

PROPERTY HIGHLIGHTS:

- 5.07 AC | 220,849 SF
- SR-8 | Single Family Residential District
- \$3,500,000

CONTACT INFORMATION:

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rynf@peakcommercialpartners.com

OFFERED FOR SALE
21108 116TH AVE SE,
KENT, WA 98031

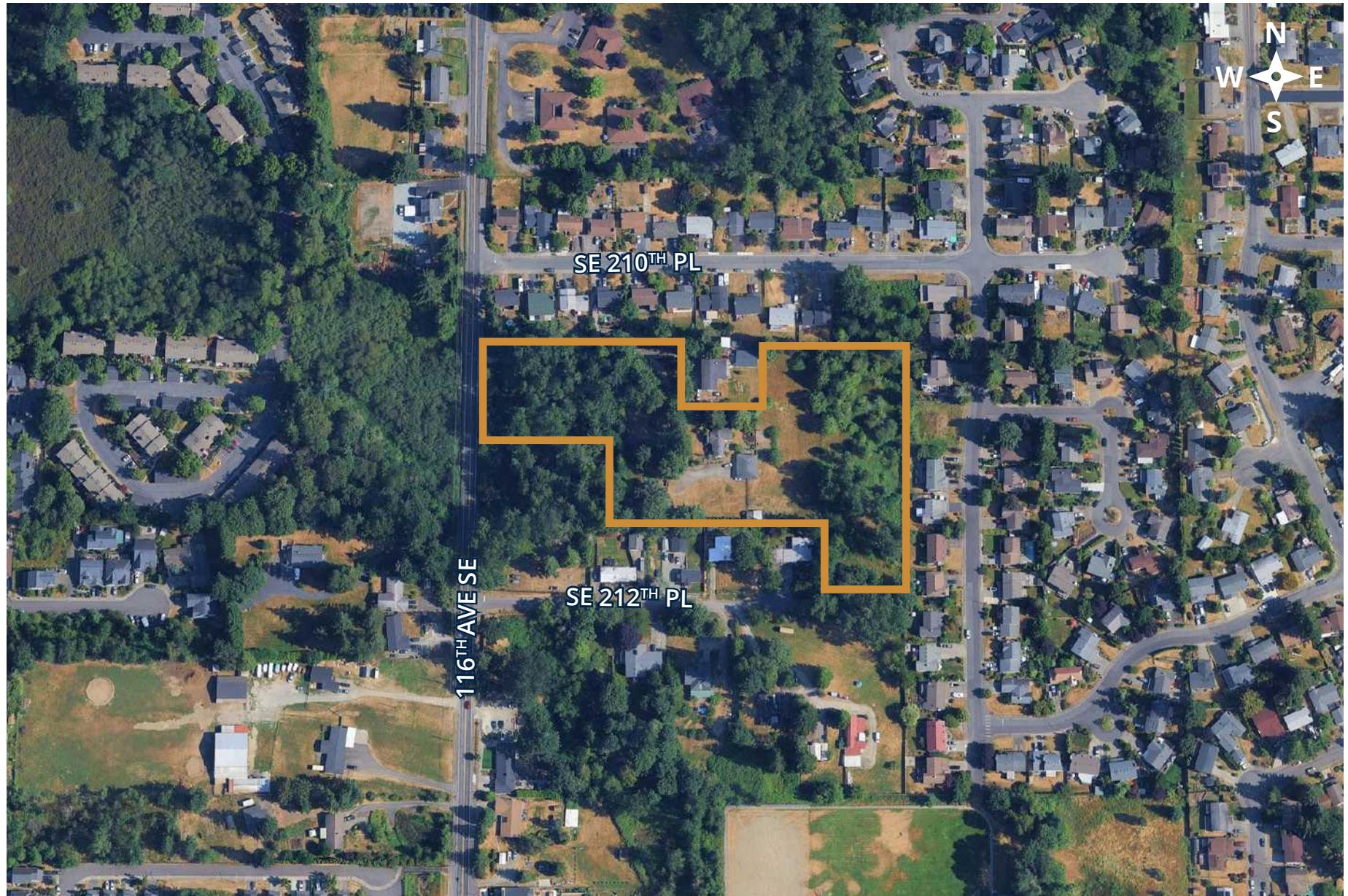


