



Duvall Village

14241 Main St NE Duvall, WA 98019

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Executive Summary

Windermere Commercial is pleased to present a build-to-suit opportunity in a perfect south-end-of town location in the growing City of Duvall. The high-visibility corner lot is adjacent a new 99-unit housing development and within one half of a mile of the nearly 150-unit Ridge at Big Rock master planned community. Safeway and other commercial retailers are just across the street and the Snoqualmie River Trail is moments away. The parcel is on the southern edge of the City of Duvall and the lot is zoned MU12 (mixed use). It has utilities stubbed to it and an approved site plan as part of the Duvall Village project.

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Property Details

Address:	14241 Main St NE Duvall, WA 98019
Parcel #	213230-1110
Price:	Contact Brokers
Investment Type:	Fee Simple or Build-to-suit
Lot Size:	63,314 SF
Lot Acres:	1.45
Zoning:	Zoned MU12 (mixed use)
Zoning Jurisdiction:	Duvall
Permitted Uses:	Veterinary Clinics, Auto Parts Stores, Day Care Facilities, Eating and Drinking Establishments (without drive-throughs), General Business and Professional Offices, Retail Sales, Religious Institutions, Government Services, Lodging Facilities, Indoor Sport Facilities



Plat Map

NW 1/4 OF NW 1/4 OF SEC. 24, TWP 26 N, R6E W.M.

1303-WLD DUVALL VILLAGE

CITY OF DUVALL KING COUNTY, WA
PRELIMINARY SUBDIVISION
 JUNE 29, 2015

PROJECT INFORMATION

GENERAL

PARCEL NO. 24080880
 SITE ADDRESS 1441 OPAHON-DUVAL RD NE
 DUVALL, WA 98019

EXISTING ZONING M-22
 PROPOSED ZONING M-22
 BUILDING SETBACKS STREET: 32' RESIDENTIAL, 0'-0" COMMERCIAL
 REAR: 12' RESIDENTIAL
 INTERIOR: 0'-0" ATTACHED RESIDENTIAL

DEVELOPMENT

TOTAL PROPERTY AREA 30.8 AC (1,341,388 SF)
 TOTAL PROJECT AREA 24.1 AC (1,050,832 SF)
 EAST WETLAND BUFFER AREA 14.8 AC (648,950 SF)

NET USABLE AREA (W/OUT BUFFER REDUCTIONS) 8.2 AC (360,992 SF)
 NET USABLE AREA (W/ BUFFER REDUCTIONS) 12.8 AC (554,257 SF)

REQUIRED COMMERCIAL AREA (228 NET USABLE AREA) 3.2 AC (137,276 SF)
 PROVIDED COMMERCIAL AREA 3.3 AC (143,863 SF)

PROPOSED RESIDENTIAL LOTS 89 LOTS
 NET USABLE AREA (RESIDENTIAL) 8.3 AC (363,492 SF)
 PROPOSED RESIDENTIAL DENSITY 118 DU/AC
 AVERAGE LOT SIZE RESIDENTIAL 2,487 SF
 COMMERCIAL 30,777 SF
 SINGLELOT LOT 1,581 SF

OPEN SPACE TRACTS 1.9 AC (79,891 SF)
 SENSITIVE AREA TRACT 10.7 AC (465,157 SF)
 APPROX. PUBLIC ROAD LENGTH 2,487 LF

UTILITY SERVICES

WATER AND SEWERTY SEWER: CITY OF DUVALL
 NEAREST FIRE HYDRANT: 4 HYDRANTS ON EAST SIDE OF FRONTAGE
 FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 43
 SCHOOL DISTRICT: WASHVIEW #387

GRADING

CUT: 20.972 CY
 FILL: 26.382 CY
 NET: 5.410 CY (FILL)

SURVEY NOTES

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLAINMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ARS SURVEY AND MAPPING (ARS) JOB NO. 131913, AS PROVIDED BY THE SURVEY OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ARS SURVEY AND MAPPING:

HORIZONTAL DATUM & MERIDIAN

VERTICAL DATUM FOR THIS SURVEY IS THE WEST BENCHMARK OPTIC-STARZ PLUMB IN 27 BRASS 5002 IN 4" CONC. P IN CASE, 500.256 IN APPROX. # 8 EA OF 30003, 57 8, 0 OF NE 145TH ST

