



PRESENTING

MCCORMICK MEADOWS

13XXX CARNATION DUVALL ROAD NE
DUVALL, WASHINGTON 98019

Ji
GROUP
COMPASS

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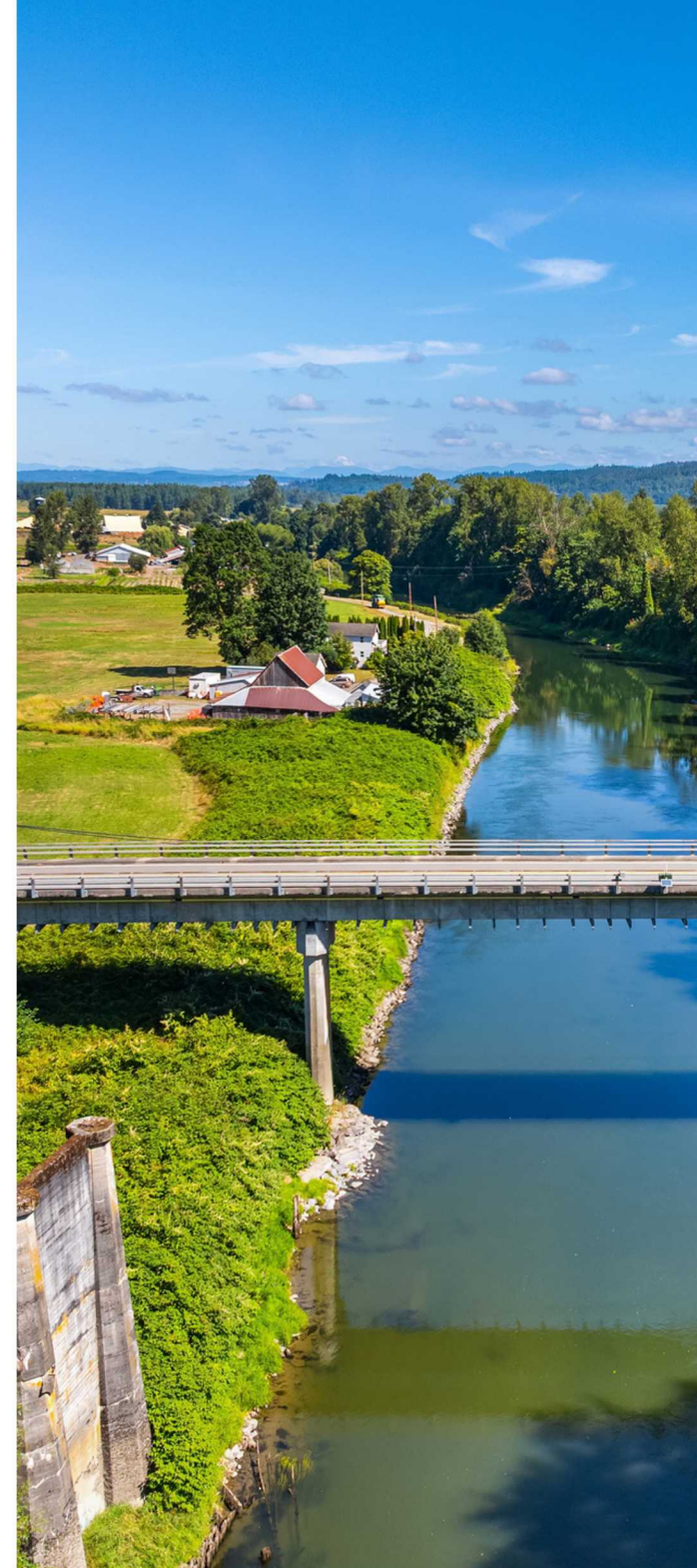




