

For Sale - Development Opportunity

Duvall Commercial Land



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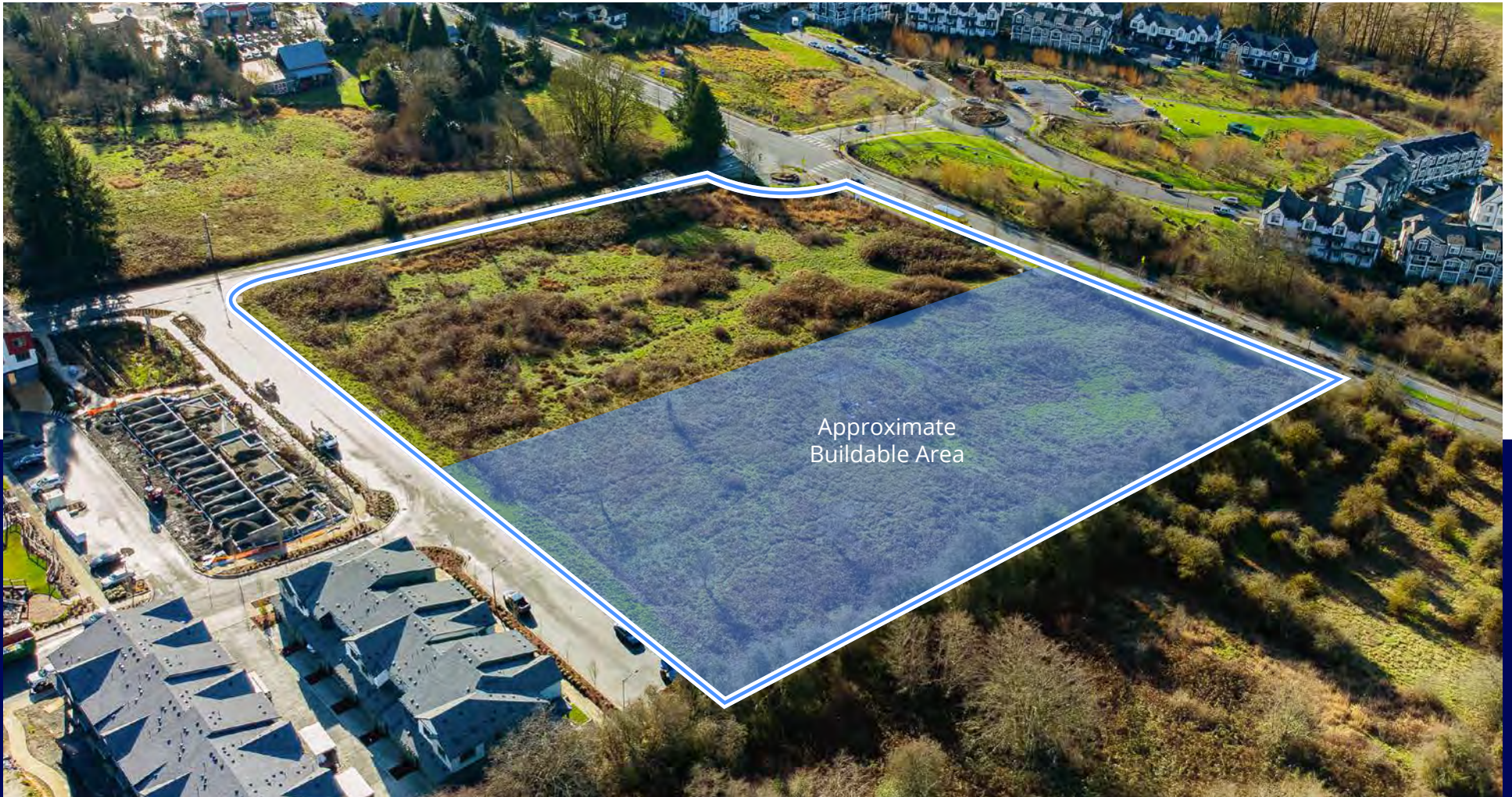


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An aerial photograph of a residential development, likely a golf course community, featuring numerous houses with dark roofs and manicured lawns. The scene is overlaid with a semi-transparent blue filter. A large, white, sans-serif number '01' is centered in the upper half of the image, with a thin blue horizontal line underneath it.

