetland study, approximately half of the parcel is buildable. The property is conveniently located near the Big Rock Shopping Center, offering prime access to retail and community amenities. With its strategic positioning and zoning classification, this land presents an exceptional opportunity for development and investment.

**WETLAND  
AND  
GEOTECHNICAL  
STUDIES  
AVAILABLE  
ON  
REQUEST**

## Potential Uses:

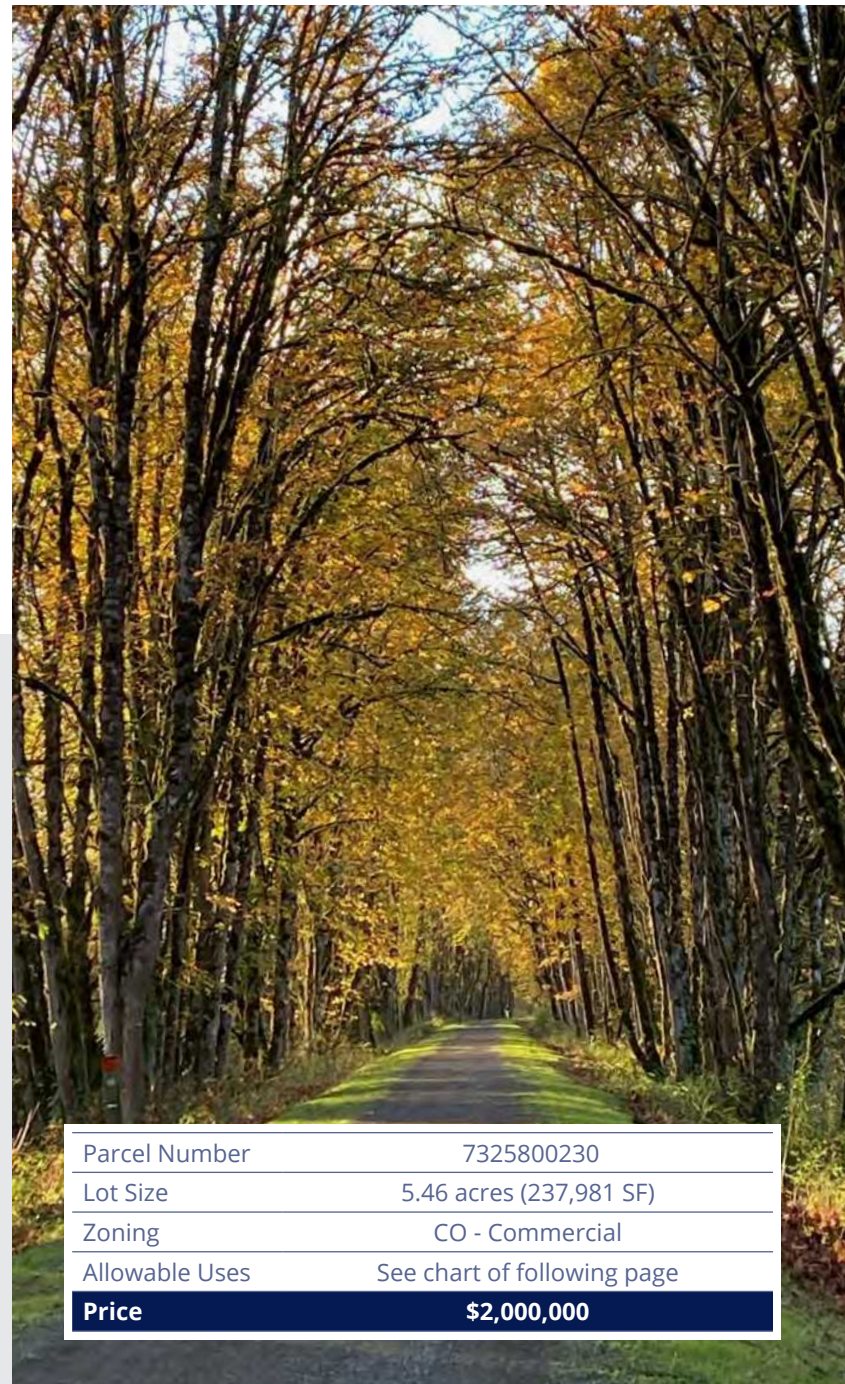
- **Commercial Development:** Suitable for office spaces, retail, and service businesses, benefiting from high visibility and proximity to existing retail hubs.
- **Mixed-Use Projects:** Perfect for integrating commercial and residential components to meet the growing demand for versatile spaces.
- **Community Services:** Potential for medical offices, educational facilities, or recreational centers, enhancing local services and amenities.

