

MAR A VILLA DEVELOPMENT

YOUR GATEWAY TO PRIME OPPORTUNITIES!

23810 30th Ave S | Kent, WA 98032

Site Summary

Property:

Property Address:

Price:

Property Size:

Zoning District:

Project Description:

Maximum Building Height Per Zoning:

Type of Ownership

Mar A Villa Mobile Home Park

23810 30th Ave S, Kent, WA 98032

\$2,950,000

55,756.8 SqFt

MTC-2

Existing MHP, Multi-Use Development

16 Floors

Fee Simple



Property Overview

Property Type: **Land**

Proposed Use: **Mixed Use**

No. Lots: **1**

Total Lot Size: **1.28 ac**

Property Subtype: **Commercial**

Sale Type: **Investment**

Zoning Description: **MTC2**

Sale Conditions: **Build to Suit**

- **Prime Location:** Situated in Kent, WA within the new Transit Authority Density District, central to the Seattle–Tacoma metro area.
- **Zoning Advantage:** Designated MTC-2 zoning, allowing up to 16 stories with zero setbacks—rare vertical development potential.
- **Transit Access:** Directly across from the Kent–Des Moines Light Rail Station, offering unmatched connectivity to Seattle, Sea-Tac Airport, and Tacoma.
- **Scenic Views:** Upper floors can feature panoramic views of Mount Rainier, Puget Sound, Olympic Mountains, and the Seattle skyline.
- **Proximity to Amenities:** Steps away from the new entrance to Highline College, downtown Kent and Des Moines, with abundant dining, shopping, and entertainment options.
- **Development Flexibility:** Zoning changes and potential removal of parking requirements enable mixed-use designs combining residential, retail, and recreation.
- **Current Operations:** Active mobile home park with all 20 units owned by park, all tenants on month-to-month leases—simplifying future redevelopment.
- **Additional Features:** Includes an easement from adjacent property to the north, running the length of the property, providing additional access and improved traffic flow. Plus, the future planned extension of 32nd Ave S provides road access on three sides of the property.

WELCOME TO MAR A VILLA

Welcome to Mar-A-Villa at the newly created Transit Authority Density District in Kent, Washington, which is located in the heart of the greater Seattle-Tacoma metropolitan area. This remarkable property is ideally suited for mixed-use development with the potential to build up to 16 stories with zero setbacks, providing exceptional vertical development potential. With its close proximity to the Kent-Des Moines Sound Transit Light Rail Station, it is one of the only properties with the MTC-2 zoning, giving this unique property the potential for a building that captures the stunning territorial views of the region. The upper floors would have breathtaking views of Mount Rainier, Puget Sound, the Olympic Mountains, and the Seattle skyline. Picture yourself in this idyllic setting, across the street from the bustling light rail station, where convenience and connectivity converge.

Residents and visitors will enjoy effortless access to public transportation, allowing for seamless exploration and easy access to Sea-Tac airport, Seattle, and beyond to the North, and directly South to Federal Way, eventually to Tacoma with the projected completion of the expanded Sound Transit Light Rail project in 2025.

Beyond the borders of this exceptional property lies the thriving Highline College campus and close proximity to the cities of Kent and Des Moines. The Sound Transit light rail gives easy access to the Sea-Tac Airport, Seattle, with its sports arenas and event centers, Federal Way and eventually to Tacoma in mere minutes. Residents will relish a wide array of entertainment options, dining establishments, and shopping experiences.

Educational institutions, healthcare facilities, parks, cultural centers, and recreational opportunities are all within easy reach, further enhancing the quality of life for future residents. Mar-A-Villa benefits from MTC-2 zoning, a result of recent zoning changes by Sound Transit via the Transit Authority Density District and the City of Kent.