01

Executive Summary

Executive Summary

Colliers is pleased to exclusively market this 5.46-acre development site located in Duvall, Washington.

This 5.46-acre vacant land parcel is situated in Duvall, Washington, within the Commercial (CO) zoning district. According to a wetland study, approximately 7% of the parcel contains a low-grade wetland. The property is conveniently located near the Big Rock Shopping Center, offering prime access to retail and community amenities. With its strategic positioning and zoning classification, this land presents an exceptional opportunity for development and investment.

Wetland and Geotechnical studies available on request



Investment Highlights

Potential Uses:

- **Commercial Development:** Suitable for office spaces, retail, and service businesses, benefiting from high visibility and proximity to existing retail hubs.
- **Mixed-Use Projects:** Perfect for integrating commercial and residential components to meet the growing demand for versatile spaces.
- **Community Services:** Potential for medical offices, educational facilities, or recreational centers, enhancing local services and amenities.

Location Benefits:

- **High Visibility:** Visibility from Duvall-Monroe Road.
- **Proximity to Big Rock Shopping Center:** Offers immediate access to retail, dining, and essential services.
- **Growing Community:** Duvall's expanding population and vibrant community make this a strategic investment opportunity.
- **Excellent Connectivity:** Easily accessible via major roadways, with proximity to the Seattle metropolitan area.

Duvall, WA Highlights:

- **Charming Atmosphere:** Known for its small-town charm and strong community spirit.
- **Outdoor Recreation:** Surrounded by scenic parks and trails.
- **Economic Growth:** Steady growth in business and residential sectors.



An aerial photograph of a residential development. In the foreground, there is a large, dense wooded area. Behind the woods, a road runs horizontally across the frame. To the right of this road, there is a large, rectangular area that appears to be under construction or recently cleared. Further back, there are several multi-story residential buildings with light-colored roofs and walls. The background shows more residential buildings and a road that curves to the right. The entire image has a dark blue overlay.

02

The Site

Allowable Uses Under CO (Commerical) Zoning

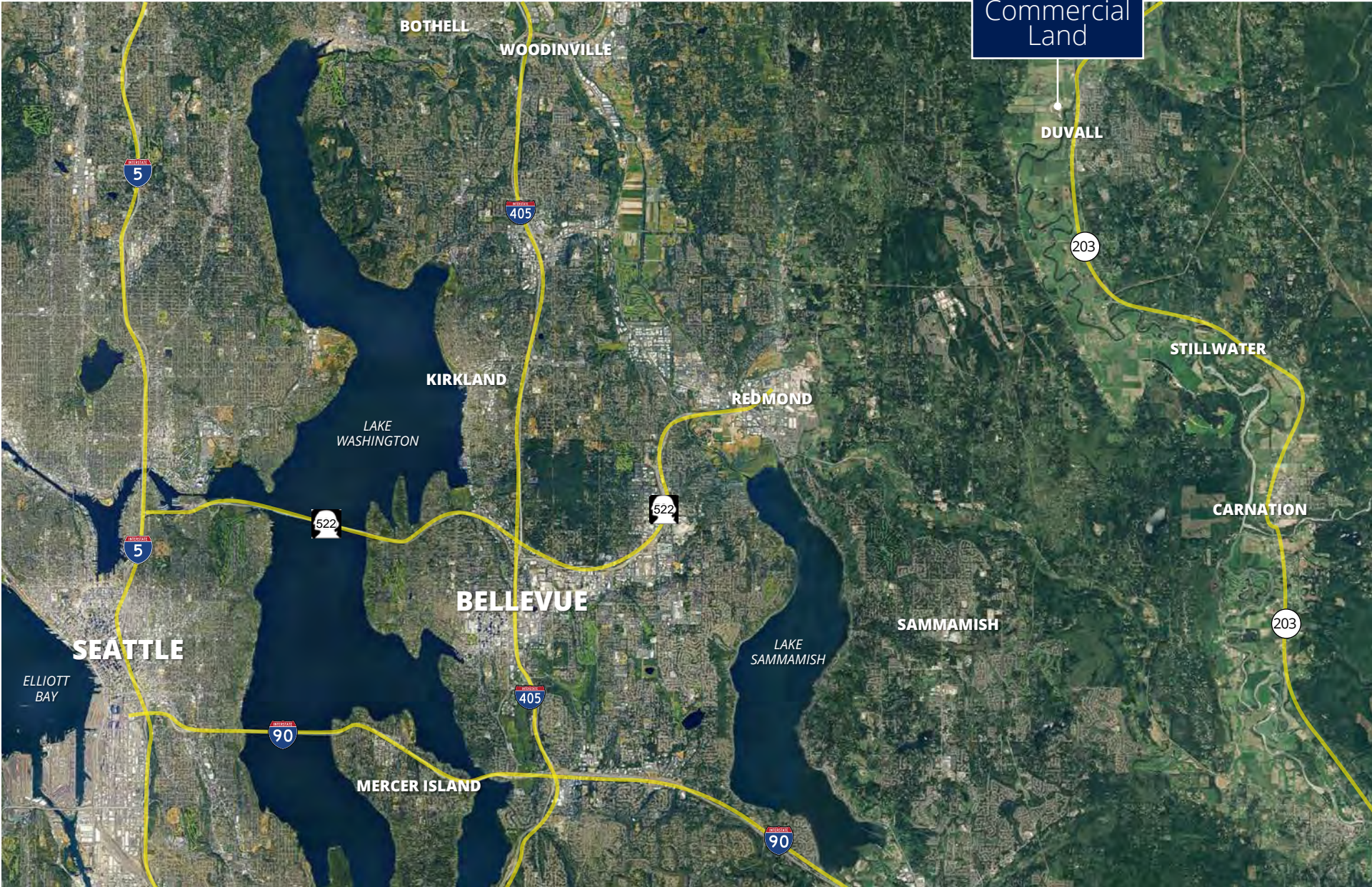
Each building in the Commercial zoning district shall be limited to sixty-five thousand (65,000) square feet unless a conditional use permit in accordance with DMC [Chapter] 14.68 has been granted. Permitted uses in the CO zoning district are:

- Adult entertainment facilities, including theaters, retail stores, clubs
- Animal service facilities, including veterinary clinics, pet shops, indoor pet daycare, grooming services, kennel or cattery
- Automotive rental and leasing
- Automotive service facilities, including gas stations, auto parts stores, auto repair, car washes, auto glass repair
- Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- Day care facilities, including family day care providers
- Dwelling units on upper floors
- Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, and bakeries
- Equipment rental (recreational)
- General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- Social service facilities, including social service offices, adult and child day care, residential care facilities
- Religious institutions (not including K—12 schools)
- Cemeteries
- Retail sales of vehicles, boats, and recreational vehicles
- Grocery/convenience stores
- Governmental services (court, police, fire, City Hall or similar local government not including public works yards or sewer treatment plants)
- Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- Lodging facilities, including hotels, motels, bed and breakfasts
- Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- Parks, public or private
- Recreational trails, non-motorized
- Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- Repair shops, including bicycles, electronics, jewelry
- Retail sales of building, hardware and garden materials
- Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, book, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, pets and pet supplies, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- Senior citizen-assisted living facility
- Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of twenty-five (25) percent of gross floor area)
- Wireless facilities attached to an existing building and camouflaged²

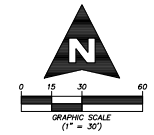
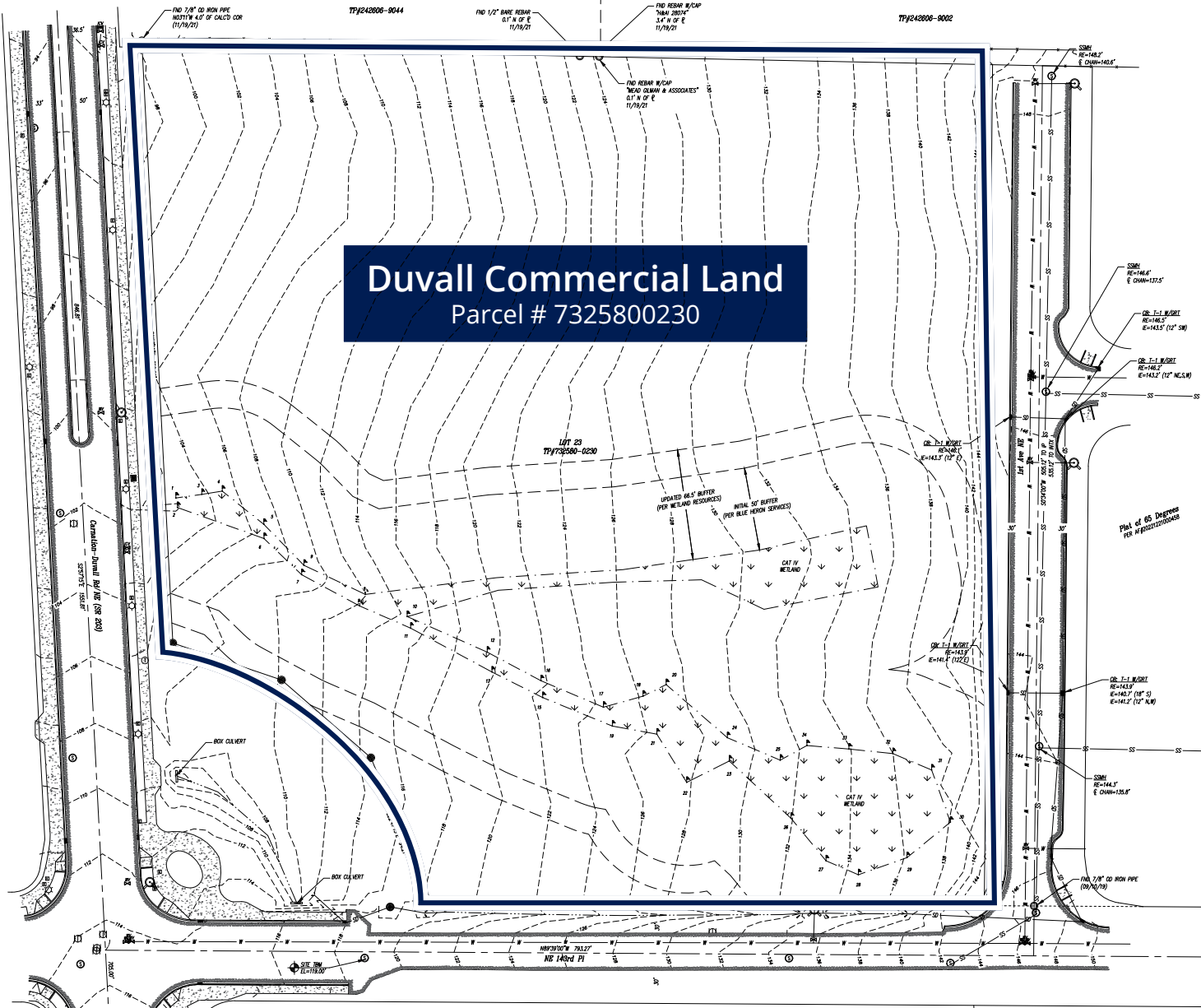
¹See DMC [Chapter] 5.02 for licensing criteria and DMC [Section] 14.64.220 for location restrictions);

²See DMC [Chapter] 14.56)

Property Location



Topographic Survey Map



*CONTOURS DEPICTED @ 2' INTERVALS

LEGEND

- PREVIOUSLY SET REBAR W/CAP, T.S. 21032299
- FND SURVEY MARKER, AS NOTED
- ⊙ CATCH BASIN
- ⊙ CATCH BASIN, T-2 W/BRDCAEG
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ ELECTRICAL JUNCTION BOX
- ⊙ LIGHT STANDARD
- ⊙ UTILITY VAULT
- ⊙ GAS VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ WETLAND FLAG
- ⊙ WIRE FENCE
- EX CONTOUR MAJOR
- EX CONTOUR MINOR
- DITCH LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- EDGE OF ASPHALT
- CONCRETE

SITE DATA

732580-0230
 VACANT LOT
 10000 S. 100th St.
 2.56 AC ±

LEGAL DESCRIPTION

LOT 23, RD VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83 OF PLATS, PAGES 86 AND 87, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

HELD A BEARING OF NORTH 53°44'44" EAST BETWEEN FOUND NORTH QUARTER CORNER MONUMENT FOR SECTION 24 AND FOUND SOUTHWEST CORNER OF LOT 23 MONUMENT TO ORIENT TO THE PLAT OF RD VISTA RANCHETTES AS RECORDED UNDER VOLUME 83 OF PLATS, PAGES 86-87.