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01

OVERVIEW

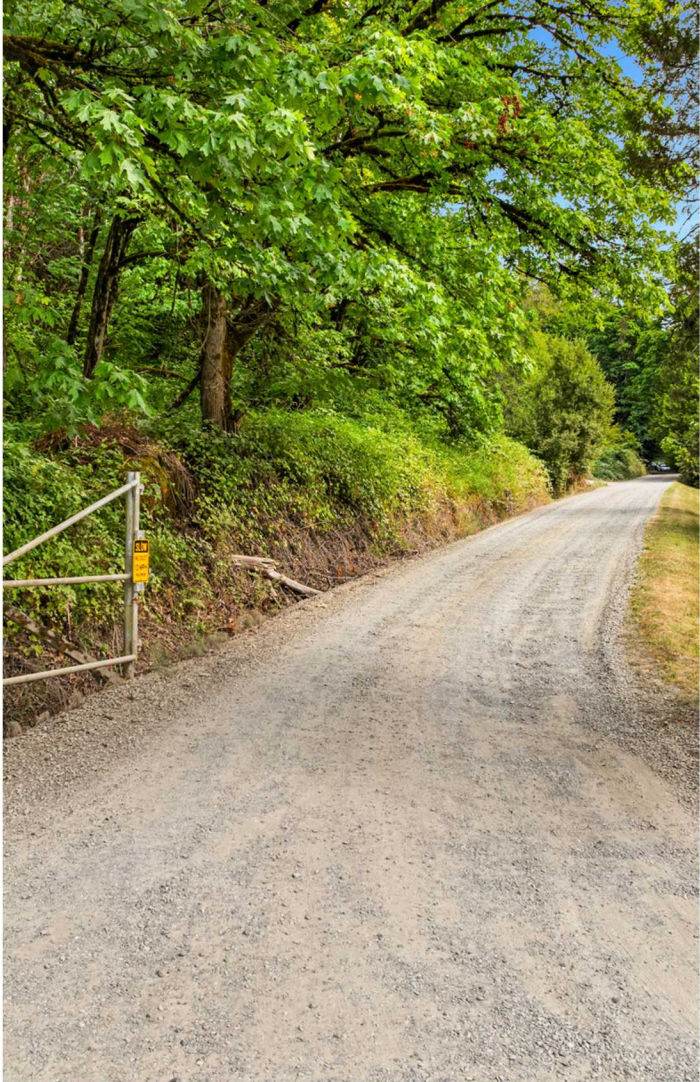
THE OFFERING
PROPERTY SUMMARY



THE OFFERING

Opportunity awaits! This parcel in Duvall can potentially accommodate up to 9 potential homes, offering flexibility for your dream project or investment. Prime location, close to town and amenities.

PROPERTY ADDRESS	13XXX CARNATION DUVALL ROAD NE, DUVALL, WA 98019
COUNTY	UNINCORPORATED KING COUNTY
LOT SIZE	49.25 ACRES
PARCEL NUMBER	2426069012
ZONING	RA5
UTILITIES	PUGET SOUND ENERGY
WATER/SEPTIC	TO BE INSTALLED (PRIVATE WELL / SEPTIC)





PROPERTY SUMMARY

Welcome to McCormick Meadows on Carnation-Duvall Road (SR 203). This nearly 50-acre parcel is prime and ready for development, with a full CAD completed. Located in unincorporated King County, it sits less than ½ mile from Duvall city limits and offers easy access to amenities while being part of the Riverview School District. Just 7 miles from Downtown Carnation and a 30–60 minute commute to Bellevue or Seattle, this property combines rural charm with city convenience—perfect for your next project or investment.