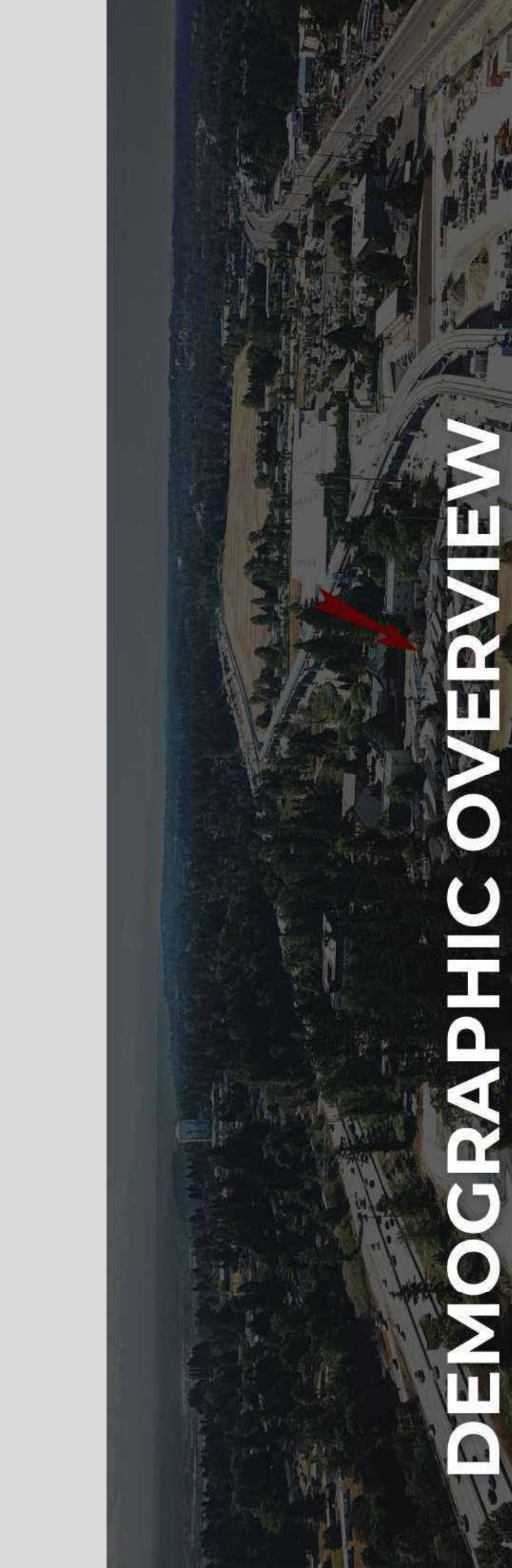
Along with the anticipated removal of parking requirements, this zoning reclassification unlocks endless possibilities, empowering you to craft a vibrant community that seamlessly blends residential, commercial, and recreational spaces, from high-rise residences with modern amenities to dynamic retail spaces and inviting recreational areas. The possibilities for development are limitless.

This 55,726 sq ft property offers ample space to create a vibrant and dynamic urban environment. Residents are literally steps from home, and with the anticipated walkability score approaching the 90-100% "Walker's Paradise" designation, residents will enjoy easy access to transportation options and nearby amenities in this pedestrian oriented community.

Adding to the allure, this property also boasts an easement that provides additional access to the back of the property. This feature enhances convenience and flexibility, allowing for optimized traffic flow and efficient utilization of the property's potential.

The Mar-A-Villa is currently a working mobile home park. It operates under the unique business model of owning ALL 20 of the single-wide mobile home units, and all tenants are on a month-to-month lease. No tenant owns any of the mobile homes in the park, which would make relocation uncomplicated and almost effortless. As an option, the long-time, on-site property manager is willing to manage the park as needed. Until the appropriate time that the property should be vacated, it could continue to operate as a revenue generating business.

Our team is extremely knowledgeable about the City of Kent and its economic development plan for the Sound Transit Authority, Light Rail District Project. Please reach out with any questions or inquiries.