## Location Benefits:

- **High Visibility:** Visibility from Duvall-Monroe Road.
- **Proximity to Big Rock Shopping Center:** Offers immediate access to retail, dining, and essential services.
- **Growing Community:** Duvall's expanding population and vibrant community make this a strategic investment opportunity.
- **Excellent Connectivity:** Easily accessible via major roadways, with proximity to the Seattle metropolitan area.

## Duvall, WA Highlights:

- **Charming Atmosphere:** Known for its small-town charm and strong community spirit.
- **Outdoor Recreation:** Surrounded by scenic parks and trails.
- **Economic Growth:** Steady growth in business and residential sectors.



Parcel Number	7325800230
Lot Size	5.46 acres (237,981 SF)
Zoning	CO - Commercial
Allowable Uses	See chart of following page
<b>Price</b>	<b>\$2,000,000</b>

# Executive Summary

## *Allowable Uses Under CO (Commerical) Zoning*

Each building in the Commercial zoning district shall be limited to sixty-five thousand (65,000) square feet unless a conditional use permit in accordance with DMC [Chapter] 14.68 has been granted. Permitted uses in the CO zoning district are:

- Adult entertainment facilities, including theaters, retail stores, clubs<sup>1</sup>
- Animal service facilities, including veterinary clinics, pet shops, indoor pet daycare, grooming services, kennel or cattery
- Automotive rental and leasing
- Automotive service facilities, including gas stations, auto parts stores, auto repair, car washes, auto glass repair
- Cemeteries
- Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- Day care facilities, including family day care providers
- Dwelling units on upper floors
- Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, and bakeries
- Equipment rental (recreational)
- General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- Governmental services (court, police, fire, City Hall or similar local government not including public works yards or sewer treatment plants)
- Grocery/convenience stores
- Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- Lodging facilities, including hotels, motels, bed and breakfasts
- Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- Parks, public or private
- Recreational trails, non-motorized
- Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- Religious institutions (not including K—12 schools)
- Repair shops, including bicycles, electronics, jewelry
- Retail sales of building, hardware and garden materials
- Retail sales of vehicles, boats, and recreational vehicles
- Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, book, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, pets and pet supplies, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- Social service facilities, including social service offices, adult and child day care, residential care facilities
- Senior citizen-assisted living facility
- Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of twenty-five (25) percent of gross floor area)
- Wireless facilities attached to an existing building and camouflaged<sup>2</sup>

<sup>1</sup>See DMC [Chapter] 5.02 for licensing criteria and DMC [Section] 14.64.220 for location restrictions);

<sup>2</sup>See DMC [Chapter] 14.56)