DATUM

NAD 83

PROJECT BENCHMARK

DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WRSN).

SITE BENCHMARK

TOP OF SEWER MANHOLE LID LOCATED ±50' SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER (DEPICTED ON SURVEY). EL=118.00'

NOTES

- (1) REPRESENTATION OF BOUNDARY LINES ARE BASED UPON A BOUNDARY SURVEY RECORDED BY ME WITH THE KING COUNTY AUDITOR UNDER RECORDING NO 202202890011, AN ADDITIONAL 30' OF ROAD DEDICATION OCCURRED ON THE EAST END OF THE SUBJECT PARCEL AFTER THE RECORDING OF SAID SURVEY. THESE CHANGES ARE REPRESENTED IN THIS TOPOGRAPHIC SURVEY.
- (2) INFORMATION CONTAINED IN THIS SURVEY IS DERIVED FROM CLIENT PROVIDED RANER TITLE OWNERSHIP AND ENCUMBRANCE AND JUDGEMENT REPORT, FILE NO. 87878801, DATED OCTOBER 11, 2023.
- (3) DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.
- (4) THE INFORMATION SHOWN HEREON REPRESENTS THE RESULTS OF A SURVEY STARTED BY ME ON 11/30/21 AND SUPPLEMENTED WITH ADDITIONAL INFORMATION ON 02/04/24, AND CAN ONLY BE CONSIDERED AS DEPICTING THE GENERAL SITE CONDITIONS AT THAT TIME.
- (5) UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES.
- (6) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- (7) LOCATION, CATEGORY AND ASSOCIATED BUFFER OF WETLANDS PROVIDED BY BLUE HERON SERVICES DATED 11/10/19. A WETLAND REPORT PROVIDED BY WETLAND RESOURCES INC ON 8/31/23 DESCRIBES THE INCREASED BUFFER SIZE FROM 50' TO 86.5'.

Example Development

Project Description

Farm Brewery is a Type VB, new construction, 96' long x 60' wide, pole barn style building designed by Spane Buildings Inc. with post-frame and slab-on-grade structure. The building program is an open concept floor plan that includes a walk-up tasting bar, barrel room, seating lounge, restrooms, cold room, and a 1,900 sq. foot brewery production area. The second floor serves as an open storage loft for mechanical and barrel storage purposes. Total square footage of the building including the 2nd story storage loft is 5,617 sq ft. The exterior will host an outdoor covered patio area with seating located on the west side of the building overlooking the farm and capturing evening sunsets.

The Farm Brewery model replicates a winery/vineyard type setting by utilizing its 5-acre lot to establish an on-site farm to grow ingredients that would be used to influence seasonal beer and cider offerings. The farm would allow patrons the opportunity to experience beer as being something that is grown from the land and not manufactured in an industrial factory setting, while also offering a park-like setting for family and friends to gather. The proposed project encapsulates the City's vision of small-town charm where people can enjoy a unique experience by walking through the farm, touring the brewery production area and tasting seasonal beers and ciders being locally produced onsite.



LOT 23, RIO VISTA RANCHETTES
 VACANT LOT
 DUVALL, WA 98019
 TP #732580-0230
 AREA: 251,243 S.F.



