CONFIDENTIAL OFFERING MEMORANDUM

Renton TOD Townhome Site

1.33 AC HIGH-DENSITY INFILL DEVELOPMENT SITE – TRANSIT-EXEMPT PARKING

430 Maple Ave SW, Renton, WA 98057

Northmarq

Northmarq

OFFERED EXCLUSIVELY BY

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Investment Overview

The Renton TOD Townhome Site features a 1.33-acre development site in a prime Renton growth corridor, recently upzoned to **RMF-2**. This designation, combined with the property's location within a **1/2-mile Middle Housing Walkshed**, represents the highest tier of residential development potential in the city. The new zoning effectively doubles the standard density to a base of **40 units per net acre**, while state-mandated middle housing updates allow for streamlined unit counts and a **complete waiver of off-street parking requirements**. These combined factors drastically increase the buildable footprint and flexibility for the site.

The 58,065 SF parcel is uniquely positioned to capitalize on the Pacific Northwest's evolving housing laws. By leveraging the **zero-parking requirement**, a developer can utilize the site's unique geometry to maximize residential square footage that was previously reserved for vehicle circulation. With the ability to employ **Unit Lot Subdivisions (P13)** for fee-simple townhouse sales and the potential for significant density bonuses, this site offers a rare "plug-and-play" opportunity to deliver high-density housing in a submarket with a strong pricing ceiling and direct access to major regional employment hubs.

PRICE: $1,645,000

LOT SIZE: 1.33 Acre

PRICE/ACRE: $1,236,842

PRICE/SF: $28.33

BASE DENSITY: 40 units/net acre

BONUS POTENTIAL: 80 units/acre

Investment Highlights

PREMIER RMF-2 UPZONE

Recently designated as Residential High Density (RMF-2), allowing for a base density of **40 units per net acre**, providing a significant jump in scale.

1/2-MILE TRANSIT WALKSHED ADVANTAGE

Located within the critical 1/2-mile transit walkshed, qualifying the site for **zero mandated off-street parking** under Washington's Middle Housing Law (HB 1110).

OPTIMIZED SITE EFFICIENCY

The elimination of parking requirements allows for creative navigation of the 1.33-acre site's irregular shape, maximizing the **70% lot coverage** allowance and usable building area.

Investment Highlights

FLEXIBLE PRODUCT TYPOLOGY

Zoning and "P13" conditions support a variety of high-density products, including **Unit Lot Subdivided townhomes**, cottage clusters, or stacked flats, catering to the region's diverse housing needs.

PROXIMITY TO INNOVATION HUBS

Minutes from the Renton Transit Center and major regional employers including **Boeing, Blue Origin, and PACCAR**, ensuring a consistent pool of professional tenants and buyers.

FEE-SIMPLE SALES POTENTIAL

Eligible for Unit Lot Subdivisions, allowing a developer to sell individual units as **fee-simple real estate**, a high-demand exit strategy for the Renton submarket.

Prime Transit Walkshed & Amenities

Located within a 1/2-mile of major retail and lifestyle hubs, including Target and Fred Meyer, with direct arterial access to major regional employers.

Property Overview

Property Address	430 Maple Ave SW, Renton, WA 98055
Parcel Number	182305-9165
Zoning	RMF-2
Walkshed(s)	Middle Housing & ADU 1/2 Mile

Standard Net Density	40 Units Per Acre
Bonus Net Density	80[1] Units Per Acre
Required Parking	0 (none)
Lot Size (SF)	58,065 SF (1.33 Acres)

[1] with affordable Housing per RMC 4-9-065

RMF-2 High-Density Flexibility

1.33-acre site featuring zero parking requirements and base zoning for 40 units per acre (up to 80 units per acre with bonuses).

Regional Connectivity & Infrastructure

THE NEW RENTON TRANSIT CENTER & STRIDE BRT EXPANSION

The subject property is positioned to benefit from the largest transit infrastructure investment in Renton's history. In February 2026, Sound Transit officially broke ground on the relocated Renton Transit Center, which serves as the southern anchor for the regional Stride S1 Line.

THE STRIDE S1 ADVANTAGE

Scheduled to begin service in 2028, the S1 Line will utilize a specialized fleet of battery-electric double-decker buses. Operating in dedicated median lanes along I-405, this service is designed to bypass regional congestion, providing a "one-seat ride" from Renton to Bellevue and Burien.