DEMOGRAPHIC OVERVIEW

180K

APPX. POPULATION
OF AREA

2.8

AVG. HH SIZE

37.6

AVG. AGE

\$90K

MEDIAN HH INCOME

POPULATION	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	6,810	72,540	189,630
GROWTH 2023-28	2.6%	3.9%	4.3%
MEDIAN AGE	36.5	37.2	37.8

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
TOTAL HOUSEHOLDS	2,585	27,780	68,350
AVG HH INCOME	\$73,540	\$81,620	\$86,890
GROWTH 2023-28	6.7%	7.9%	8.1%

LOCAL COMMUNITY

SHOPPING & RESTAURANTS

Located on the main access road, This Property is just moments away from both Downtown Kent and Des Moines.

RESTAURANTS

Iron Pot Korean BBQ and Hokkaido Ramen Santouka – popular Asian dining within a short drive.

Anthony's HomePort- Located right on the Marina, this seafood-focused restaurant offers panoramic views of the Puget Sound and Olympic Mountains.

Wally's Chowder House- A true local landmark for seafood lovers, this "like family" restaurant is a must-try!

SHOPPING

Kent Station

Lifestyle center with restaurants, REI, AMC Theater, and boutiques ($\approx$ 2.5 mi).

Downtown Kent Historic District

Specialty shops, cafés, and services along 1st Ave S and Meeker St.

Westfield Southcenter

Major regional mall featuring Nordstrom, Apple, and over 200 retailers ($\approx$ 5 mi).

SOUND TRANSIT LIGHT RAIL

Bringing the Puget Sound Region and Beyond to the Mar A Villa

Transit-Oriented Urban Living

Situated at the heart of the emerging light rail district, this area is undergoing transformational redevelopment as part of the Kent/Des Moines revitalization. The neighborhood is evolving into a connected, transit-forward community with long-term growth potential.

Gateway to Seattle's Best Experiences

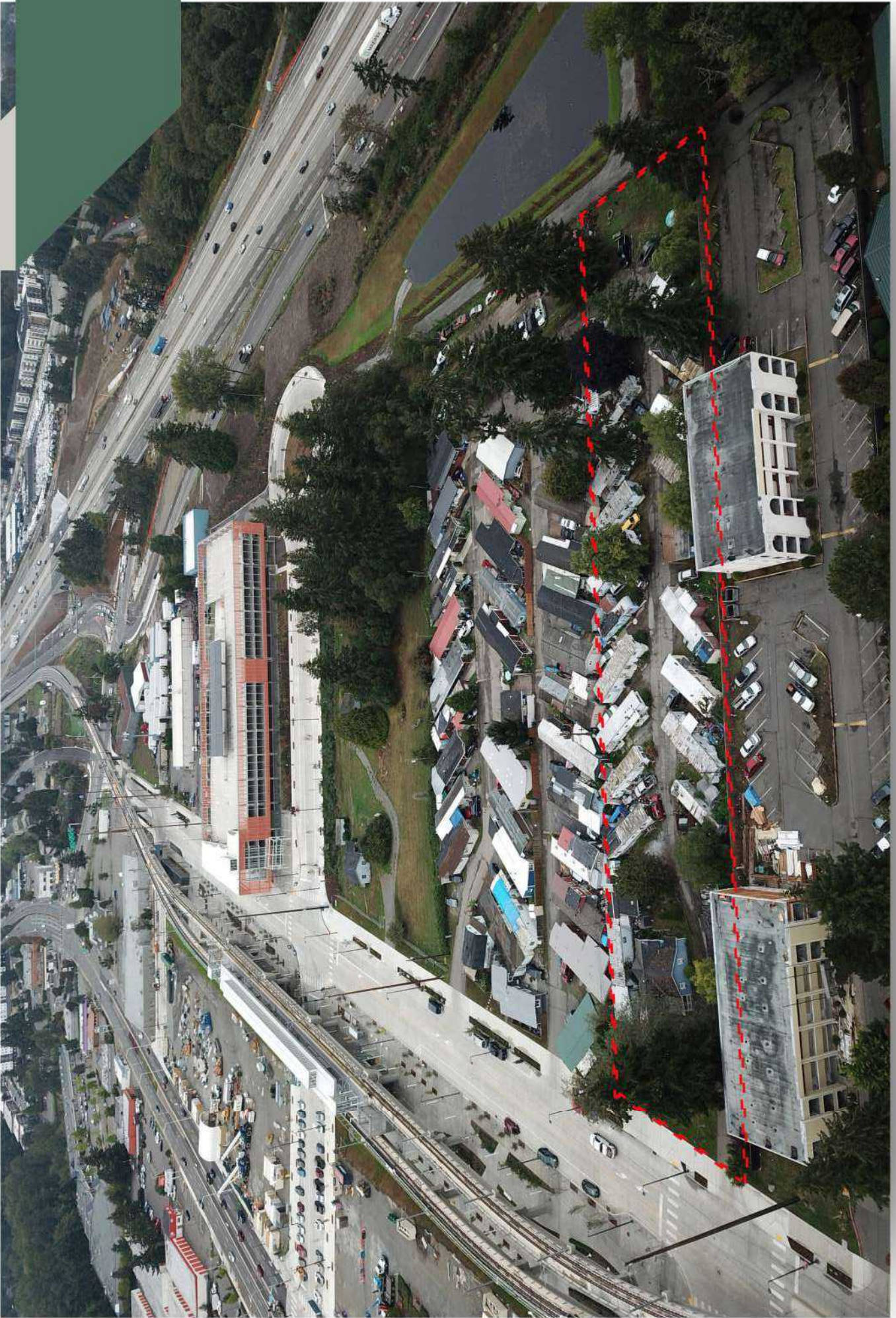
Just steps from the Kent / Des Moines light rail station entrance, the property provides seamless access to upscale dining, premier shopping, nightlife, and major attractions throughout Seattle. Residents can enjoy sporting events at the Seahawks and Mariners stadiums, explore cultural destinations, or travel effortlessly via Seattle-Tacoma International Airport—all without getting behind the wheel.