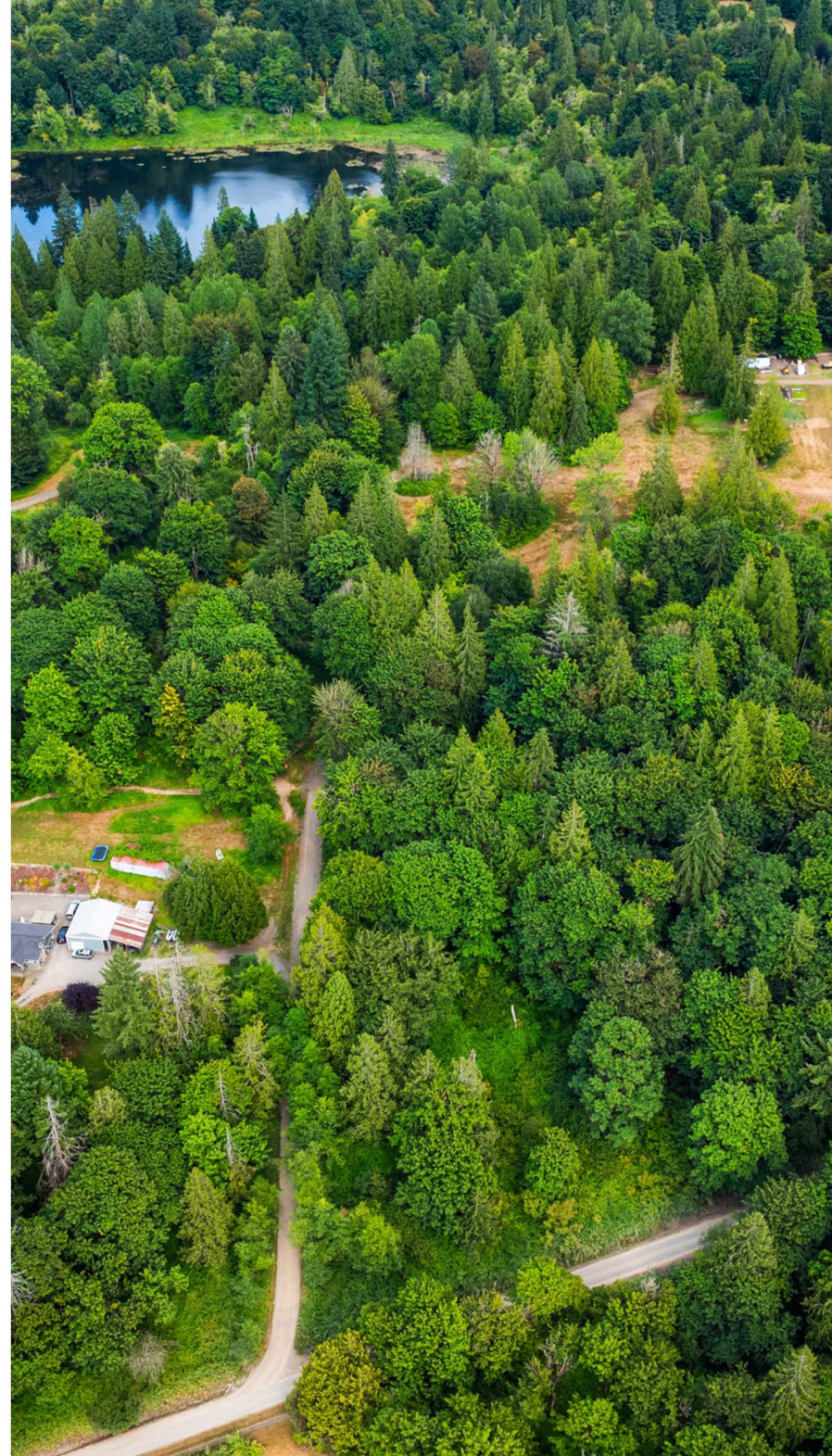


ADDITIONAL USES UNDER RA ZONING

- Construction / Trade (Home-based business)
- Log Storage
- College / School
- Public Agency / Utility Yard
- Campground or Recreational Camp
- Single-Family Home(s)
- Adult Family Home
- Day Care (1 or 2)
- Religious Facility
- Dog Training or Kennel
- Bed and Breakfast
- Nursery or Raising Livestock
- Home Occupation (e.g., event space, winery, and more)

02

MAPS & REPORTS



MAP



REPORTS

King County
Parcels: 2426069012,
-9055, & -9046

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



AOA-7778

Critical Areas Map

- Subject Properties
- King County Parcels
- Approximate Data Plot Locations
- Approximate Type F Stream
- Approximate Type N Streams
- Approximate Type O Stream
- Approximate Wetland D Rating Unit
- Approximate Wetland A Rating Unit
- Approximate Wetland B Rating Unit
- Approximate Wetland C Rating Unit
- Approximate Wetland E Rating Unit
- Approximate Wetland F Rating Unit
- Approximate Wetland I Rating Unit
- Approximate Wetland G Rating Unit