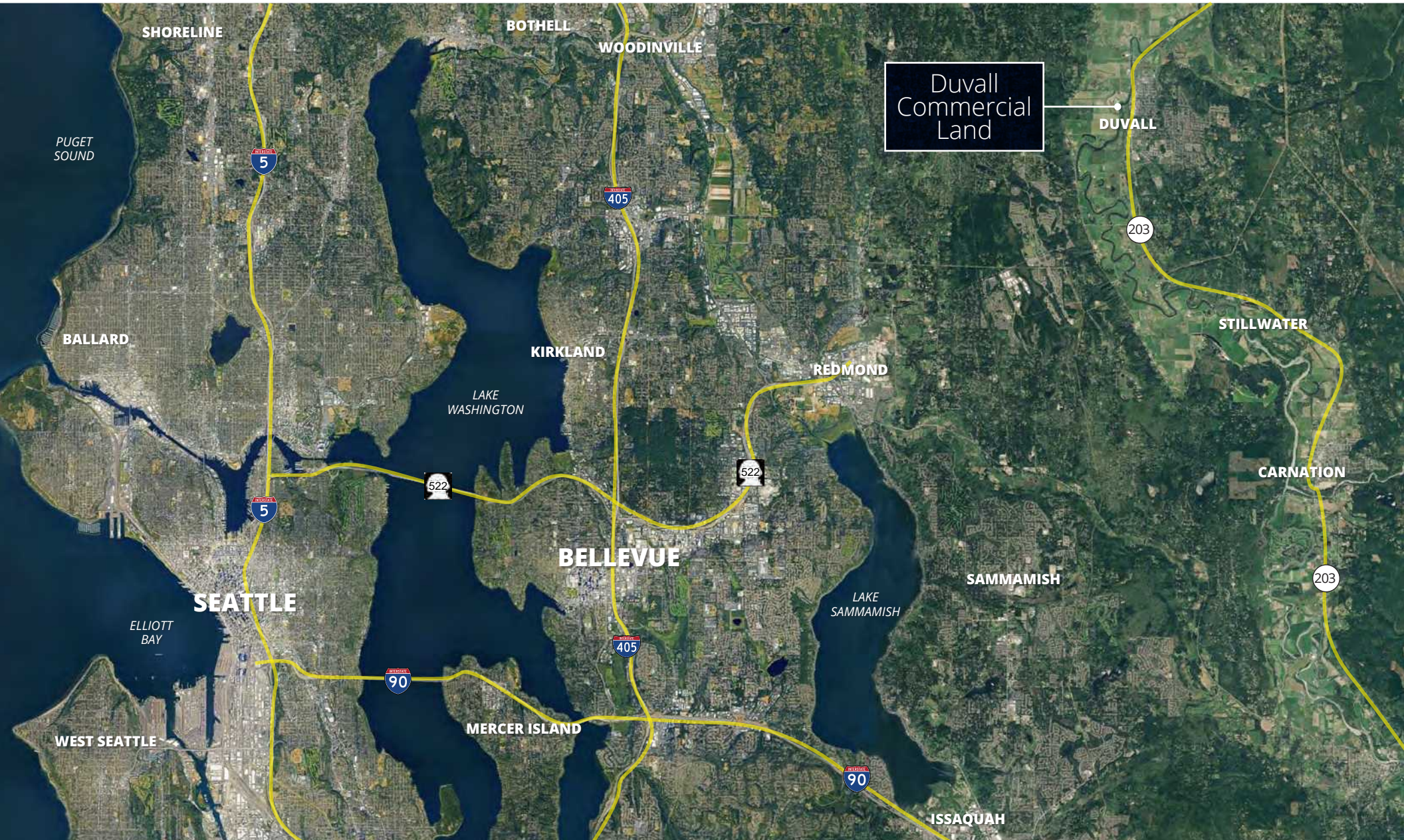
Offering Memorandum

Duvall  
Commercial  
Land

The  
Site



# Location



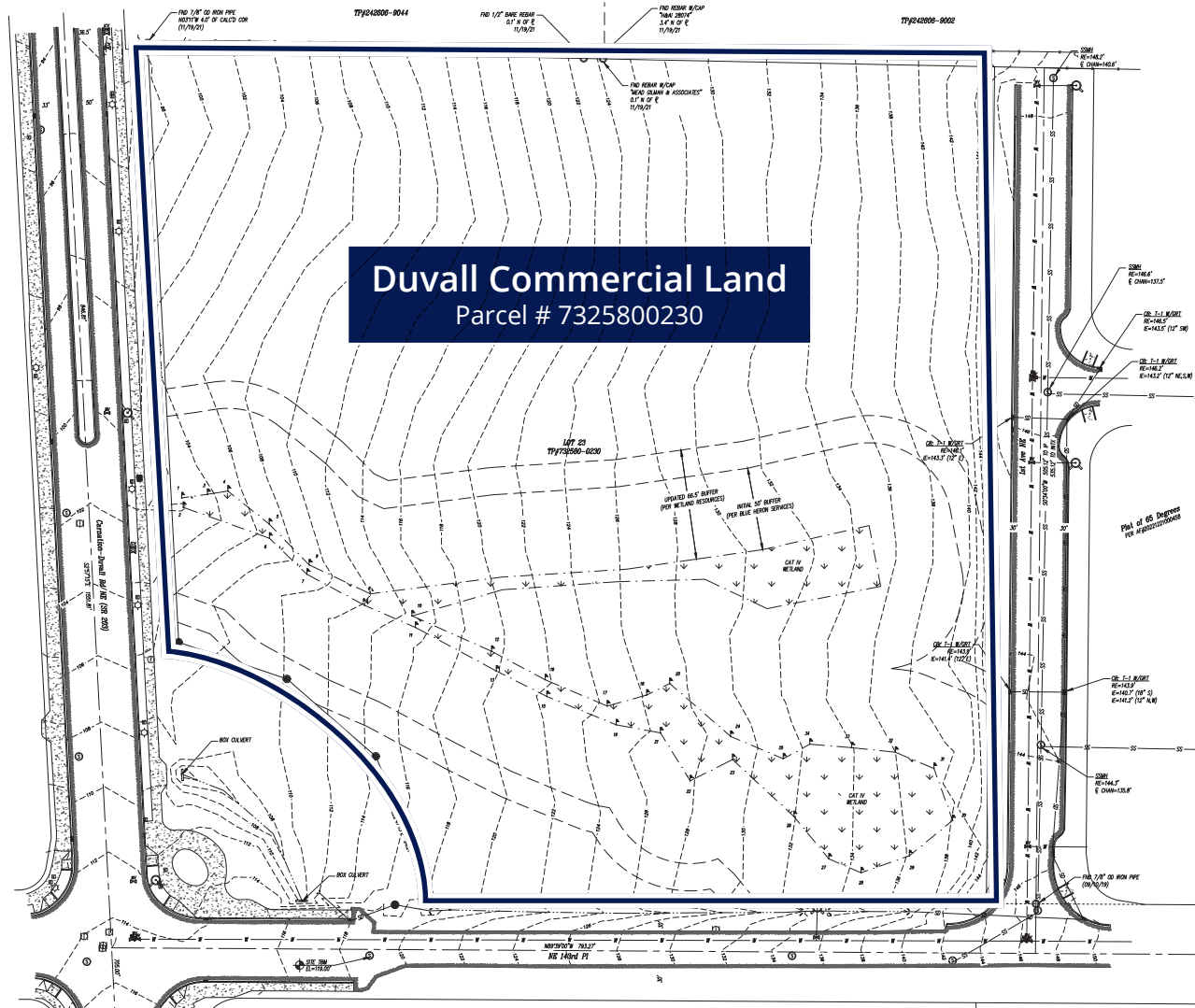


# Parcel Map

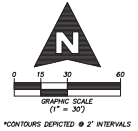




# Topographic Survey Map



**Duvall Commercial Land**  
Parcel # 7325800230



**LEGEND**

● PREVIOUSLY SET REBAR W/CAP, 1.5" DIAMETER	□ GAS VALVE
○ FND SURVEY MARKER, AS NOTED	⊙ TELEPHONE MANHOLE
⊙ CATCH BASIN	⊕ WETLAND FLAG
⊙ CATCH BASIN, T-2 W/BRIDGE	— EX CONTOUR MAJOR
⊙ CULVERT	— EX CONTOUR MINOR
⊙ SANITARY SEWER MANHOLE	— EX CONTOUR MAJOR
⊙ FIRE HYDRANT	— EX CONTOUR MINOR
⊙ WATER VALVE	— DITCH LINE
⊙ IRRIGATION CONTROL VALVE	— STORM DRAIN LINE
⊙ ELECTRICAL JUNCTION BOX	— SANITARY SEWER LINE
⊙ LIGHT STANDARD	— WATER LINE
⊙ UTILITY VAULT	⊕ EDGE OF ASPHALT
	⊕ CONCRETE

**SITE DATA**  
 PARCEL NUMBER: 732580-0230  
 ADDRESS: WAGNOT LOT  
 DUVALL WA 98019  
 AREA: 2.6083 AC

**LEGAL DESCRIPTION**  
 LOT 23, 80 VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87, RECORDS OF KING COUNTY, WASHINGTON;  
 EXCEPT THAT PORTION DECEDED TO THE CITY OF DUVALL BY DEEDS RECORDED UNDER RECORDING NOS. 2016052000390 AND 2022060800384, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARING**  
 HELD A BEARING OF NORTH 57°44'44" EAST BETWEEN FOUND NORTH QUARTER CORNER MONUMENT FOR SECTION 24 AND FOUND SOUTHWEST CORNER OF LOT 23 MONUMENT TO CORNER TO THE PLAT OF 80 VISTA RANCHETTES AS RECORDED UNDER VOLUME 85 OF PLATS, PAGES 86-87.