Example Development



Property Aerial



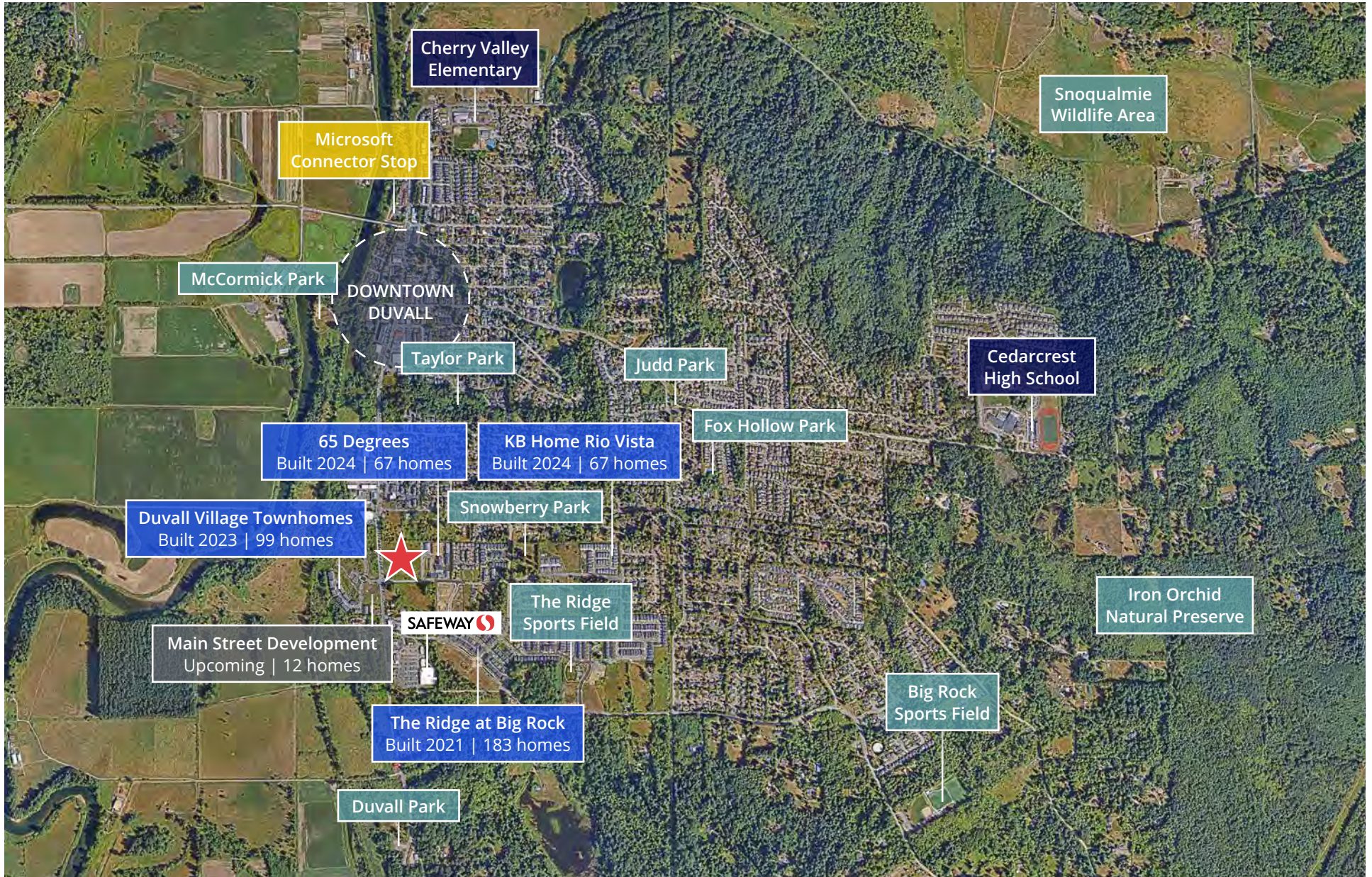
Property Aerial



Property Aerial



Duvall Aerial



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter and a white border. The image shows a dense cluster of houses with dark roofs, interspersed with trees and open spaces. In the background, a layer of white fog or mist sits on the ground, with a dark treeline visible on the horizon under a cloudy sky. The overall tone is cool and professional.