STRATEGIC RELOCATION

The new facility, located at the corner of Rainier Ave S and S Grady Way, will feature eight bus bays, covered passenger waiting areas, and a new four-way signalized intersection to streamline regional and local transit operations.

ENHANCED PEDESTRIAN ACCESS

Public investment includes new sidewalks, signalized crossings, and an expansion of the existing two-way bike lane along Shattuck Avenue, ensuring the subject property is seamlessly integrated into the new transit-oriented core.

STRIDE S1 EXPANSION

High-frequency electric buses running every 10–15 minutes.

RAPID REGIONAL ACCESS

Direct "one-seat" rides to Bellevue Downtown and Burien hubs.

STRATEGIC RELOCATION

Ground broken Feb 2026; centralizes regional connectivity.

Economic Anchors & Residential Demand

RAINIER/GRADY JUNCTION TOD & ALASKA AIRLINES GLOBAL TRAINING CENTER

The Renton TOD Townhome Site is situated in the heart of a rapidly densifying submarket, anchored by massive institutional investments and a city-led vision for high-density residential growth.

RAINIER/GRADY JUNCTION TOD

The property is a primary beneficiary of the 26-acre Planned Action Ordinance zone. Renton has streamlined environmental reviews and updated zoning to facilitate the delivery of 2,500+ new residential units.

DEVELOPMENT POTENTIAL

Zoning updates allow for building heights up to 150 feet, encouraging the high-density vertical growth required to support the local workforce.

ALASKA AIRLINES GLOBAL TRAINING CNTR

Located less than one mile away, this $200M, 660,000 SF facility opened in early 2026. This state-of-the-art hub centralizes training for thousands of Alaska Airlines and Hawaiian Airlines staff annually.

EMPLOYMENT ANCHOR

The facility houses 550 full-time staff and serves as the mandatory destination for pilots, flight attendants, and technicians cycling through Renton.

INSTITUTIONAL COMMITMENT

Alaska Airlines' $200M, 660,000 SF investment signals long-term submarket confidence.

DAYTIME POPULATION

550 permanent jobs plus thousands of trainees driving local retail/housing demand.