**DATUM**  
 NAD 83

**PROJECT BENCHMARK**  
 DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WORN).

**SITE BENCHMARK**  
 TOP OF SEWER MANHOLE LID LOCATED 450' SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER (DEPICTED ON SURVEY).  
 EL=7540.0

**NOTES**  
 (1) REPRESENTATION OF BOUNDARY LINES ARE BASED UPON A BOUNDARY SURVEY RECORDED BY ME WITH THE KING COUNTY CLERK UNDER RECORDING NO. 2022060800384. AN ADDITIONAL SET OF ROAD DEVIATION OCCURRED ON THE EAST END OF THE SUBJECT PARCEL AFTER THE RECORDING OF SAID SURVEY. THESE CHANGES ARE REPRESENTED IN THIS TOPOGRAPHIC SURVEY.  
 (2) INFORMATION CONTAINED IN THIS SURVEY IS DERIVED FROM CLIENT PROVIDED BANNER FILE CONVERSION AND INCORPORATING AND ADJUSTMENT REPORT, FILE NO: 81752607, DATED OCTOBER 11, 2022.  
 (3) DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.  
 (4) THE INFORMATION SHOWN HEREON REPRESENTS THE RESULTS OF A SURVEY STARTED BY ME ON 11/30/21 AND SUPPLEMENTED WITH ADDITIONAL INFORMATION ON 02/02/24, AND CAN ONLY BE CONSIDERED AS REFLECTING THE GENERAL SITE CONDITIONS AT THAT TIME.  
 (5) UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES.  
 (6) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
 (7) LOCATION, CATEGORY, AND ASSOCIATED BUFFER OF WETLANDS PROVIDED BY BLUE HORIZON SERVICES DATED 11/10/19. A WETLAND REPORT PROVIDED BY WETLAND RESOURCES INC ON 8/21/23 DESCRIBES THE INCREASED BUFFER SIZE FROM 50' TO 65'.



# Example Development

## Project Description

Farm Brewery is a Type VB, new construction, 96' long x 60' wide, pole barn style building designed by Spans Buildings Inc. with post-frame and slab-on-grade structure. The building program is an open concept floor plan that includes a walk-up tasting bar, barrel room, seating lounge, restrooms, cold room, and a 1,900 sq. foot brewery production area. The second floor serves as an open storage loft for mechanical and barrel storage purposes. Total square footage of the building including the 2nd story storage loft is 5,617 sq ft. The exterior will host an outdoor covered patio area with seating located on the west side of the building overlooking the farm and capturing evening sunsets.

The Farm Brewery model replicates a winery/vineyard type setting by utilizing its 5-acre lot to establish an on-site farm to grow ingredients that would be used to influence seasonal beer and cider offerings. The farm would allow patrons the opportunity to experience beer as being something that is grown from the land and not manufactured in an industrial factory setting, while also offering a park-like setting for family and friends to gather. The proposed project encapsulates the City's vision of small-town charm where people can enjoy a unique experience by walking through the farm, touring the brewery production area and tasting seasonal beers and ciders being locally produced onsite.



LOT 23, RIO VISTA RANCHETTES  
VACANT LOT  
DUVALL, WA 98019  
TP #732580-0230  
AREA: 251,243 S.F.





# Example Development







Offering Memorandum

Duvall  
Commercial  
Land

Sale  
Comparables



# Sale Comparables

Address	APN	Zoning	Land SQFT	AC	Recorded Owner	Sale price	Price/SF	Sale Date
14434 Carnation Duvall Rd NE Duvall, WA	242606-9044	CO	117,344	2.69	Anjuman E Burhani Seattle	\$1,750,000	\$14.91	8/10/2021
XXXX Carnation Duvall Rd NE Duvall, WA	2132301110	MU12	63,314	1.45	JSGP Ventures LLC (Singh Perminderpal)	\$900,000	\$14.21	8/31/2021
14810 Main St NE Duvall, WA	132606-9063	MU12	75,411	1.73	14810 Duvall LLC	\$970,000	\$12.86	6/10/2022
19007 Cascadia Blvd E Tehaleh, WA	0519168011	EPBC	65,384	1.5	Paari Ventures LLC	\$1,525,000	\$23.32	2/23/2024
64th St E (3 Parcels) Sumner, WA	0520305003	Comm	216,755	4.98	Titus Will Enterprises Inc	\$4,000,000	\$18.45	6/13/2022
SR410 E Bonney Lake, WA	0519026003	E	77,101	1.77	Cab 1 Properties LLC	\$1,300,000	\$16.86	10/19/2023
2517 136th Avenue Ct E Sumner, WA	0420123074	Comm	85,552	1.96	Kim Sing Re Investments LLC	\$1,280,000	\$14.96	7/18/2022
2015 Freeway Dr Mount Vernon, WA	340418-1-010-0202	C-2	103,324	2.37	Watson Properties	\$1,140,000	\$11.03	9/27/2019