VERTICAL DATUM

NAME: 88
 LEGAL DESCRIPTION
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, R. 6E, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF STATE HIGHWAY 158, EXCEPT THAT PORTION CONDONATED IN KING COUNTY SUPERIOR COURT CASE NO. 71243 FOR THE OREGON, WELLSBARD AND PUGET SOUND RAILWAY COMPANY RIGHT-OF-WAY, AND EXCEPT THE EAST 157 FEET OF THE SOUTH 158 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, R. 6E, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF STATE HIGHWAY 158; THENCE SOUTH 45°57' EAST, 260 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 175 FEET; THENCE NORTHWESTERLY 225 FEET, MORE OR LESS, TO A POINT ON SAID NORTH LINE WHICH IS 260 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE 260 FEET TO THE POINT OF BEGINNING, AND AS MODIFIED BY THE BOUNDARY LINE ADJUSTMENT AND OUP CLAIM DEED, DATED DECEMBER 22, 1988, RECORDED UNDER KING COUNTY RECORDING NO. 880084975, AND AS MODIFIED BY THE BOUNDARY LINE ADJUSTMENT AND OUP CLAIM DEED, DATED JUNE 27, 1988, RECORDED UNDER KING COUNTY RECORDING NO. 881027613, AND WHICH BOUNDARY LINE ADJUSTMENTS ARE DEFINED ON THE SURVEY MEMORANDUM BY LEONARD E. EMERSON, FILED FOR RECORD ON SEPTEMBER 14, 1988, IN VOLUME 124 OF SURVEYS, AT PAGE 231, UNDER KING COUNTY RECORDING NO. 880084900, AND EXCEPT THOSE DEVELOPMENT RIGHTS AS CONVEYED TO KING COUNTY BY DEED OF AND AGREEMENT RELATING TO DEVELOPMENT RIGHTS AS RECORDED FEBRUARY 23, 1989 UNDER RECORDING NO. 892221815.

SITED IN THE COUNTY OF KING, STATE OF WASHINGTON.



SITE PLAN



PROJECT TEAM

- APPLICANT**
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- SURVEYOR**
 ARS SURVEY AND MAPPING
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- ARCHITECT**
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- CULTURAL RESOURCES**
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- CRITICAL AREAS**
 WETLAND RESOURCES, INC.
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- GEOTECHNICAL ENGINEER**
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- TRAFFIC ENGINEER**
 GIBSON TRAFFIC CONSULTANTS
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 PHONE: (425) 438-8268
 EMAIL: BR@GIBSONTRAFFIC.COM