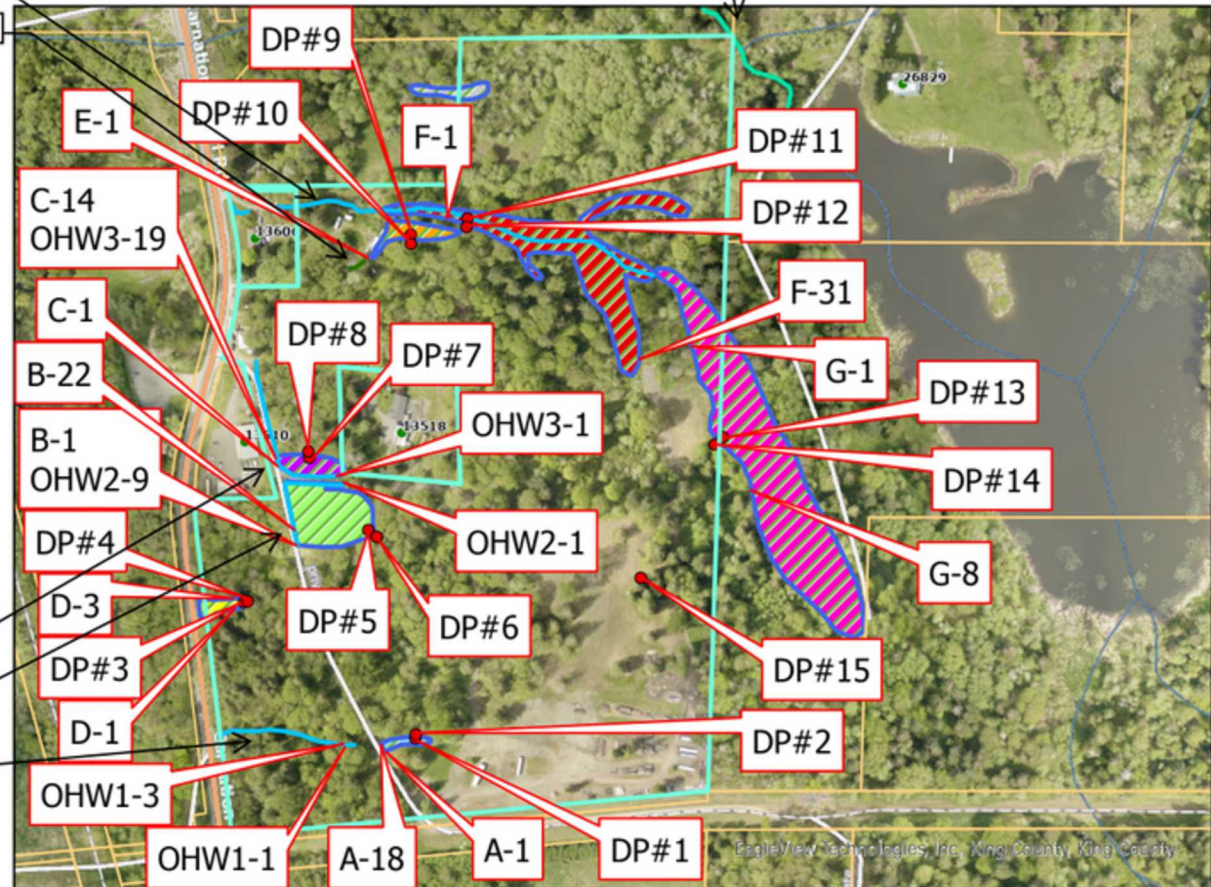
Stream 4

Stream 5

Stream 3

Stream 2

Stream 1



0 165 330 660 990 1,320 US Feet



03

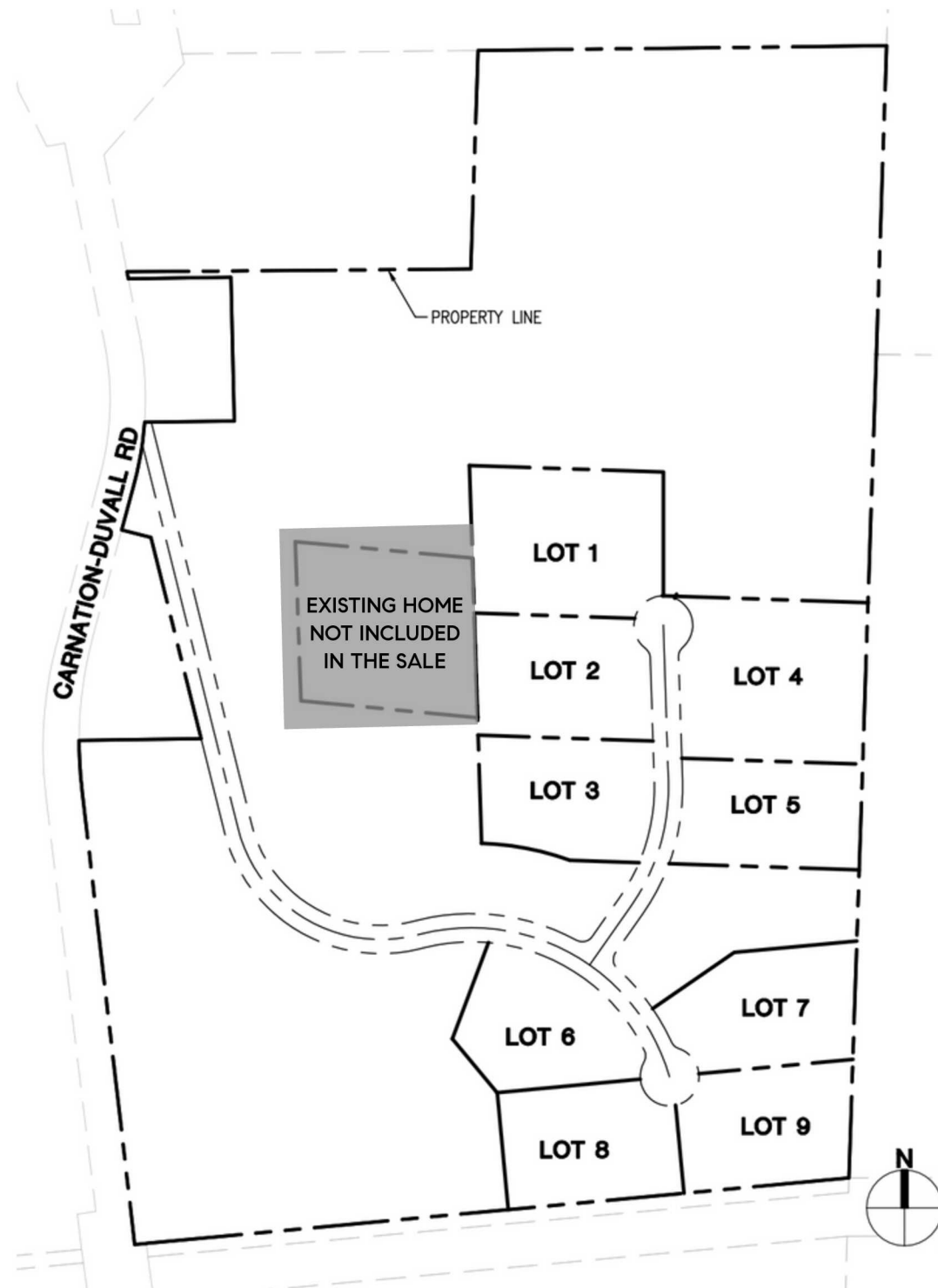
PROPOSED SITE PLAN



PROPOSED SITE PLAN

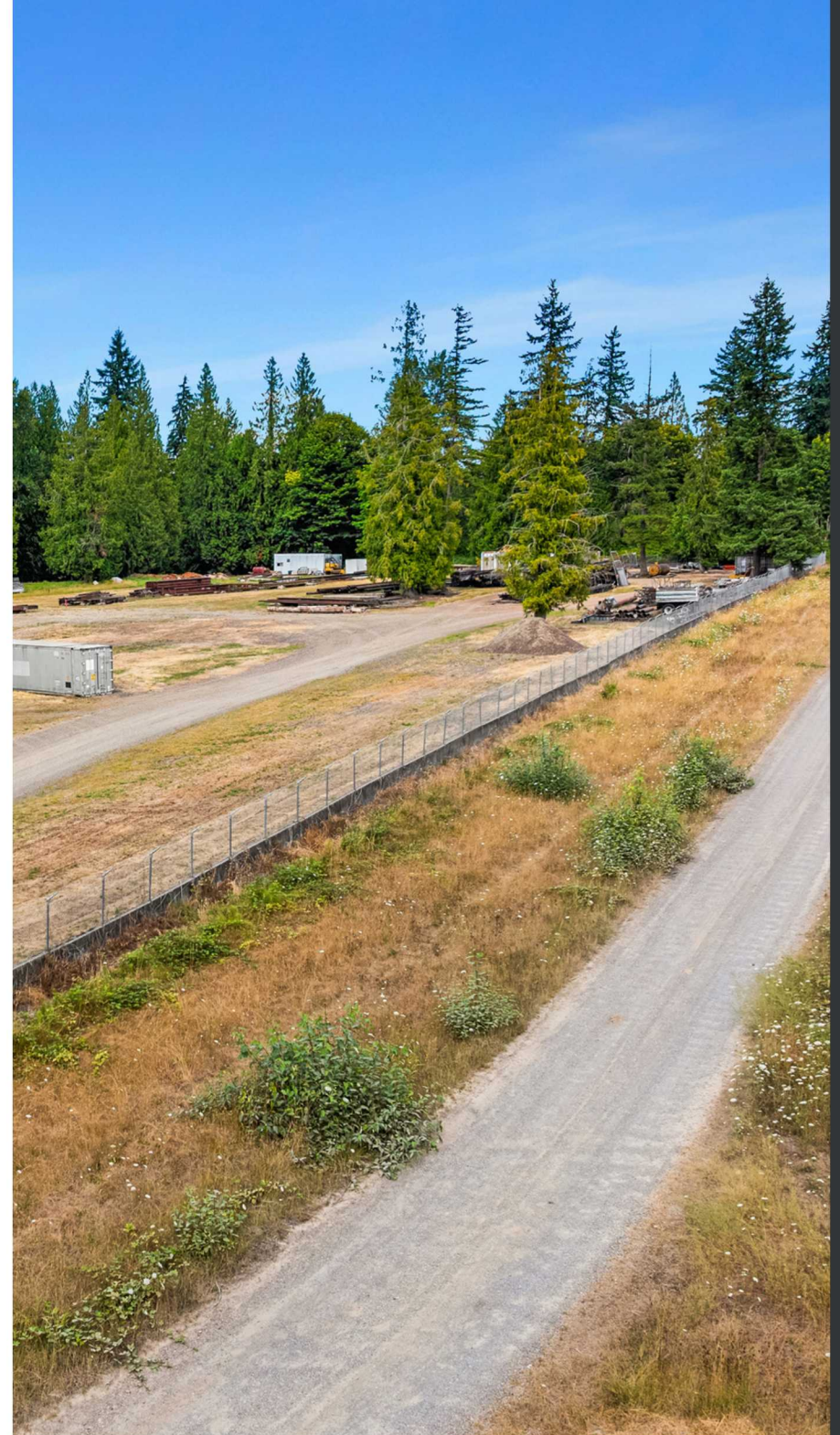


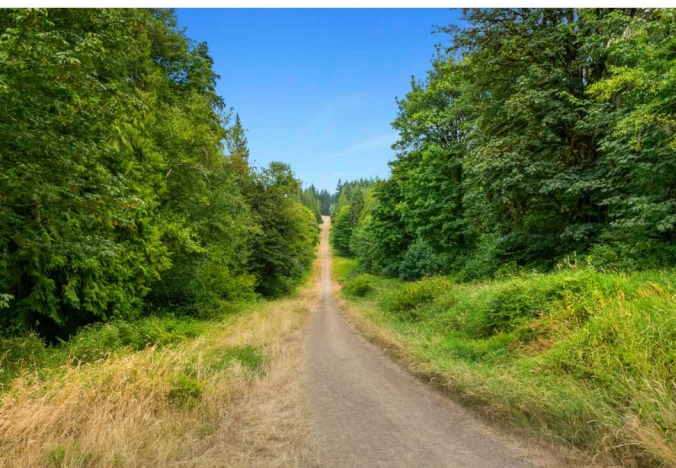
PROPOSED SITE PLAN

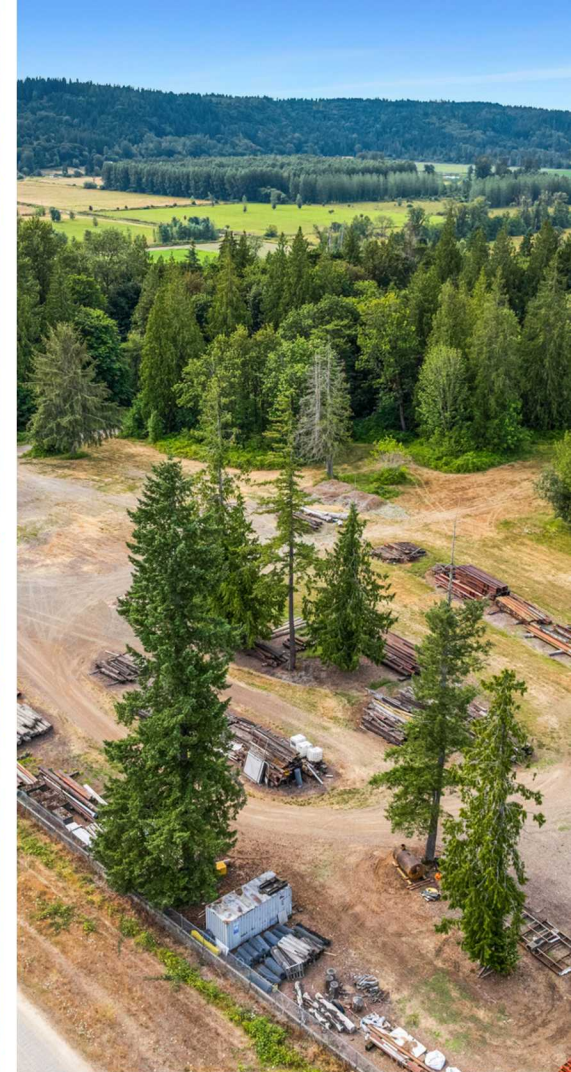


04

PROPERTY PHOTOS













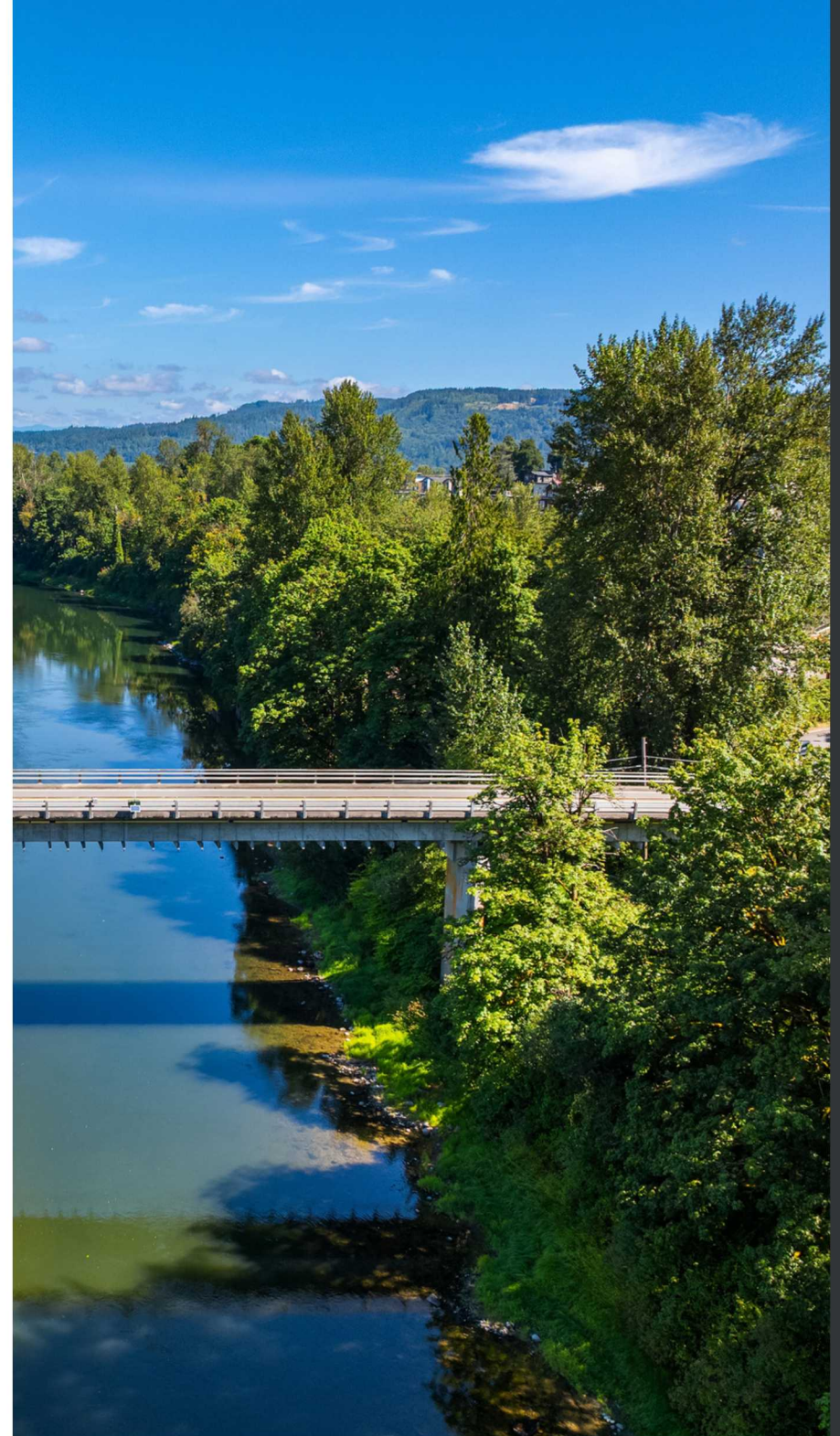
05

ABOUT THE AREA

AREA OVERVIEW

HISTORY OF DUVALL

NEARBY AMENITIES



ABOUT THE AREA

DUVALL

Duvall is a small city in King County, nestled along the scenic Snoqualmie River, about 20 miles northeast of Seattle. With a population of roughly 8,000–9,000, it offers the perfect blend of small-town charm and convenient access to the Seattle metropolitan area. Part of the Riverview School District, Duvall provides local parks, trails, and abundant outdoor recreation opportunities, including boating, hiking, and cycling. The historic downtown features shops, restaurants, and community events, while SR 203 ensures easy access to nearby towns, Bellevue, and Seattle.

SNOQUALMIE VALLEY

The Snoqualmie Valley stretches along the Snoqualmie River in King County, offering a mix of rural landscapes, small towns, and natural beauty. Known for its lush farmland, rolling hills, and scenic views of the Cascade Mountains, the valley is a haven for outdoor enthusiasts with hiking, biking, fishing, and river activities. The region includes charming communities like Duvall, Carnation, and Snoqualmie, each with local shops, restaurants, and community events. With convenient access to Seattle, Bellevue, and other nearby cities, the Snoqualmie Valley provides a peaceful, scenic lifestyle while staying connected to urban amenities.