TABLE OF CONTENTS

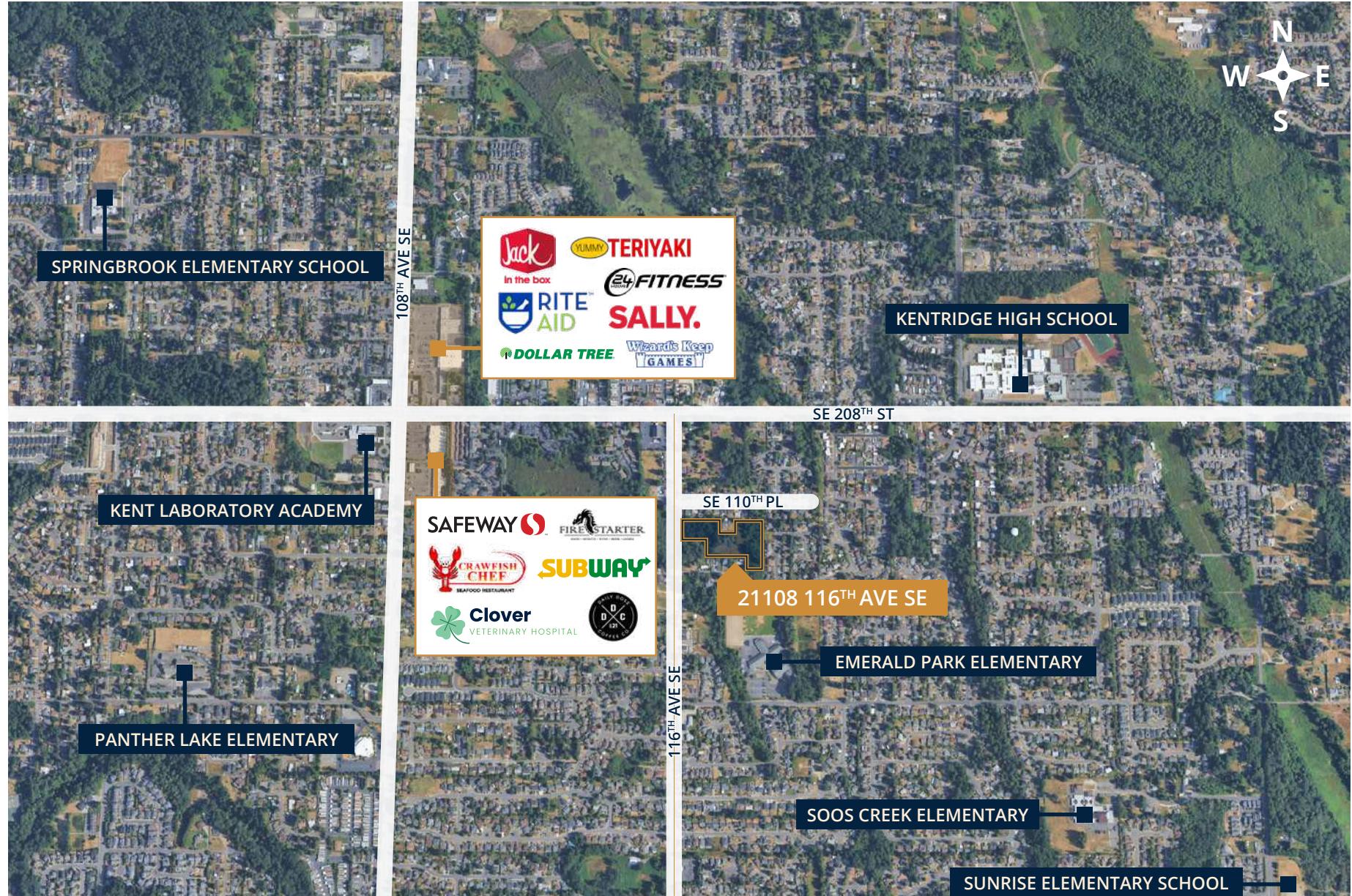
03	AERIAL
04	LOCATION
05	PROPERTY
06	WETLANDS MAP
07	KENT & DEMOGRAPHICS
08	VALUE

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, age, and numbers are approximate. Parties must verify the information and bears all risk for any inaccuracies.