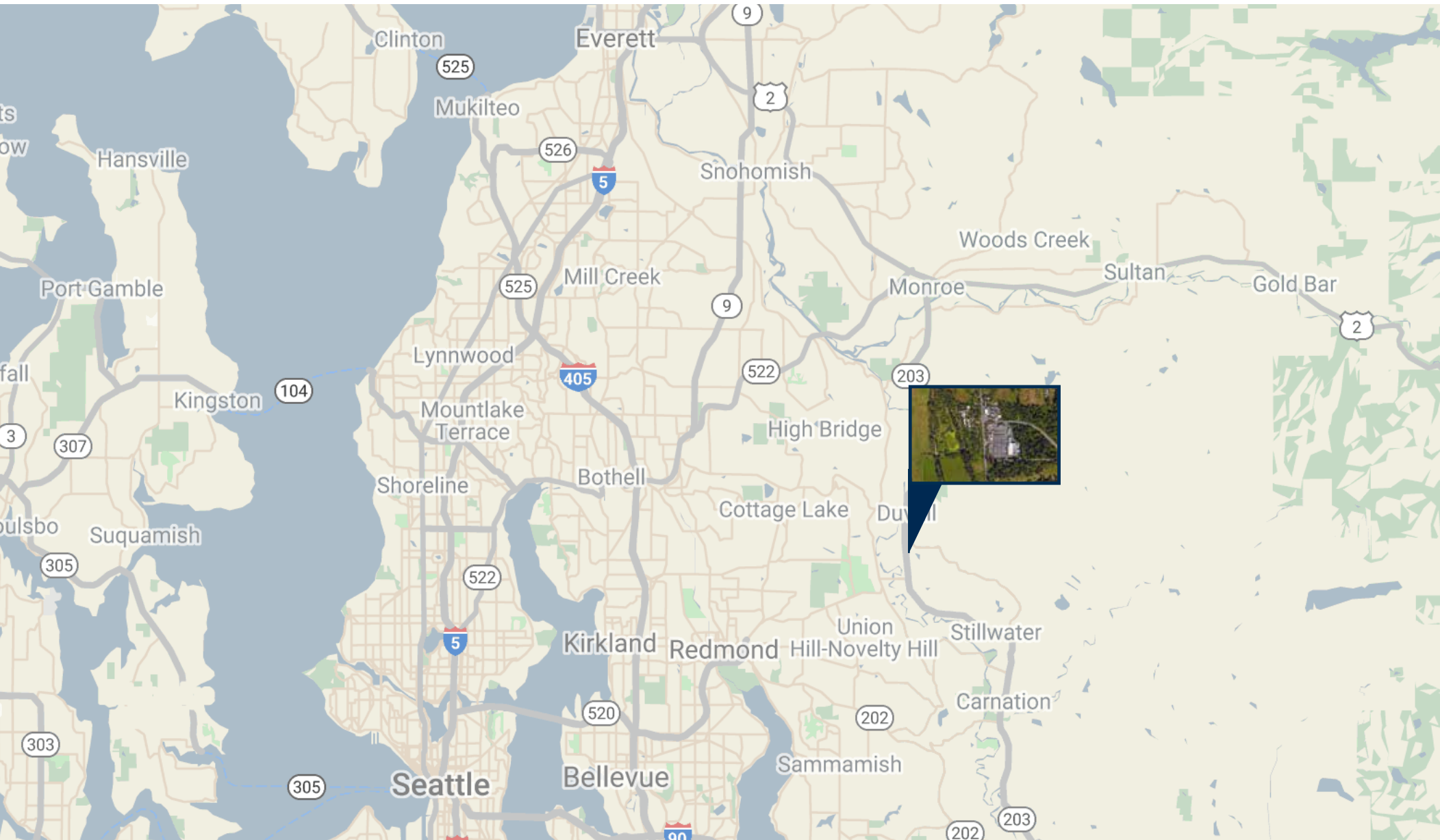
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Location

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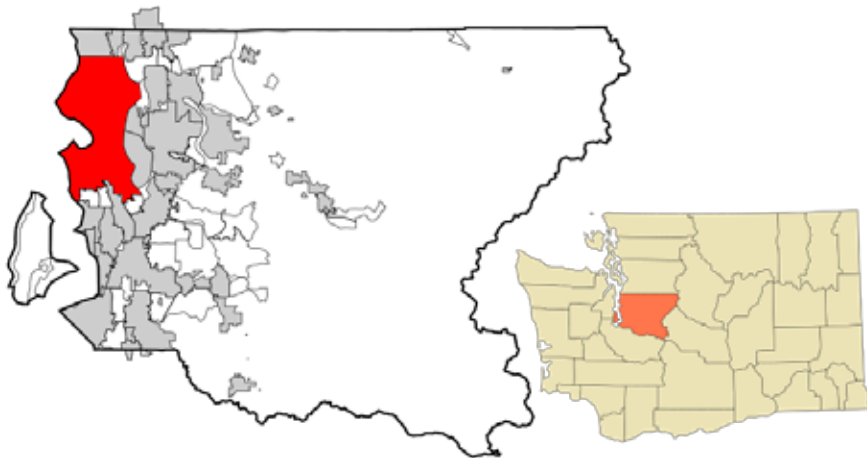
Submarket Overview

King County

King County is located in the U.S. state of Washington. The population was 2,274,315 in the 2020 census estimate, making it the most populous county in Washington, and the 12th-most populous in the United States. The county seat is Seattle, also the state's most populous city.

King County is one of three Washington counties that are included in the Seattle–Tacoma–Bellevue metropolitan statistical area. (The others are Snohomish County to the north, and Pierce County to the south.) About two-thirds of King County's population lives in Seattle's suburbs.

Major industry sectors in King County supplying more than 100,000 estimated jobs include professional and business services, education and health services, government, retail trade, leisure and hospitality, information and manufacturing.



King County Demographics

2.3M
Population

1.7%
Annual Growth Rate

102K
Median Household Income

750K
Median Home Value



Property Photos



Property Photos



Property Photos





Contact



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