03

Comparable Land Sales

Sale Comparables

| Address | APN | Zoning | Land Area | Recorded Owner | Sale price | Sale Date |
|--|----------------|--------|-------------------------|---|-----------------------------|------------|
| 14434 Carnation Duvall Rd NE Duvall, WA | 242606-9044 | CO | 117,344 SF (2.69 AC) | Anjuman E Burhani Seattle | \$1,750,000 (\$14.91/SF) | 8/10/2021 |
| XXXX Carnation Duvall Rd NE Duvall, WA | 2132301110 | MU12 | 63,314 SF (1.45 AC) | JSGP Ventures LLC (Singh Perminderpal) | \$900,000 (\$14.21/SF) | 8/31/2021 |
| 14810 Main St NE Duvall, WA | 132606-9063 | MU12 | 75,411 SF (1.73 AC) | 14810 Duvall LLC | \$970,000 (\$12.86/SF) | 6/10/2022 |
| 19007 Cascadia Blvd E Tehaleh, WA | 0519168011 | EPBC | 65,384 SF (1.5 AC) | Paari Ventures LLC | \$1,525,000 (\$23.32/SF) | 2/23/2024 |
| 64th St E (3 Parcels) Sumner, WA | 0520305003 | Comm | 216,755 SF (4.98 AC) | Titus Will Enterprises Inc | \$4,000,000 (\$18.45/SF) | 6/13/2022 |
| SR410 E Bonney Lake, WA | 0519026003 | E | 77,101 SF (1.77 AC) | Cab 1 Properties LLC | \$1,300,000 (\$16.86/SF) | 10/19/2023 |
| 2517 136th Avenue Ct E Sumner, WA | 0420123074 | Comm | 85,552 SF (1.96 AC) | Kim Sing Re Investments LLC | \$1,280,000 (\$14.96/SF) | 7/18/2022 |
| 2015 Freeway Dr Mount Vernon, WA | 34041810100202 | C-2 | 103,324 SF (2.37 AC) | Watson Properties | \$1,140,000 (\$11.03/SF) | 9/27/2019 |

For Sale/ Under Contract Comparables

| Address | APN | Zoning | Land Area | Recorded Owner | Asking Price | Status |
|---|-------------|--------|------------------------|----------------|-----------------------------|-----------|
| XXXX NE Big Rock Rd Duvall, WA | 729900-0050 | MU12 | 49,909 SF (1.15 AC) | Toll Brothers | \$748,635 (\$15.00/SF) | For Sale |
| XXXX NE Big Rock Rd Duvall, WA | 729900-0040 | MU12 | 36,179 SF (0.83 AC) | Toll Brothers | \$542,685 (\$15.00/SF) | For Sale |
| XXXX NE Big Rock Rd Duvall, WA | 729900-0030 | MU12 | 28,419 SF (0.65 AC) | Toll Brothers | \$426,285 (\$15.00/SF) | For Sale |
| XXXX NE Big Rock Rd Duvall, WA | 729900-0020 | MU12 | 39,310 SF (0.92 AC) | Toll Brothers | \$589,650 (\$15.00/SF) | For Sale |
| XXXX NE Big Rock Rd Duvall, WA | 729900-0010 | MU12 | 46,778 SF (1.07 AC) | Toll Brothers | \$701,670 (\$15.00/SF) | Under LOI |
| XXXX NE Big Rock Rd Duvall, WA | 729902-1180 | MUI | 76,237 SF (1.75 AC) | Toll Brothers | \$1,143,555 (\$15.00/SF) | Under LOI |
| XXXX NE Big Rock Rd Duvall, WA | 729902-1170 | MUI | 51,006 SF (1.17 AC) | Toll Brothers | \$765,090 (\$15.00/SF) | Under LOI |

An aerial photograph of a residential development, likely a new housing project, featuring rows of modern houses with dark roofs. The scene is overlaid with a semi-transparent blue filter and a white border. In the background, a thick layer of fog or low clouds sits on the ground, with a line of trees visible above it. The overall mood is serene and somewhat misty.