AERIAL



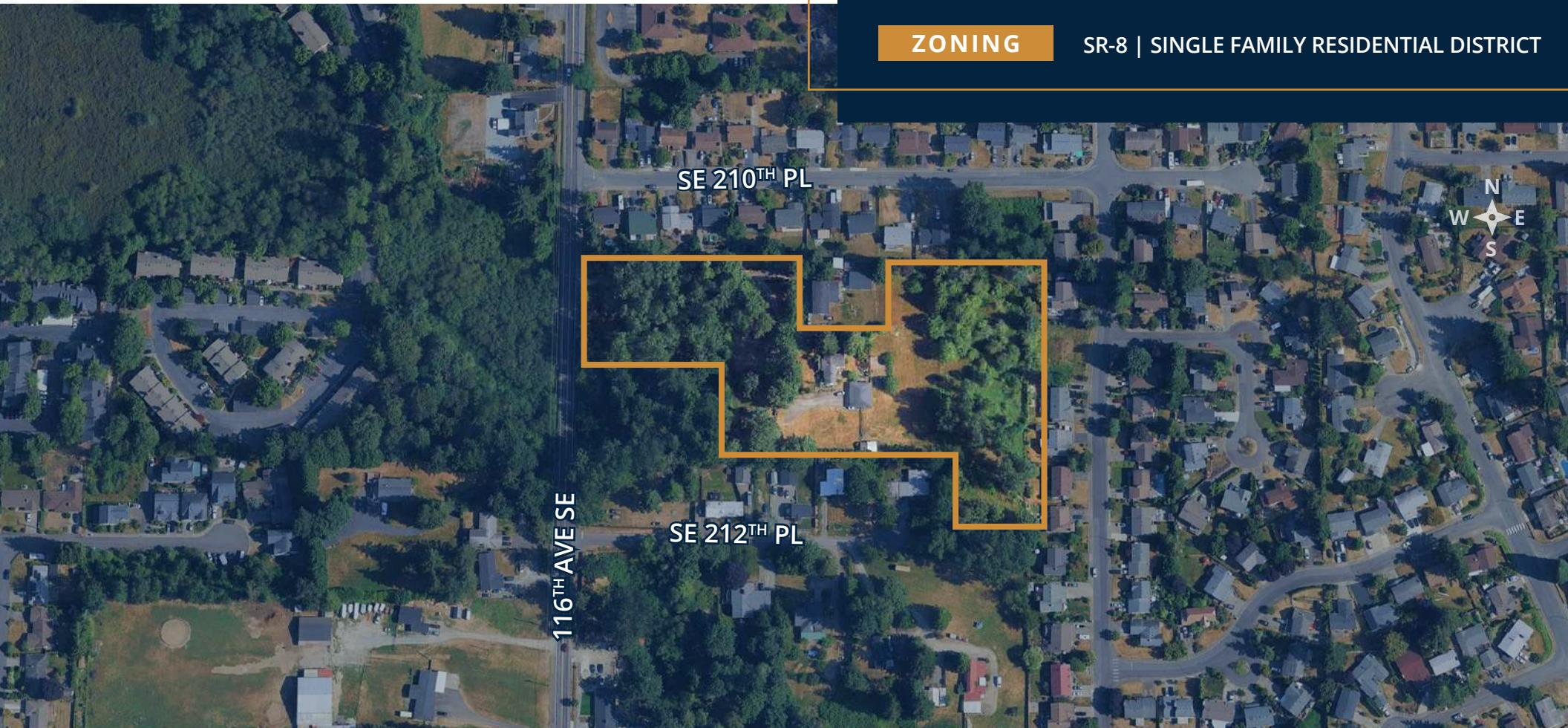
LOCATION



PROPERTY

PEAK COMMERCIAL PARTNERS IS PLEASED TO PRESENT THE HIGHEST AND BEST USE OUTCOME FOR THE PROPERTY LOCATED AT 21108 116TH AVE SE.

The Kent site is located at 21108 116th Ave SE, comprised of 3 parcels totaling 5.07 AC of land. The zoning allows for residential density of 8.71 dwellings per acre.