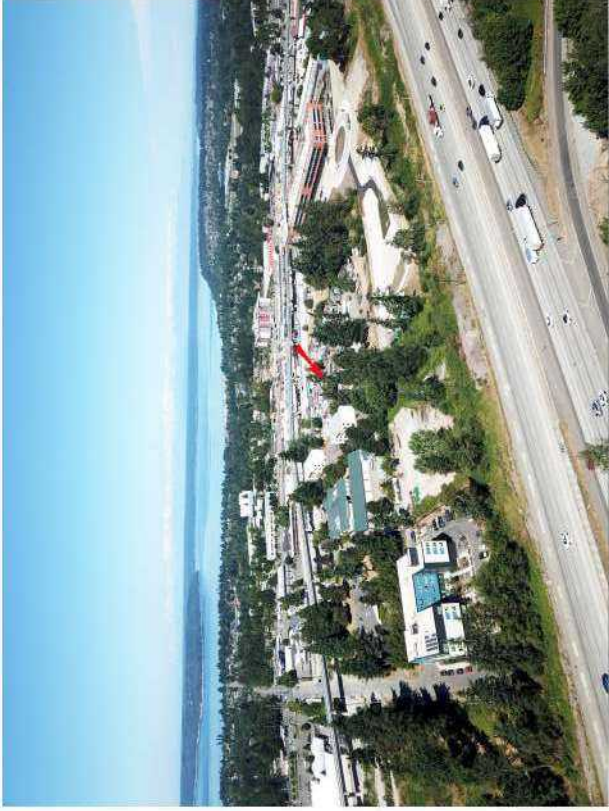
Sustainable, Car-Free Convenience

With direct light rail service to downtown Seattle and planned expansion south toward Tacoma, future residents can enjoy a commute that is both stress-free and environmentally friendly. This connectivity offers a genuine zero-carbon-footprint commuting option.

