

WILDERNESS VILLAGE

Maple Valley Mixed-Use Development Site

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7.32 acres of CB Zoned Land in Maple Valley, WA



ONE OF THE LAST REMAINING DEVELOPMENT SITES OF SCALE IN MAPLE VALLEY

The Offering

Cushman & Wakefield (C&W) is pleased to present a rare opportunity to acquire the **Wilderness Village Development Site** (the “Site” or “Property”)—a prime 7.32-acre development opportunity in the heart of Maple Valley, Washington, one of the fastest-growing and most sought-after suburban markets in the Puget Sound region.

Located in southeast King County, Maple Valley boasts the #9 ranked school district in Washington State and an impressive average household income of \$171,000, giving it the look and feel of an “Eastside” market.

Strategically positioned at the high-visibility intersection of SR 169 (Maple Valley Highway) and SE 240th Way, the Property offers unmatched frontage along one of the city’s primary commercial corridors, with daily traffic counts exceeding 30,000 vehicles. The Site benefits from Community Business (CB) zoning, allowing for a wide range of residential, retail, and service-oriented uses—making it ideally suited for a mixed-use project that meets the city’s growing demand for walkable housing and neighborhood-serving retail.

Surrounded by established neighborhoods, quality schools, and national retailers, the Property is within walking distance of key shopping centers and just minutes from major employers and recreational destinations. Maple Valley’s strong school system, cohesive community identity, and abundant parks and trails continue to fuel population growth and household formation—creating a compelling backdrop for long-term value creation.

This is a unique opportunity to deliver a high-impact, surface-parked mixed-use development in a supply-constrained market with a growing, high-income population and a clear demand for new luxury product.

INVESTMENT HIGHLIGHTS



Outstanding Neighborhood Demographics



Top 10 School District in Washington State



Amenity-Rich Microlocation



High Visibility Along Major Corridor



Rare, Scalable Development Opportunity



Booming Employment Market with Highly Skilled Workforce



Business-Friendly Municipality



Exceptional Market Fundamentals



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7.32 ACRES



Property Overview

Parcel	2122069050
Intersection	State Route 169 and SE 240th Way
City	Maple Valley, WA
County	King
Site Size	7.32 acres 318,870 square feet
Zoning	CB
Height Limit	45 feet
Maximum Density	24 dwelling units per acre 176 units for Wilderness Village Development Site
Maximum Impervious Surface Coverage	80%
Current Allowable Uses	Multifamily, Senior Assisted Living, Nursing, Retail – General, Child Day Care, Car Wash, Medical/Dental Clinic, Hotel/Motel, Eating/Drinking Establishment, Office/Bank/Financial Institution. Reference City of Maple Valley Land Use Code Section 18.30 for additional information.

Commercial Requirement

Vertical mixed-use developments must have commercial uses across the entire ground floor, except for residential lobbies, which are limited to 40 feet in width.

Horizontal mixed-use developments must include commercial uses in at least:

35% of the building footprint if the site fronts SR-169, or

25% if it does not.

All commercial spaces, including retail and office, must face the street. Residential-only amenities like rental offices, private gyms, or lounges do not count toward the commercial requirement

Multifamily Tax Exemption

Although no program is currently in place, the City of Maple Valley is advancing legislation to adopt a Multifamily Tax Exemption (MFTE) program. Cushman & Wakefield encourages multifamily developers to pursue this initiative in tandem with the City, as we believe it could be accretive to the project's Pro Forma. We expect MFTE will be adopted by the city in Q1 of 2026.



7.32 Total Acres of Land for Development

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