

An aerial photograph of a suburban neighborhood. A specific plot of land is outlined with a dashed white line. A grey speech bubble with the word 'SITE' in white points to this outlined area. The surrounding area includes houses, trees, and a large open field with a winding path or stream. A multi-lane road runs horizontally across the middle of the image.

SITE

EVERY DOOR

# Highline Park Townhomes

*Prime Townhouse Development Site in Burien, WA*

EXCLUSIVELY LISTED BY | INDY BASRA WITH EVERY DOOR REAL ESTATE

EVERY DOOR

# Executive Summary





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## THE OFFERING

**Prime**      **Townhouse**      **Development**      **Site**  
*in Burien, Washington*

Every Door Real Estate is pleased to present an exceptional investment opportunity at **634-648 S 150th Street, Burien, WA** — a 27,901 SF fully improved development site near the heart of the growing city of Burien. All site work has been completed, including curbs, gutters, sidewalks, water, sewer, and paving — with over \$1 million already invested. The property is permit-ready, requiring only a building permit to begin vertical construction for 18 townhouse units. This rare turnkey site offers developers and investors the chance to immediately capitalize on the strong demand for new housing in the Seattle area and the continued growth of the King County real estate market.

634 South 150th Street | Burien, WA



## Site Overview

### SITE DETAIL

**Address** 634-648 South 150th Street, Burien, WA 98148

**Parcels** 1760600159, 1760600157, 1760600155

**Site Size** 36,013 SF | 0.83 Acres

**Zoning** RM24

**Max Height** 35'

**Proposed Units** 18

**Parking Stalls** 44

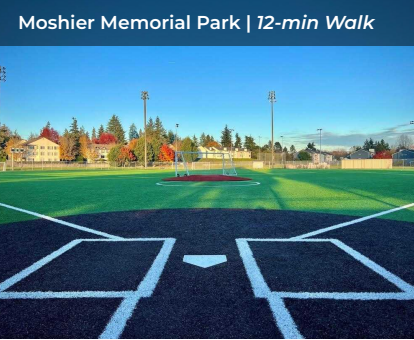
648 South 150th Street | Burien, WA



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Investment Highlights

Located near the heart of growing Burien, WA	Large, flat rectangular 27,901 SF lot
Permits for 18 unit residential townhouse community	Strong townhouse market in the Seattle area, with increasing demand
Cost effective garden style design with surface parking	Many new residential and commercial developments nearby
Proximity to amenities on charming main street in Downtown Burien	Easy access to Interstate 5 and State Route 509
Major employers include: Port of Seattle, Boeing, and Amazon	Strong demographic representation for young families



Site Overview | Unit Mix

BUILDING A				
NAME	UNIT SF	BEDROOMS	BATHS	GARAGE SIZE
UNIT-1A	1,951	2	3	2 car
UNIT-A2	1,816	2	3	2 car
UNIT-A3	1,769	2	3	2 car
UNIT-A4	1,883	3	3	1 car
Average	7,419			

BUILDING B				
NAME	UNIT SF	BEDROOMS	BATHS	GARAGE SIZE
UNIT-B5	1,775	2	3	2 car
UNIT-B6	1,849	2	3	2 car
UNIT-B7	1,851	2	3	2 car
UNIT-B8	1,860	2	3	2 car
UNIT-B8	1,860	2	3	2 car
UNIT-B8	1,831	2	3	2 car
UNIT-B8	2,033	2	3	2 car
Average	13,059			

BUILDING C				
NAME	UNIT SF	BEDROOMS	BATHS	GARAGE SIZE
UNIT-C12	1,775	2	3	2 car
UNIT-C13	1,849	2	3	2 car
UNIT-C14	1,851	2	3	2 car
UNIT-C15	1,860	2	3	2 car
UNIT-C16	1,860	2	3	2 car
UNIT-C17	1,831	2	3	2 car
UNIT-C18	1,513	2	3	2 car
Average	12,539			

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# Location Summary

## **Burien, Washington** | *Neighborhood as an Amenity*

Small Town Atmosphere & Transit Accessible

Burien, just 10 miles south of Seattle, offers a small-town feel with established neighborhoods, parks, and a friendly community. Its vibrant Town Square—completed in 2017—features retail, restaurants, City Hall, the King County Library, and a public park. Across the street, Five Corners Shopping Center provides convenient retail with PCC, Trader Joe's, and more. Aspire residents enjoy easy transit access with nearby bus stops and the Burien Transit Center offering routes to Seattle, SeaTac, and Bellevue.

