

**917
HIAWATHA**

FOR SALE

8,000 SF DEVELOPMENT OPPORTUNITY | NEAR DOWNTOWN SEATTLE

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire **917 Hiawatha PI S** (the "Project"), an 8,000 SF land development opportunity in the heart of Seattle's Judkins Park neighborhood. The site offers exceptional potential for townhomes or small efficiency dwelling units (SEDUs), given its location and zoning flexibility. The project is conveniently located north of I-90, within 1/2 mile of the upcoming Judkins Park light rail station, and just minutes from downtown Seattle, providing unparalleled connectivity and access to major employment centers.

Located adjacent to Rainier Ave S, a prominent arterial, the property is next to Nitze-Stagen's 317-unit 900 Rainier project, which will be completed in Q1 2025. Judkins Park is a dynamic and evolving neighborhood benefiting from significant public and private investments, making 917 Hiawatha PI S an excellent opportunity for development in one of Seattle's most up and coming markets.



ABUNDANT
EATERIES &
RESTAURANTS



VIBRANT
ENTERTAINMENT



EXCELLENT
FREEWAY ACCESS



SITE DETAIL

LOCATION	917 Hiawatha Place S, Seattle, WA 98144
LAND SIZE	8,000 SF / 0.18 AC
EXISTING BUILDING	Duplex
PARCEL NUMBER	713230-0310
ZONING	NC3-55 (M)
MAX FAR	3.75
OPPORTUNITY ZONE	Yes





INVESTMENT HIGHLIGHTS

- » The area demonstrates robust rental demand, with **70.38%** of households within a 1-mile radius being **renter-occupied**.
- » Approximately **30% of the rental supply within a 1-mile radius has been built since 2010**, highlighting a strong opportunity for additional modern housing development to meet growing demand.
- » Well-positioned with convenient access to major highways, including I-90 and I-5, and just minutes from downtown Seattle.
- » Within **walking distance to the upcoming Judkins Park Station** (opening 2025), connecting the Central District to Sound Transit's East Link light rail. This station provides seamless access to Downtown Seattle, Bellevue, and Redmond, making it a key transit hub for commuters and residents.
- » Located within a federally designated **Opportunity Zone**, the property offers significant tax incentives for investors, including potential deferral or elimination of capital gains taxes.
- » Zoned NC3-55 (M), the site is well-suited for multifamily or townhome development projects, catering to diverse housing needs.



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WALK SCORE
Very Walkable

90



BIKE SCORE
Biker's Paradise

917 Hiawatha represents an opportunity to develop SEDU's or townhomes in an Opportunity Zone



ZONING SUMMARY

DEVELOPMENT POTENTIAL	8,000 SF site (.18 AC) zoned NC3-55 (M) allows for mixed-use development up to 55 feet with a maximum buildable area of 30,000 SF. Zoning also permits townhome development.
ZONING	Neighborhood Commercial 3 zoning with a 55-foot height limit, and the 'M' designation referring to the lowest tier of the Mandatory Housing Affordability (MHA) program fees.
STRUCTURE HEIGHT	Maximum height is 55 feet for mixed-use projects. Townhome height is limited to 30-40 feet.
STREET-LEVEL USES	Encourages active street-level uses such as retail or commercial. Townhomes can include private entries at street level.
OVERLAY INFORMATION	The site is located within the 23rd & Union-Jackson Urban Center and is designated as a Residential Urban Village under the Comprehensive Plan's Future Land Use.
FLOOR AREA RATIO (FAR)	Maximum FAR is 3.75, allowing up to 30,000 SF of buildable area for mixed-use development. Townhomes will utilize less FAR depending on design.



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