04

Location Overview



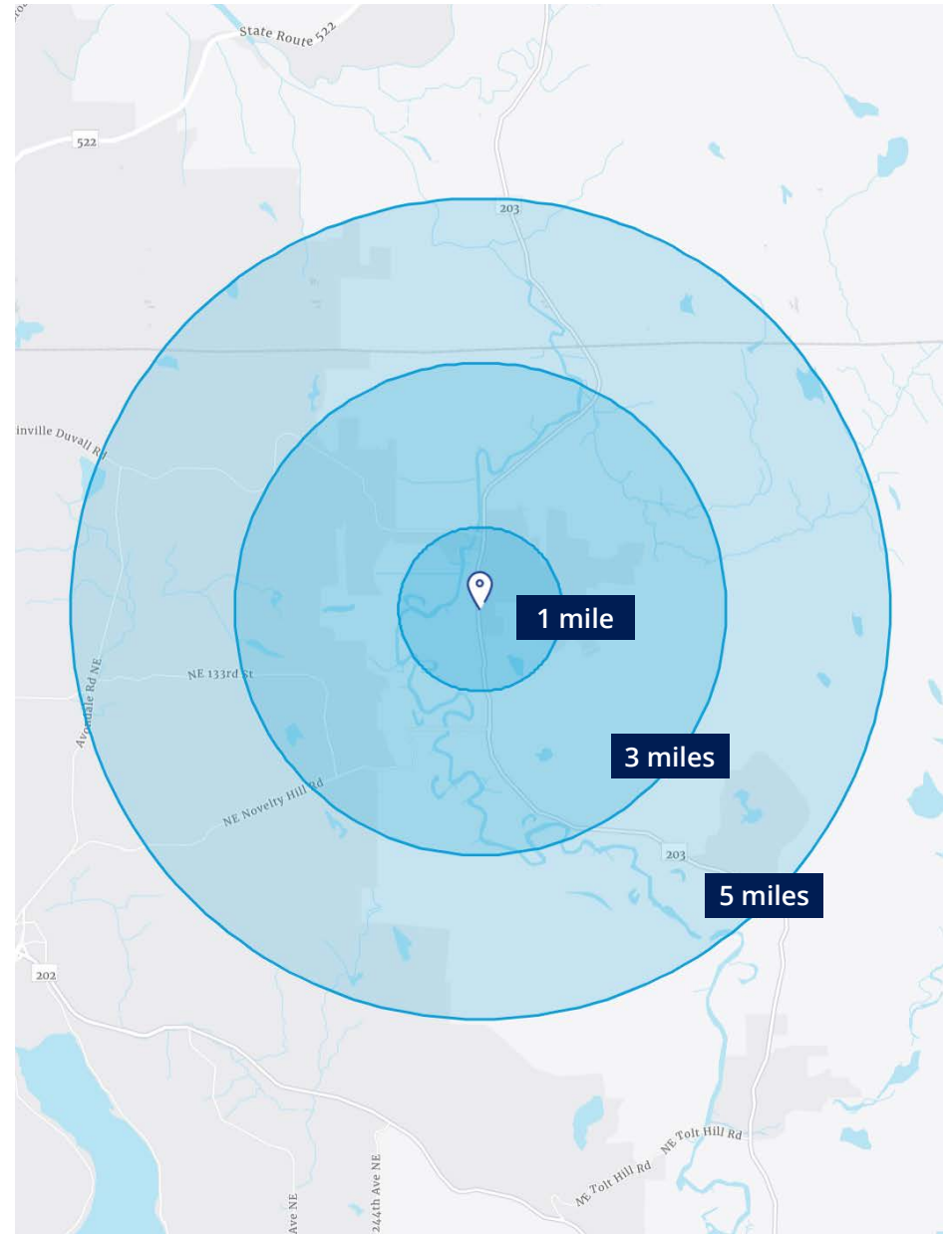
Small Town. Real Life.

Duvall is a rapidly growing community that presents a unique opportunity for investors looking to capitalize on undeveloped land. Nestled in the scenic Snoqualmie Valley, Duvall offers a blend of small-town charm and strategic growth potential, making it an ideal location for multifamily residential, retail, or light industrial development. With a strong sense of community and proximity to major employment centers like Redmond and Bellevue, Duvall attracts families and professionals seeking a balance between rural tranquility and urban convenience. The city's commitment to sustainable growth, coupled with its vibrant downtown, offers a solid foundation for new development. Investors can leverage Duvall's expanding infrastructure and favorable demographic trends to create high-demand properties that meet the needs of this growing market. By investing in Duvall, you're not just developing land—you're shaping the future of a community on the rise in the Pacific Northwest.



Demographics

| | 1 mile | 3 miles | 3 miles |
|--------------------------|-----------|-----------|-------------|
| Current Total Population | 5,631 | 18,626 | 44,998 |
| 5 Year Total Population | 5,757 | 18,708 | 44,945 |
| Current Total Household | 1,918 | 6,893 | 15,790 |
| 5 Year Total Household | 1,946 | 6,850 | 15,636 |
| Median Household Income | \$186,694 | \$176,068 | \$197,527 |
| Median Home Value | \$854,581 | \$996,649 | \$1,120,993 |
| Per Capita Income | \$85,845 | \$88,713 | \$91,469 |
| Daytime Population | 4,430 | 14,669 | 33,989 |
| Total Businesses | 170 | 338 | 737 |
| Total Employees | 1,262 | 2,777 | 5,655 |



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