# For Sale/ Under Contract **Comparables**

Address	APN	Zoning	Land SQFT	AC	Recorded Owner	Asking price	Price/SF	Status
XXXX NE Big Rock Rd Duvall, WA	729900-0050	MU12	49,909	1.15	Toll Brothers	\$748,635	\$15.00	For Sale
XXXX NE Big Rock Rd Duvall, WA	729900-0040	MU12	36,179	0.83	Toll Brothers	\$542,685	\$15.00	For Sale
XXXX NE Big Rock Rd Duvall, WA	729900-0030	MU12	28,419	0.65	Toll Brothers	\$426,285	\$15.00	For Sale
XXXX NE Big Rock Rd Duvall, WA	729900-0020	MU12	39,310	0.92	Toll Brothers	\$589,650	\$15.00	For Sale
XXXX NE Big Rock Rd Duvall, WA	729900-0010	MU12	46,778	1.07	Toll Brothers	\$701,670	\$15.00	Under LOI
XXXX NE Big Rock Rd Duvall, WA	729902-1180	MUI	76,237	1.75	Toll Brothers	\$1,143,555	\$15.00	Under LOI
XXXX NE Big Rock Rd Duvall, WA	729902-1170	MUI	51,006	1.17	Toll Brothers	\$765,090	\$15.00	Under LOI