ADDRESS

21108 116TH AVE SE,
KENT, WA 98031

PARCEL

092205-9109, 092205-9058, 092205-9164

SIZE

5.07 AC | 220,849 SF

ZONING

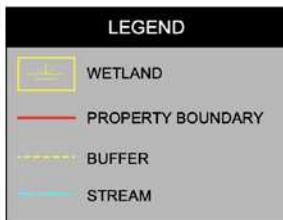
SR-8 | SINGLE FAMILY RESIDENTIAL DISTRICT

WETLANDS MAP

CRITICAL AREAS RECONNAISSANCE MAP TRIPOINTE HOMES - 116TH AVE SE

PORTION OF SECTION 9, TOWNSHIP 22N, RANGE 5E, W.M.

*Peak Commercial Partners does not confirm the validity of this report and any interested party should conduct their own wetlands study



Scale 1" = 100'
0 50 100 150 200

PLEASE NOTE: THIS MAP IS **APPROXIMATE** FOR PLANNING AND DISCUSSION PURPOSES ONLY. THIS DOES NOT REPRESENT A DELINEATION OR SURVEY. ALL WETLANDS, STREAMS, BUFFER, AND PROPERTY LINE LOCATIONS ARE **APPROXIMATE**. THE LOCATIONS SHOWN ON THIS MAP SHOULD **NOT** BE USED TO CREATE A FORMAL SITE LAYOUT.

Wetland Resources, Inc.
Critical Areas Reconnaissance / Permit Consulting / Permit Assistance
1505 19th Avenue, S.E., Suite 108, Everett, Washington 98201
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

RECONNAISSANCE MAP
TRIPOINTE HOMES - 116TH AVE SE
CITY OF KENT
TriPointe Homes
Attn: Barbara Yarrington
15900 SE Eastgate Way, #300
Bellevue, WA 98006
Sheet 1/1
WR# #: 24279
Drawn by: SBJ
Date: 09/26/2024

KENT & DEMOGRAPHICS

Kent is the 6th largest city in Washington State with over 135k+ residents and has experienced resident population growth of 44% in the last 10 years. Located between Seattle and Tacoma, Kent sits directly in the heart of the Puget Sound region making it an attractive area for many large employers. Kent boasts a diverse economic base of manufacturing, distribution, warehousing, professional services and retail companies. This includes a growing number of large and well-known companies, like: The Boeing Company's Integrated Defense Systems, WCP Solutions, Mikron Industries, Oberto Sausage Company, Starbucks Roasting Plant, and Recreation Equipment, Inc. (REI).

COMMUTE

Tacoma: 22 miles | 30-35 minutes by car
Downtown Seattle: 18 miles | 35-40 minutes by car
Bellevue: 18 miles | 35-40 minutes by car



POPULATION	1-Mile	2-Mile	3-Mile
2023 DAYTIME POPULATION	18,918	140,373	336,762
2028 POPULATION - FIVE YEAR PROJECTION	3,957	85,957	300,609
2020-2023 ANNUAL POPULATION GROWTH RATE	0.56%	0.51%	0.82%
2023-2028 ANNUAL POPULATION GROWTH RATE	0.22%	0.12%	0.28%
2023 MEDIAN AGE	37.0	37.2	37.1
HOUSEHOLDS & INCOME	1-Mile	2-Mile	3-Mile
2023 AVERAGE HOUSEHOLD SIZE	2.30	2.70	2.66
2023 AVERAGE HOUSEHOLD INCOME	\$116,151	\$115,191	\$112,590
2023 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$518,281	\$507,410	\$524,846
VEHICLES 2017-2021 HOUSEHOLDS	1,385	29,980	103,667
EDUCATION GRADUATE OR PROFESSIONAL DEGREE	452 - 16.8%	5,712 - 9.8%	19,339 - 9.5%
CLASS OF WORKER - WHITE COLLAR	1,424 - 71.7%	26,355 - 58.5%	86,483 - 56.2%