Burien checks all the boxes — a foodie's paradise with a diverse dining scene, three colleges within a 15-minute drive, a highly educated population with 27% holding a bachelor's degree or higher, 365 acres of parks and open space, and an inviting business climate.

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**EVERY DOOR**



EVERY DOOR

Proximity to Employers & Amenities

Seattle International Airport  
5 MINS | 18K+ JOBS

Highline Park Townhomes

518

PCC

Trader Joe's

St Anne Hospital  
(Virginia Mason) 6 MINS

509

Downtown Burien  
5 MINS | 40+ RESTAURANTS & BARS

Burien Medical Center  
(Kaiser) 5 MINS

Burien Library

Burien Transit  
Center

Safeway

Burien Town Square  
PART OF THE DOWNTOWN REVITALIZATION PROJECT



**Proximity to Premier Shopping & Entertainment**

OLD BURIEN	WESTFIELD SOUTHCENTER MALL	THE LANDING
<ul style="list-style-type: none"><li>• SW 152nd Street On The West Side Of Ambaum Blvd</li><li>• Main-Street Charm</li><li>• Diverse Restaurant</li><li>• Boutique Retail</li></ul>	<ul style="list-style-type: none"><li>• 1.7M SF Of Retail Space</li><li>• 230 Stores</li></ul> <div><div>SEPHORA</div><div>COACH <small>NEW YORK</small></div><div>NORDSTROM</div><div>dukes <small>SEAFOOD</small></div><div>鼎泰豐 <small>DIN TAI FUNG</small></div><div>★macys</div><div>amc THEATRES</div><div>UNI QLO</div></div>	<ul style="list-style-type: none"><li>• 46 Acre Lifestyle Center</li><li>• 22 Restaurants &amp; Cafes</li><li>• 40 Retail Shops</li></ul> <div><div>WORLD MARKET. LAIFITNESS.</div><div>Just Poke</div><div>TOP POT <small>STEAKHOUSE</small></div><div>TARGET</div></div>



## The Foodie Paradise of South Seattle

EVERY DOOR

*"Burien now has a downtown in the midst of a serious upswing, thanks in part to several outposts of popular Seattle Originals" – The New York Times*





**Quintessential PNW** *Outdoor Recreation*

**Seahurst Park**

182-Acre Waterfront Park

Lush Forests

2 Playgrounds

1-Mile Of Puget Sound Coastline

Recreational Facilities

3.5 Miles Of Hiking Trails



**Plethora of** *Local Arts*

Burien Actors Theatre

Northwest Symphony Orchestra

**Burien Farmers Market**  
*(Year Round)*

Moshier Art Center

Highline Heritage Museum  
*(Opened in 2019)*







**REDMOND**  
90K+ JOBS

**BELLEVUE**  
149K+ JOBS

Amazon  
Meta  
Expedia

SAP Concur  
T-Mobile  
Overlake

**RENTON**  
62K+ JOBS

Paccar

Boeing

**KENT VALLEY**  
250K+ JOBS

Oberto  
Hexcel  
Omax

Sysco  
Mikron  
Exotic Metals

**Highline Park Townhomes**

**SEATTLE**  
620K+ JOBS

Amazon  
50K+ Jobs World HQ  
DocuSign  
Meta  
Nordstrom  
Bill & Melinda Gates  
Foundation

Redfin  
Zillow  
Apple  
Expedia  
Microsoft  
Port of Seattle

**TACOMA**  
40K+ JOBS

Port of Tacoma

University of Washington  
(Tacoma)