Offering Memorandum

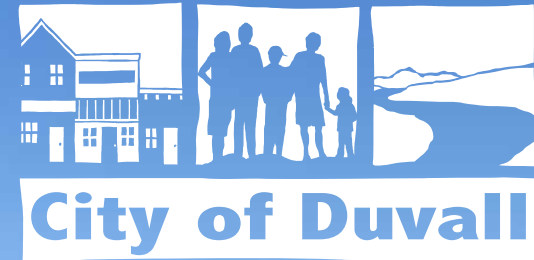
Duvall  
Commercial  
Land

Location  
Overview

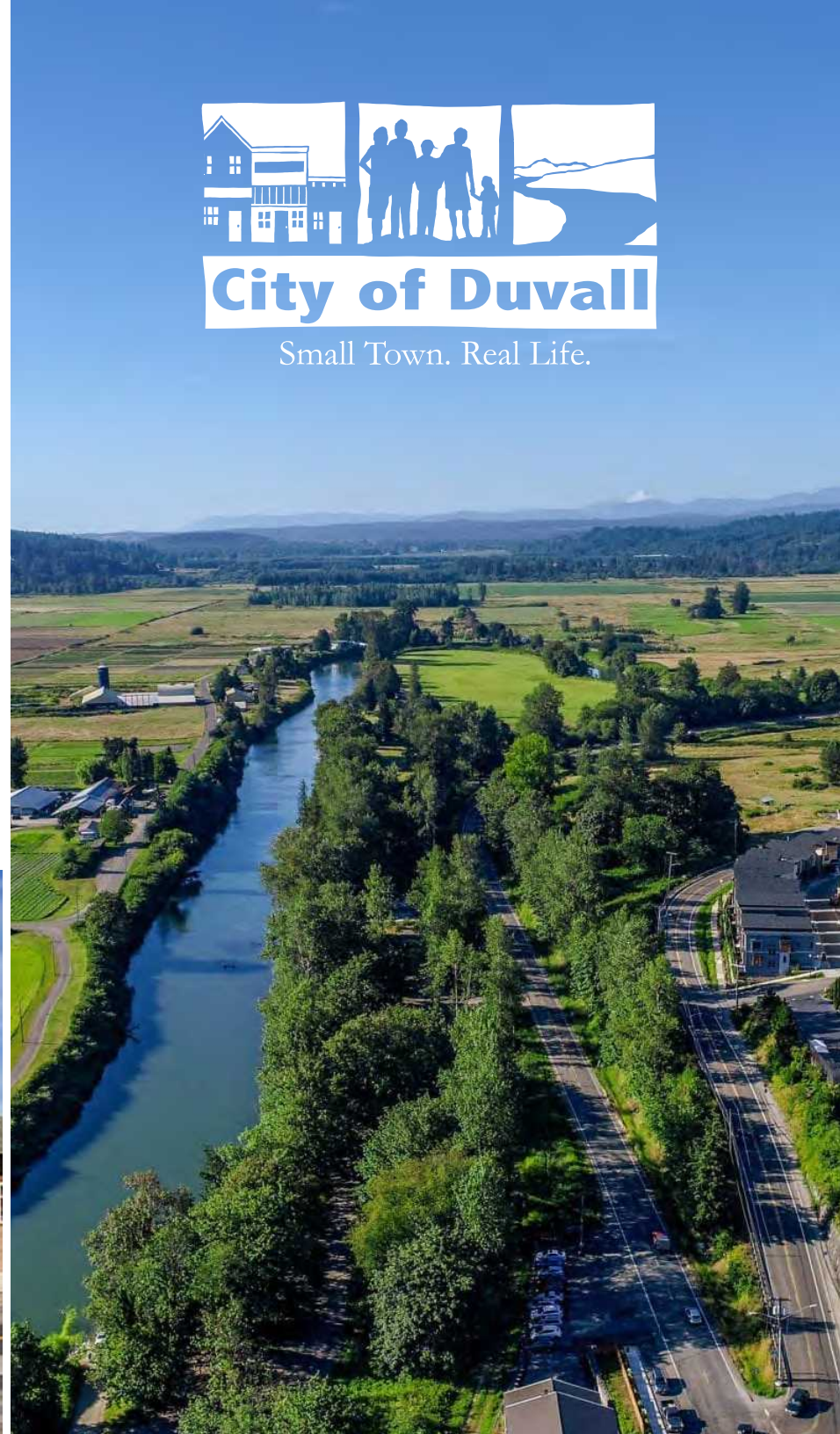


# Duvall, WA

**Duvall** is a rapidly growing community that presents a unique opportunity for investors looking to capitalize on undeveloped land. Nestled in the scenic Snoqualmie Valley, Duvall offers a blend of small-town charm and strategic growth potential, making it an ideal location for multifamily residential, retail, or light industrial development. With a strong sense of community and proximity to major employment centers like Redmond and Bellevue, Duvall attracts families and professionals seeking a balance between rural tranquility and urban convenience. The city's commitment to sustainable growth, coupled with its vibrant downtown, offers a solid foundation for new development. Investors can leverage Duvall's expanding infrastructure and favorable demographic trends to create high-demand properties that meet the needs of this growing market. By investing in Duvall, you're not just developing land—you're shaping the future of a community on the rise in the Pacific Northwest.



Small Town. Real Life.





# Area Amenities



**SAFeway**

RIVERSIDE FAMILY DENTAL

KONA POKE

**Quiznos Sub**

**BANK OF AMERICA**

DUVALL PERFORMING ARTS

**Edward Jones**

DUVALL DENTAL CENTER

**SUBWAY**

**ACE Hardware**

**Chevron**

BEST TERIYAKI & SUSHI

DUVALL LIBRARY

GRANGE

CHERRY VALLEY ELEMENTARY

WILDERNESS AWARENESS SCHOOL

DUVALL DOG PARK

DUVALL TAVERN

RUSTIC CABIN COFFEE

PERGANDA

THE FAMILY GROCER

TAYLOR PARK

**AMONOS!**

MCCORMICK PARK

**DUVALL COMMERCIAL LAND**

Starbucks

PICKLE TIME



# Demographics

	.5 Mile	1 Mile	2 Miles
2024 Population	1,548	5,291	10,387
2029 Population	1,732	5,619	10,731
2024-2029 Annual Rate	2.27%	1.21%	0.65%
<hr/>			
2024 Total Households	581	1,797	3,628
2029 Total Households	643	1,888	3,702
2024-2029 Annual Rate	10.7%	5.1%	2.0%
<hr/>			
2024 Median Household Income	\$175,264	\$182,577	\$179,692
2024 Average Household Income	\$216,294	\$222,106	\$220,886





# WASHINGTON STATE OVERVIEW

**#1** Washington State earned top honors on U.S. News & World Report's ranking of the Best States for 2021.

## WASHINGTON STATE

- Population: 7,614,893
- 13.2% population growth since April 2010
- Unemployment Rate (November 2022): 4.0%

## A CENTER FOR INTERNATIONAL TRADE

With its centralized access to Asia-Pacific, 75 ports and 139 airports, State of Washington shipped \$41.3 billion worth of goods around the globe in 2020.