VALUE



PROPERTY OVERVIEW

Parcel Number 092205-9109

092205-9058

092205-9164

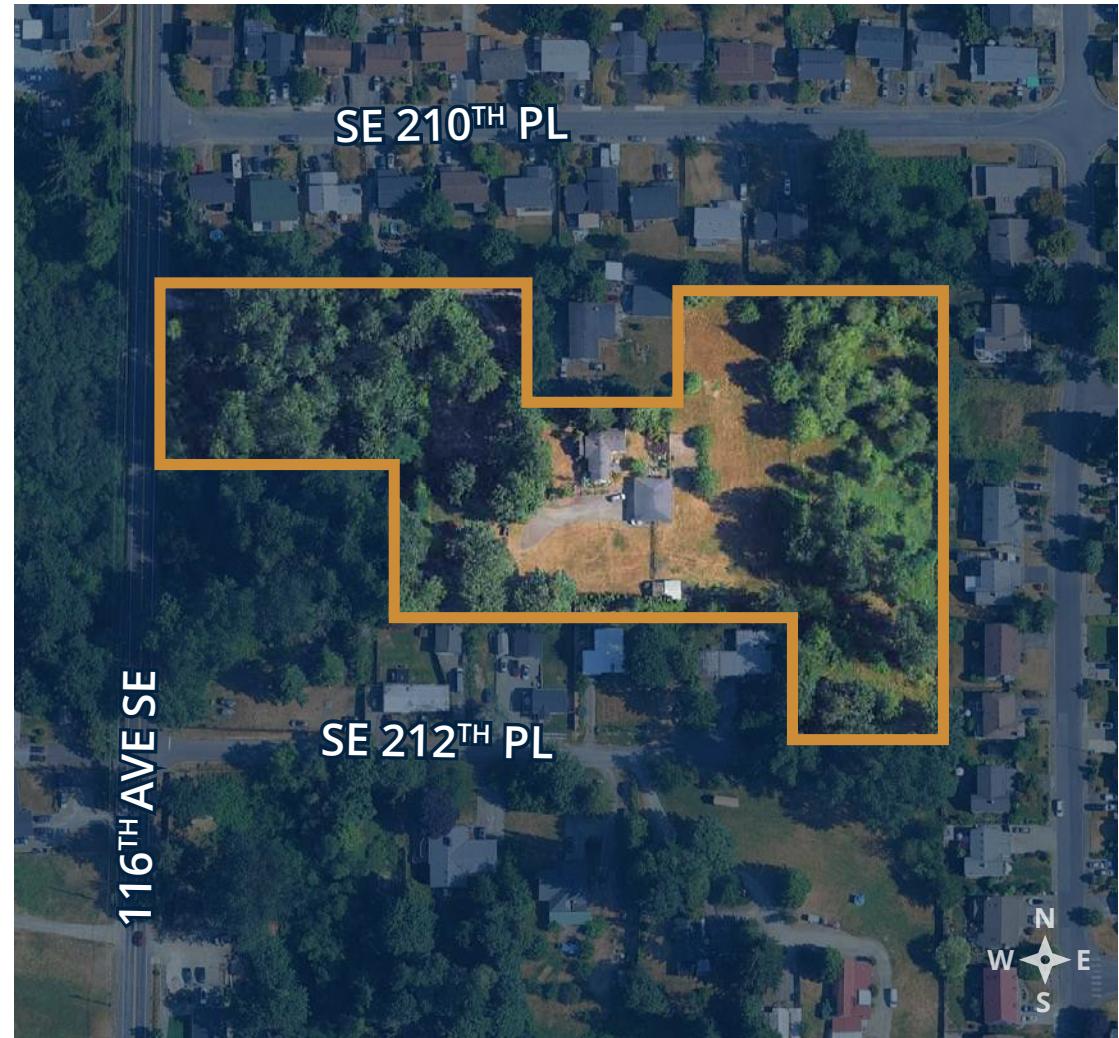
Zoning SR-8

Total Lot Size 5.07 AC | 220,849 SF

OFFERING PRICE

\$3,500,000

\$15.84/SF



ABOUT PEAK COMMERCIAL PARTNERS

Peak Commercial Partners is a client-driven commercial real estate firm, working with developers and tenants to expand their businesses.

Peak Commercial Partners was founded on the premise of helping our business partners and clients accomplish their goals through experience, innovation, and integrity. We collaborate with clients to develop the best return on their investments.

We deliver results by combining inherent market knowledge with a systematic process. For those buying, selling, or leasing, our team is committed to conducting transparent and constructive transactions that exceed your needs.

PRESENTED BY:



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