**PLACEHOLDER**  
(Do we want to keep this  
map? It's very content heavy)

**Desirable South  
Sound Location**

*Proximate To Major Employers In  
Kent Valley And Tacoma*



**EVERY DOOR**



South Puget Sound's *Largest Employers*



12th Busiest Airport in the Country & the 31st Largest in the World

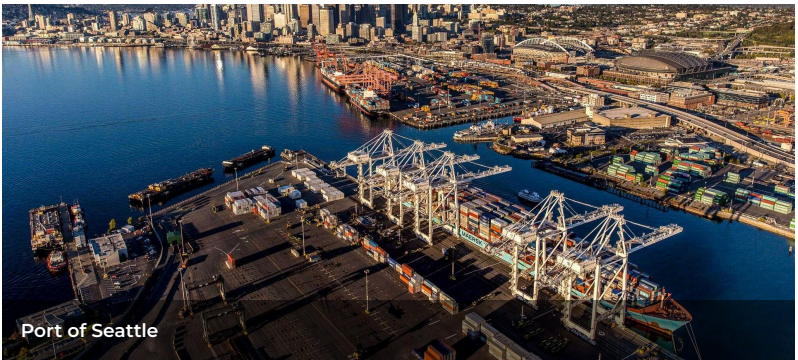
- Total jobs supported: **174,950 jobs**
- Total business output: **\$33.4 billion**
- Total employee compensation (wages + benefits): **\$10.5 billion**
- State fiscal impact: **\$342 million**
- Total passengers (2024): **52.6 million**

One of The Top Container Gateways in North America

- **52,100 total jobs** supported (direct + indirect + induced)
- **18,000 direct jobs**
- **\$14 billion** in total business output
- **\$4.4 billion** in labor income (wages + benefits)
- **\$134 million** in state and local taxes generated
- **\$95,000** average annual wage for a port-related job
- **\$74.9 billion** in international trade value
- Over **200 global trading partners**
- **1.9X job multiplier** — for every direct job, nearly two additional jobs are supported throughout the regional economy



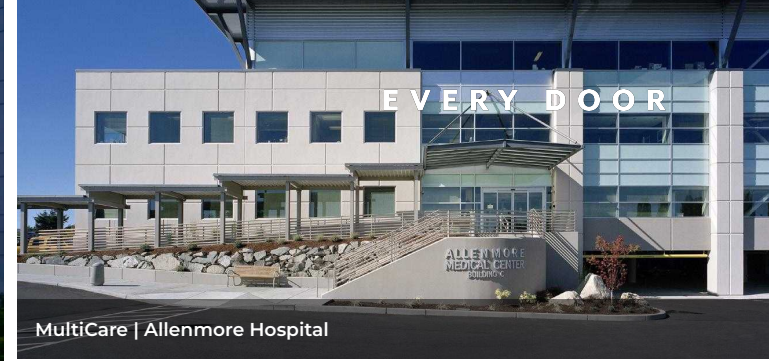
SeaTac International Airport



Port of Seattle



MultiCare | Tacoma General Hospital



MultiCare | Allenmore Hospital



MultiCare | Future Mary Bridge Children's Hospital



St. Joseph's Medical Center

# Healthcare

Healthcare plays a major role in the employment base of the Tacoma–King County region. MultiCare Health System, based in Tacoma, has more than 22,000 employees, including nearly 4,000 registered nurses and over 1,000 employed physicians and advanced practice providers. Virginia Mason Franciscan Health (formerly CHI Franciscan + Virginia Mason) reports over 18,000 team members and nearly 5,000 employed physicians and affiliated providers across 10 hospitals and nearly 300 care sites in the Puget Sound region. Kaiser Permanente Washington serves more than 710,000 members statewide, supported by a large clinical and administrative workforce.



EVERY DOOR

## Notable Education *Institutions*

**W**  
UNIVERSITY of  
WASHINGTON  
TACOMA

- 4,980 students
- Founded in 1990
- Approximately 359 faculty and staff
- 46-acre campus
- 15:1 student-to-faculty ratio
- 92% in-state residents
- \$359 million overall economic impact

- 12,018 students
- Founded in 1965
- Approximately 414 faculty and staff
- Over 500,000 students taught since opening
- 40+ degree and certificate programs
- 4 Bachelor of Applied Science degrees

**T** TACOMA  
COMMUNITY  
COLLEGE

University of Washington Tacoma





EVERY DOOR

# Thank you

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