Iconic View Potential

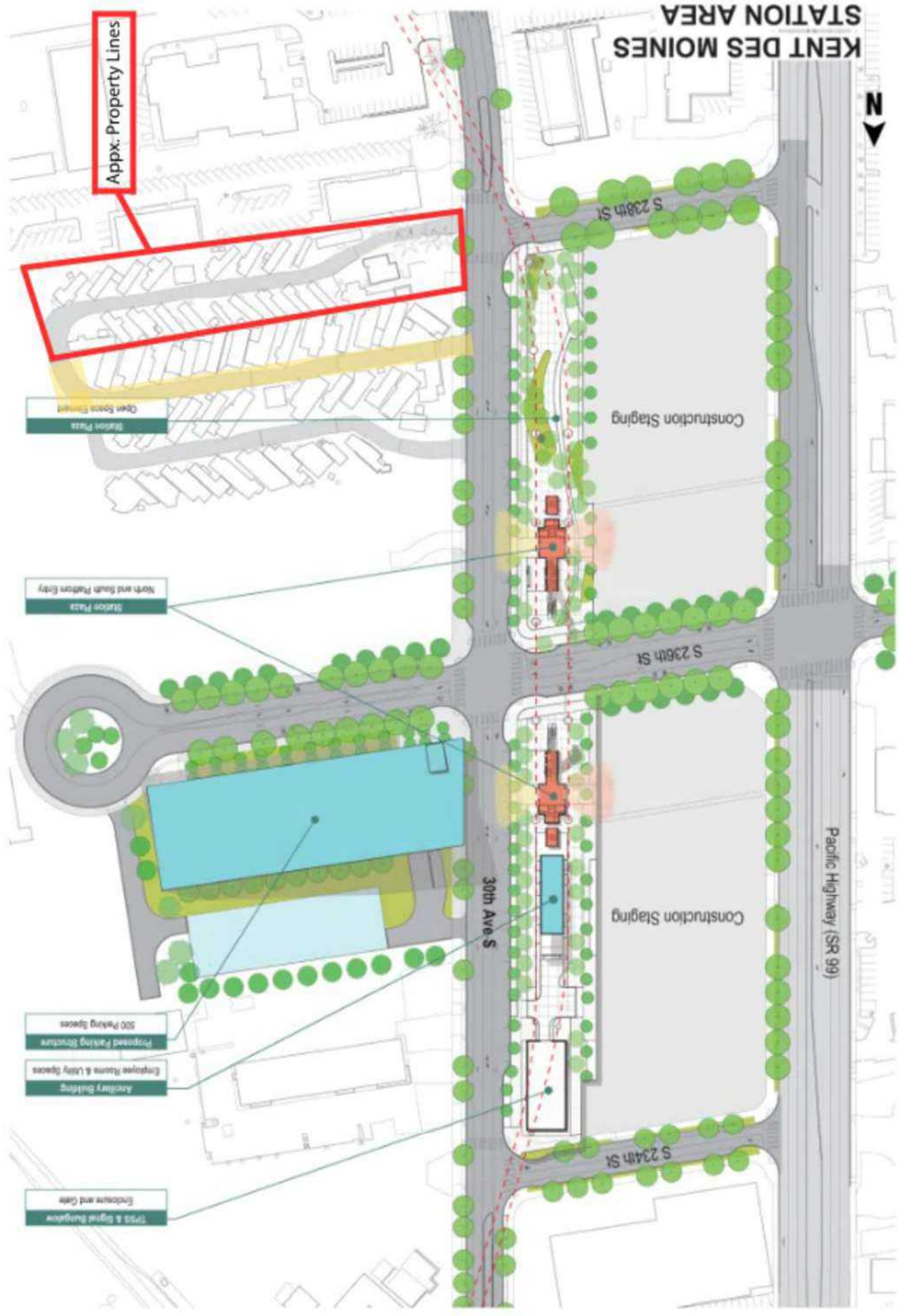
With the opportunity for a 16-story build-out, the property offers the potential for sweeping, unobstructed views of Mount Rainier, the Olympic Mountains, Puget Sound, Sea-Tac Airport, and the Seattle skyline—creating a truly distinctive residential experience.