- 1 in 3 jobs are export-related
- #4 in exports in U.S.
- Fourth largest container shipping center in North America

**\$41.3 BILLION**

## EDUCATION

- 90.8% of residents are high school graduates (U.S. Census Bureau)
- 32.3% have an advanced degree
- 61: number of two- and four-year public and private institutions
- 30,000 bachelor degrees conferred annually
- 12,000 advanced degrees conferred annually

## BUSINESS FRIENDLY

- More than 250,000 companies either have their HQ or operate in the state
- No personal or corporate income tax

## NATIONAL RANKINGS

- #9 – Top States for Business (CNBC, 2021)
- #4 – Best State Economy (US News & World Report, 2021)
- #3 – Most Innovative State (WalletHub, 2021)

**#1**  
**STATE ECONOMY**  
**2022**

—WalletHub

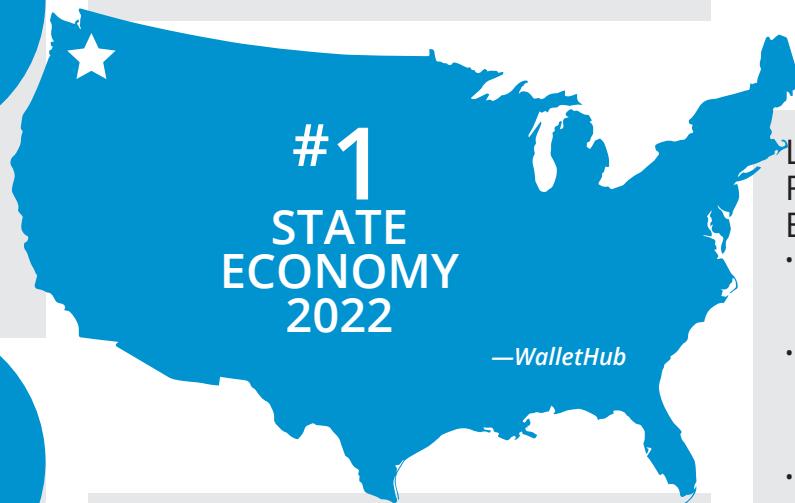
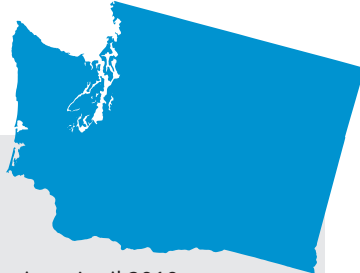
## SKILLED WORKFORCE

The Washington State workforce is experienced, diverse, and innovative: Google, Facebook, Twitter, and eBay were all drawn to the region by the deep pool of technology talent.

- STEM education growth = nearly 20% since 2001, with 80% of graduates remaining in the state
- 220,000 employed in tech-related jobs, including game developers, programmers and software engineers
- 136,100 aerospace workers, many second and third generation
- 36,000 in life sciences, including researchers
- 3.9% labor growth per year over last three years, 1.9% above the national average

## LOW-COST, RENEWABLE ENERGY

- Washington is the nation's low-cost energy leader, with energy rates as low as \$4.13/KWH.
- The clean-tech industry (innovative services, R&D, and manufacturing) employs about 90,000 scientists, researchers, and technicians, backed by nearly \$200 million in venture capital
- Nearly 75% of the state's power comes from an extensive hydroelectric grid, drawing renewable energy from an abundant water supply
- Washington is the top producer of electricity from hydroelectric sources
- Since 2013, the Clean Energy Fund has managed a portfolio of \$125 million in research grants to fund technological initiatives





Development Opportunity | Offering Memorandum

# Duvall Commercial Land

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