HISTORY OF DUVALL

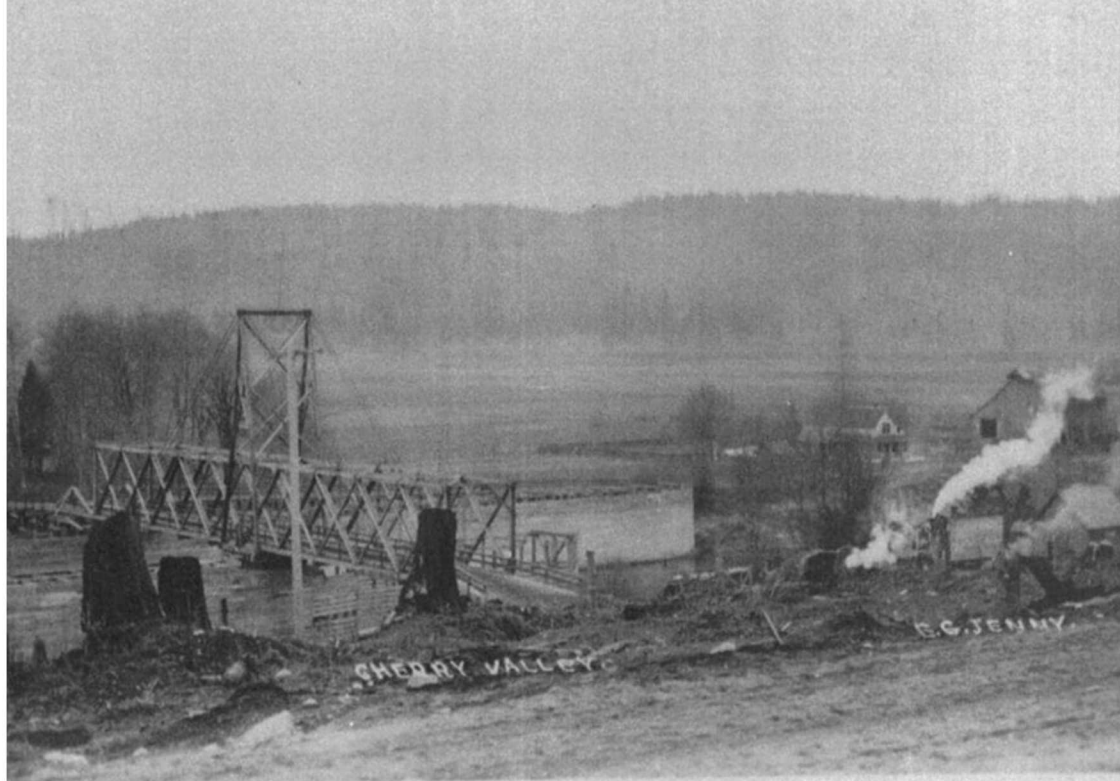
DUVALL, WASHINGTON

The area now known as Duvall was originally home to the Snoqualmie people, who lived in the Snoqualmie River Valley for thousands of years. In the early 1870s, brothers James and Francis Duvall settled the area, establishing logging operations that attracted other settlers.

Duvall was officially platted in 1910 and incorporated in 1913, partly to allow the establishment of a saloon. The arrival of the Chicago, Milwaukee, and St. Paul Railroad in 1911 spurred growth, leading to streets, sidewalks, and new buildings including a train depot, movie house, and hotels.

Despite early challenges like floods and fires, the community rebuilt and thrived. Memorable cultural moments include the 1968 "Piano Drop" rock concert, which inspired the Sky River Rock Festival. From the 1990s onward, Duvall's population grew significantly, evolving into a bedroom community for Eastside job centers, with ongoing infrastructure improvements enhancing the town center.

Today, the Duvall Historical Society preserves the town's heritage, offering residents and visitors a chance to explore its rich history through landmarks and community events.



NEARBY AMENITIES

LOCATED LESS THAN
½ A MILE FROM
MCCORMICK MEADOWS

BANK OF AMERICA
SAFEWAY
SAFEWAY GAS STATION
JIFFY LUBE
STARBUCKS
DENTISTS
ORTHODONTIST
VETERINARY
BARBER SHOP
FTG PHYSICAL THERAPY
LOCAL EATERIES
PAPA MURPHYS
PIZZA
TERIYAKI
POKE
SANDWICH SHOP
BURGER RESTAURANT



NEARBY AMENITIES

**LOCATED IN THE HEART
OF DOWNTOWN
DUVALL'S MAIN STREET**

LOCAL RESTAURANTS

HARDWARE STORE

CHURCHES

ANTIQUE STORES

LOCAL SHOPS

FLORIST

KC LIBRARY

PUBLIC PARKS

LOCAL BARS

CITY HALL

GAS STATIONS

PET SHOP

HAIR SALONS

NAIL STUDIOS

BAKERIES

COFFEE SHOPS

BOAT LAUNCH

CAR MECHANIC



NEARBY AMENITIES

PICTURED ABOVE:
TWO MOONS PARK
(NORTH), JUST ½ MILE
FROM MCCORMICK
MEADOWS. THE PARK
FEATURES MULTIPLE
SWINGS, A ROCK-
CLIMBING WALL, PLAY
SETS, AND MORE!

PICTURED BELOW:
OUR LOCAL MOUNTAINS,
LOCATED ABOUT AN
HOUR NORTHEAST OR
SOUTHEAST AT THE
SUMMIT AT
SNOQUALMIE AND
STEVENS PASS. ENJOY
SKIING AND
SNOWBOARDING IN THE
WINTER, PLUS
MOUNTAIN BIKING AND
OUTDOOR ADVENTURES
IN THE SUMMER.





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