

**1751-1755**  
VALENTINE PL S

**10**  
TOWNHOME  
UNITS

**FOR SALE**

TOWNHOME  
DEVELOPMENT OPPORTUNITY

**\$975,000**

**1751-1755**  
VALENTINE PL S

## THE OFFERING

Lee & Associates is pleased to present the opportunity to acquire **1751-1755 Valentine Pl S**, a 10,000 SF townhouse development site located just south of I-90 in Seattle's Mt. Baker neighborhood. The property sits two blocks west of Rainier Ave S and is a **five-minute walk from the future Judkins Park Light Rail Station, scheduled to open in 2026.**

The site is zoned LR3 (M1) and ownership has an existing townhouse design for 10 units, with an average unit size of approximately 1,365 SF. The site also has an approved Master Use Permit (MUP) for a 46-unit SEDU project, with units averaging 221 SF, and a building permit that is ready to be issued pending payment of remaining fees.

The Mt. Baker neighborhood is undergoing a period of rapid transition, fueled by new investment, infrastructure improvements, and growing demand for new housing. As older housing stock is replaced with modern residential product, the area has experienced rising values and a clear shift toward higher-quality development. The upcoming opening of the Judkins Park Light Rail Station is expected to further strengthen residential demand and support long-term value growth, reinforcing the case for delivering new townhome product in this location.

*1751-1755 Valentine Pl S offers the opportunity to develop a 10-unit townhouse project in the Mt. Baker neighborhood, located within an Opportunity Zone.*



EXCELLENT  
FREEWAY ACCESS



PARKS AND  
GREEN SPACE



DOWNTOWN  
SEATTLE PROXIMITY



1751-1755  
VALENTINE PL S

### PRIME LOCATION

- » Ideally located with direct access to I-90 and I-5, and only minutes from downtown Seattle.
- » Just a 5-minute walk to the upcoming Judkins Park Light Rail Station which is set to open in 2026.

### LIMITED NEW HOUSING

- » New construction has been limited, with only 27% of housing units within a 1-mile radius built since 2010, creating a compelling opportunity for new housing development.

### STRONG POPULATION GROWTH

- » Population growth of 11.79% from 2020-2024 within a 1-mile radius.

### OPPORTUNITY ZONE TAX BENEFITS

- » Located within a federally designated Opportunity Zone, the property offers significant tax incentives for investors, including potential deferral or elimination of capital gains taxes.

30K



POPULATION  
ESTIMATE

\$123K



AVERAGE HH  
INCOME

42%



OWNER OCCUPIED  
HOUSING



### TRANSIT

*The projected travel time between Judkins Park Station and Westlake is just 10 minutes.*

The Judkins Park Station, part of Sound Transit's East Link Extension, is scheduled to open in 2026. Located in the median of Interstate 90 (I-90) at Rainier Avenue South, the station will serve as a major transit hub for Seattle's Central District, providing fast and reliable light-rail connections to Downtown Seattle, the Eastside, and the broader regional transit network.



### FOR MORE INFORMATION

#### STUART WILLIAMS

Principal  
425.417.5078  
stuart@lee-associates.com

#### ALEX MUIR

Senior Vice President  
253.303.1983  
amuir@lee-associates.com

#### MCCALLUM MEAD

Associate  
425.922.4160  
mmead@lee-associates.com

#### SCOTTY ROWE

Associate  
206.484.9894  
srowe@lee-associates.com