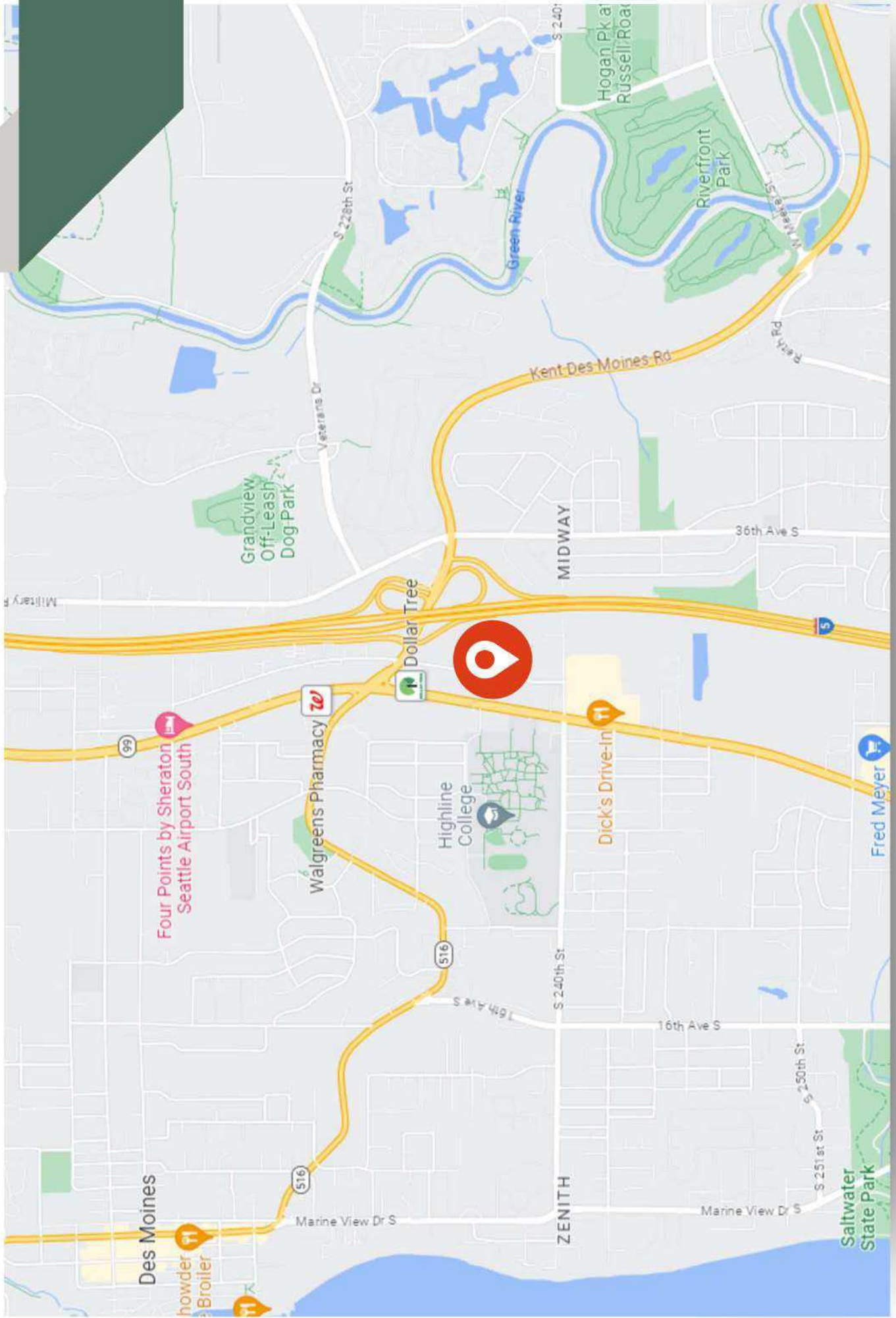


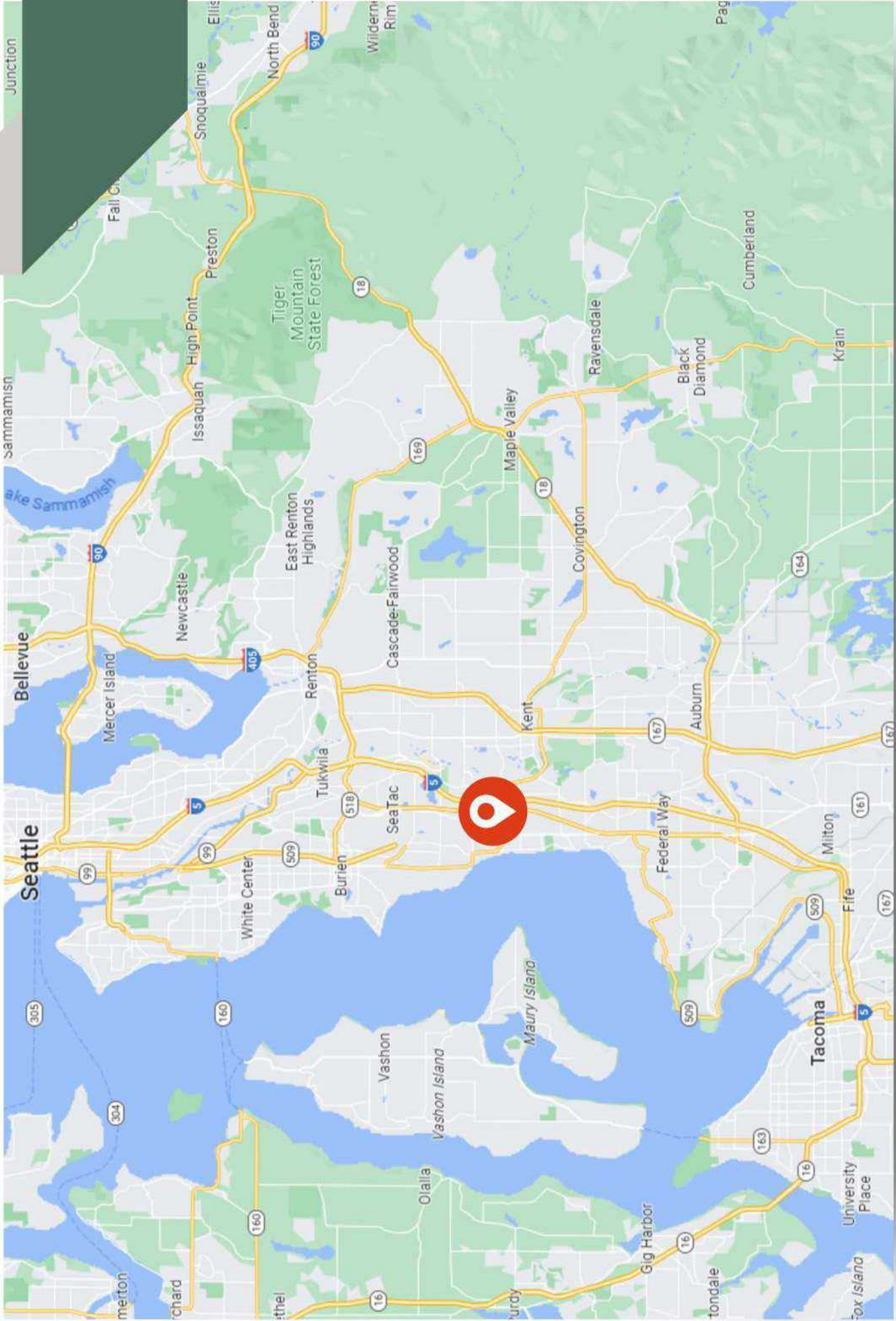


