



Mabton Development Site

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Investment Highlights





Simple Development Site Zoned for Multifamily

The 8.16-acre site spans two parcels and is zoned R-2 under Mabton's comprehensive plan, with the city having already approved a 178-unit development on the site. This eliminates entitlement risk and streamlines the path to permit for multifamily, townhomes, or other high-density residential concepts.

Targeted for Affordable and Workforce Housing

Located in an agricultural employment hub, the property is an ideal candidate for affordable or workforce housing. The site is likely eligible for deep federal and state subsidies including USDA Section 514/516 Farmworker Housing loans, LIHTC with a 30% Basis Boost, and Yakima County gap financing, tools specifically structured for small-town developments.

Public Infrastructure and Utility Access in Place

Utility infrastructure is already available at the site, including water and sewer capacity supported by recent city investments in Well #6 and wastewater upgrades. These improvements reduce development costs and enable a quicker path to vertical construction.

Multiple Exit Strategies & Site Flexibility

The site's size and zoning allow for a wide range of outcomes, from building rental townhomes to platting for for-sale housing. Pursue a full buildout or subdivide and sell individual lots to homebuilders.

Located in Mabton, Washington, this 8.16-acre site presents a rare opportunity to deliver much-needed affordable and workforce housing in the heart of the Columbia Valley. The property is already zoned R-2 for high-density residential and has city-approved entitlements for a 178-unit development, significantly de-risking the front end of the project. With utilities to the site and recent infrastructure improvements underway, the groundwork has been laid for immediate development.

The city of Mabton, situated in Yakima County, is part of a region experiencing sustained population growth driven by agricultural employment and increasing demand for housing. State and federal programs are directly targeting towns like Mabton with generous incentives – including LIHTC with a 30% Basis Boost, USDA Farmworker Housing loans, and property tax exemptions – creating a uniquely capital-efficient opportunity for developers who specialize in affordable housing delivery.

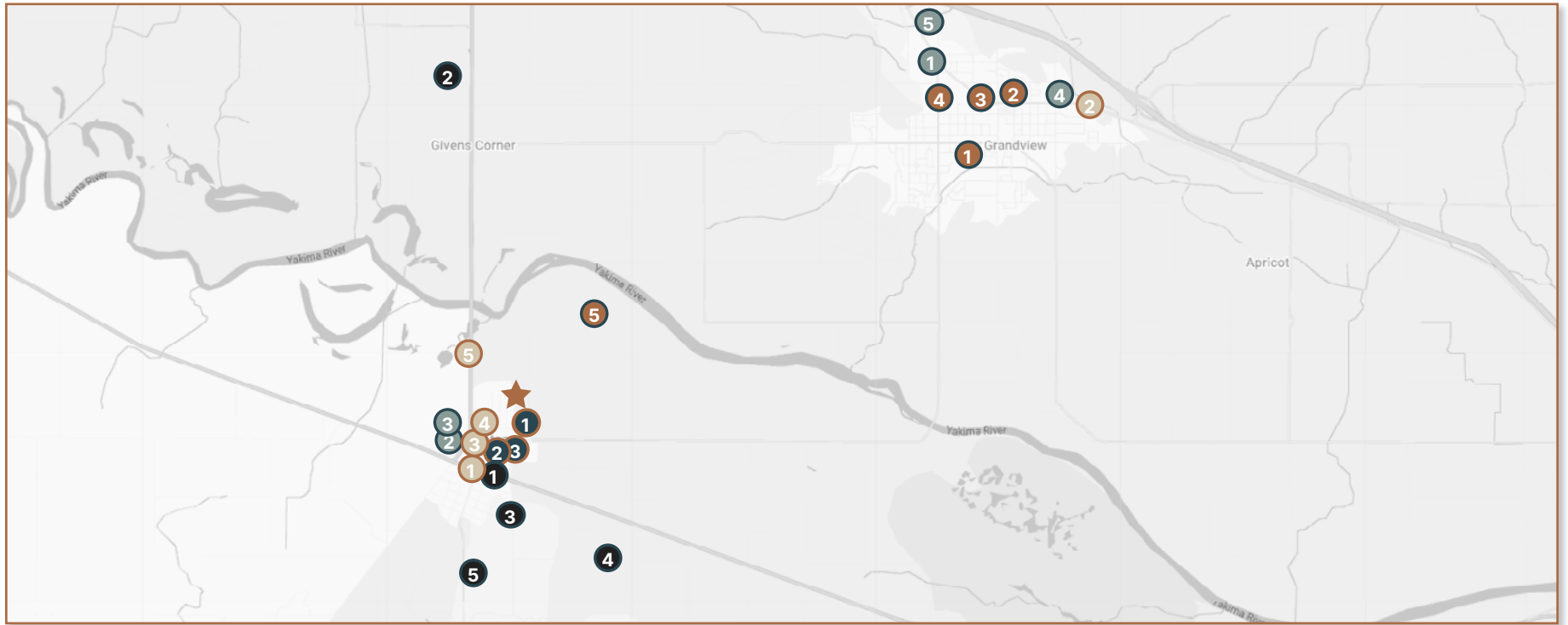
In addition to its entitlements and infrastructure advantages, the Mabton Development Site benefits from exceptional optionality. Whether building rental townhomes, farmworker housing, or an LIHTC-backed affordable apartment project, the site supports a variety of uses and exit strategies. With Yakima County and Washington State aligning policy and capital to address rural housing needs, this development site sits squarely in the path of both funding and growth.