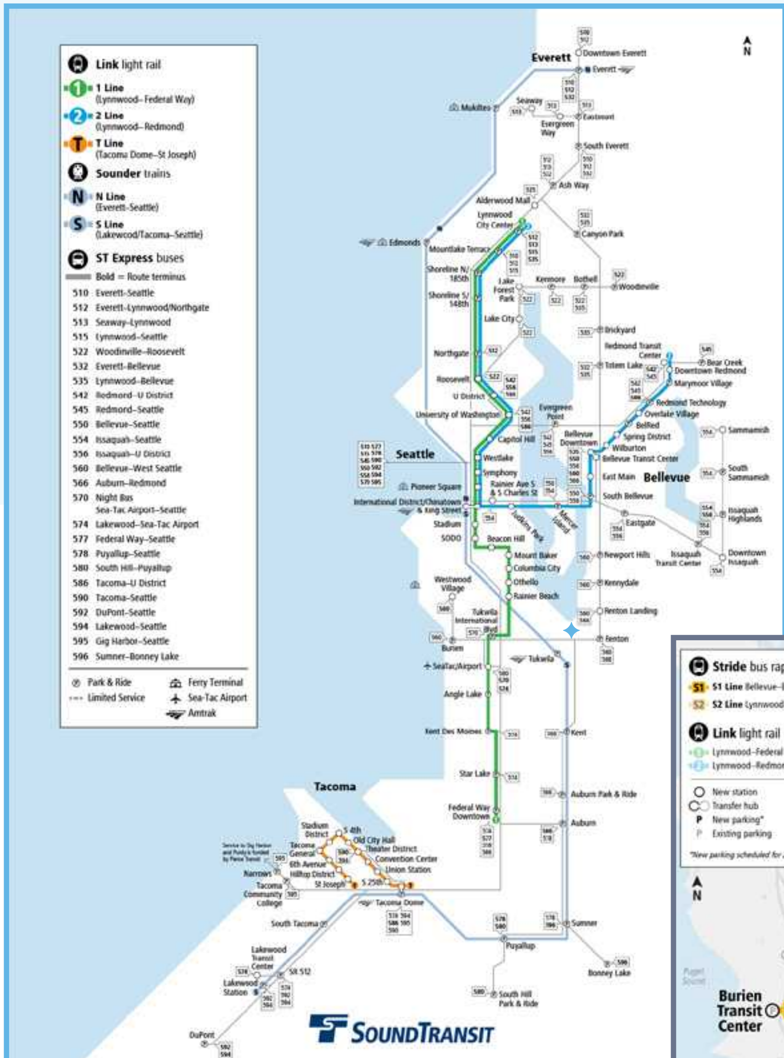
RESIDENTIAL PIPELINE

Zoning allows heights to 150 feet for the delivery of 2,500+ new units.

Transit & Regional Access

UNLOCKING THE SOUND TRANSIT "SPINE"

The Renton TOD Townhome Site is **at the center** of a massive multi-modal transit expansion. The subject property acts as the primary bridge between the regional Link Light Rail network and high-frequency bus rapid transit.



LINK LIGHT RAIL: REGIONAL CONNECTIVITY

The March 2026 opening of the Crosslake Connection united the 1 Line and 2 Line into a 63-mile regional network.

EASTSIDE ACCESS: Rapid "one-seat" rides to Bellevue and Redmond tech corridors.

CONTINUOUS SPINE: Direct service from Federal Way to Lynnwood, with SeaTac Airport access via Tukwila.

STRIDE S1: HIGH-FREQUENCY MOBILITY

The Stride S1 Line (2028) operates in dedicated I-405 median lanes to bypass peak-hour congestion.

TRANSIT HUB: Ground broke February 2026 on the $100M+ Renton Transit Center.

RAPID COMMUTES: Electric double-deckers every 10–15 minutes, reaching Bellevue in under 25 minutes.

TOD ANCHOR: Strategic location supports building heights up to 150 feet and 2,500+ new units.

Local Demographics
In a 5-Mile Radius

Population

2025 Total Population	277,990
2030 Projected Population	282,922

Age

15 - 24	11.4%
25 - 34	14.4%
35 - 44	16.1%
45 - 54	13.3%
55 - 64	11.7%
65 - 74	9.3%
75+	6.4%

Households

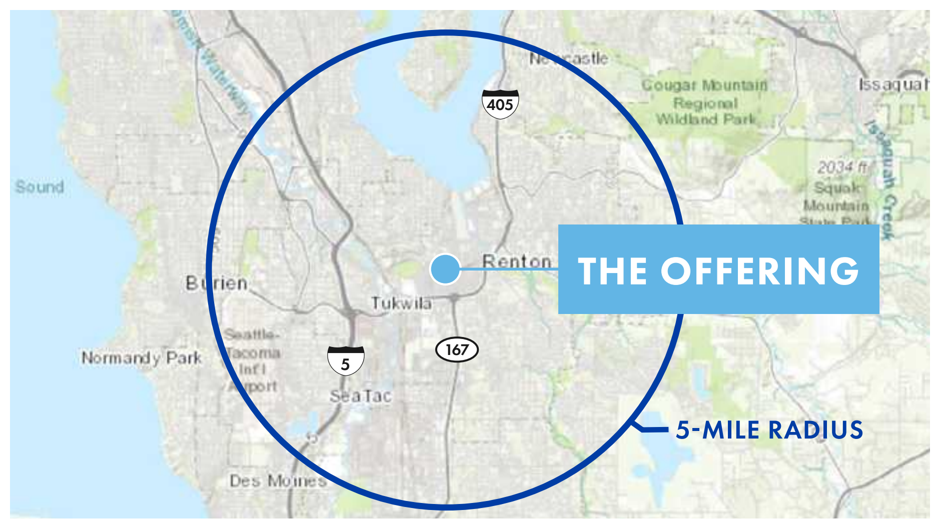
2025 Estimate	102,025
2030 Projected	102,952

Income By Household

$200,000+	21.9%
$150K-$200K	12.0%
$100K-$150K	18.7%
$75K-$100K	13.0%
$50K-$75K	13.8%
$35K-$50K	6.6%

$146,116
AVERAGE
HOUSEHOLD INCOME

$105,311
MEDIAN
HOUSEHOLD INCOME



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