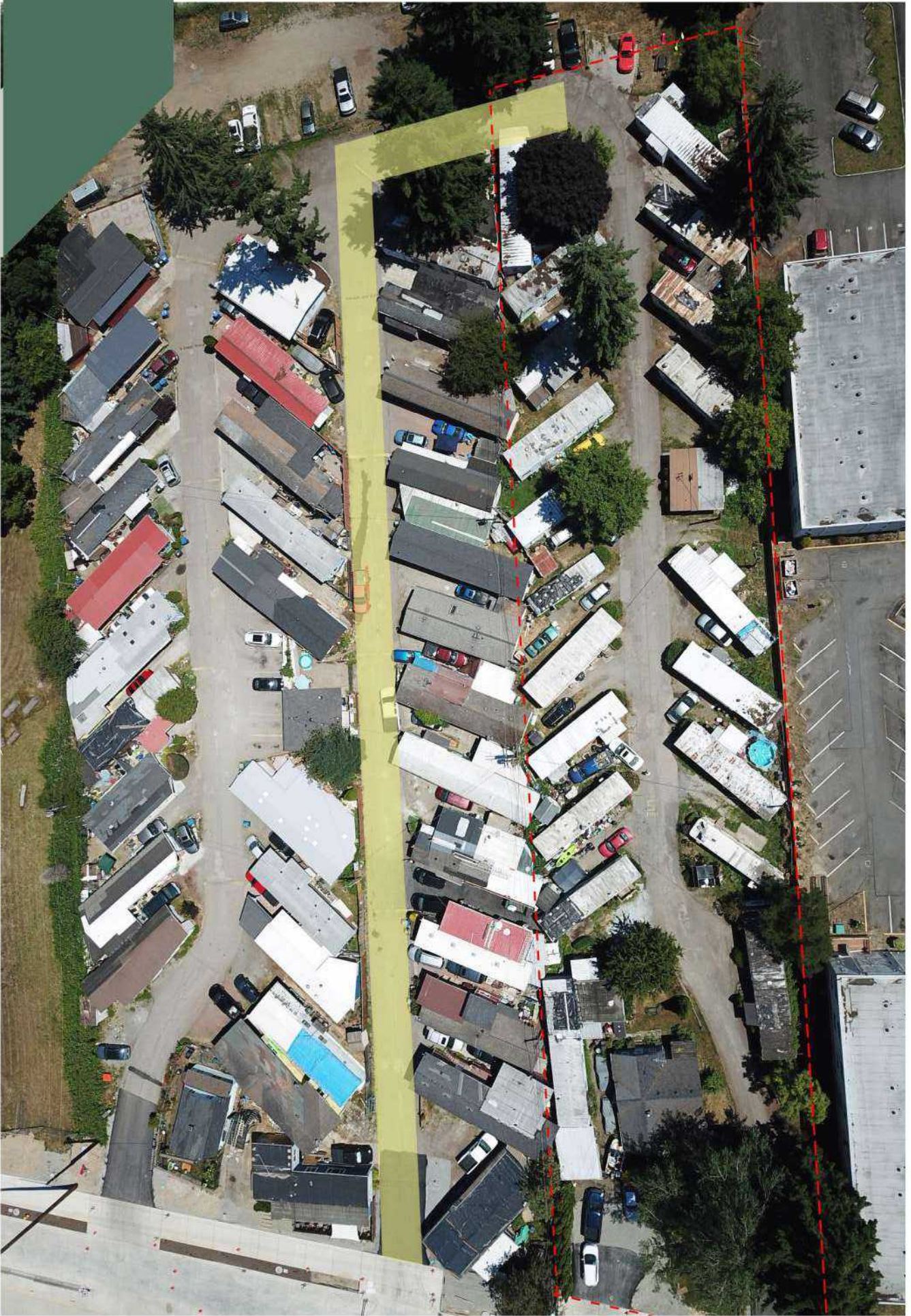












Interested In This Property?

Contact us today.



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