Property Overview

Property Summary

Property Name	Mabton Development Site
Address	Monroe Street and 7th Avenue
City, State, Zip	Mabton, WA 98935
Parcel ID	23093134481, 23093134001
Zoning	R-2
Acreage	8.16
Land SF	346,215
Units Per Acre	22
Max Potential Buildable Units	178
SF Per Unit	998
Net Rentable SF	177,600
Gross Buildable SF	200,000





Schools

- 1. Artz Fox Elementary School
- 2. Mabton Middle School
- 3. Mabton Sr High School

Shopping

- 1. Dollar General
- 2. Horizon Market
- 3. Su Mercado Carniceria
- 4. Safeway
- 5. Home Furnishings

Major Employers

- 1. Mabton School District
- 2. Hops Direct
- 3. Northwest Horticulture
- 4. US Bonneville Power Administration
- 5. Bio-Gro, Inc

Amenities

- 1. Dykstra Park
- 2. Grandview Museum
- 3. Yakima Valley Vintners
- 4. Studio 242
- 5. Sunnyside-Snake River Wildlife Area
- Vance-Ferry

Restaurants

- 1. Mi Casa 2
- 2. Big Weezy BBQ
- 3. Rancho El Alazan
- 4. Taqueria Rodriguez
- 5. Wheeler's Deli



Pricing Summary

Pricing Summary

Price	\$1,650,000
Potential Buildable Units	178
Price / Buildable Unit	\$9,270
Price / Land SF	\$4.77





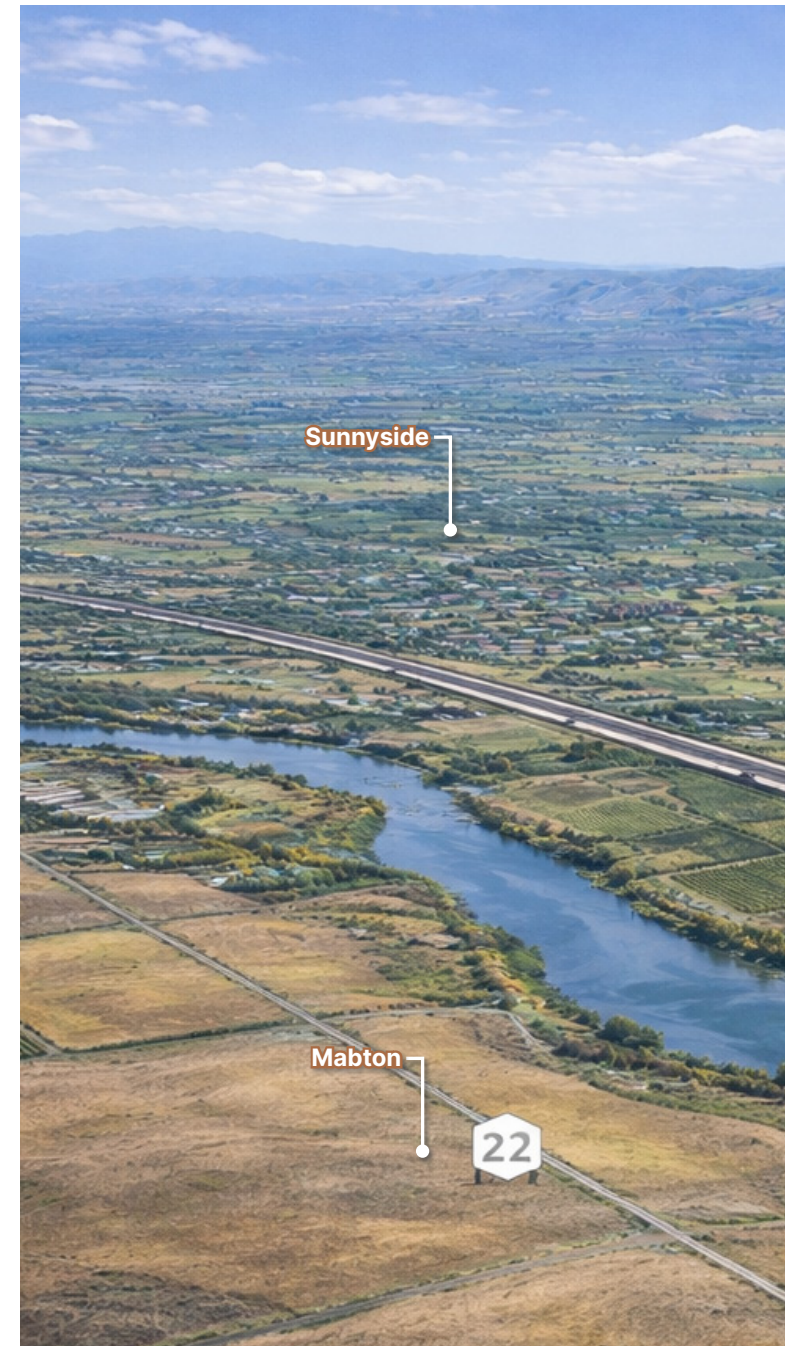
Market Overview

Central Columbia Basin

The Central Columbia Basin encompasses the towns of Prosser, Grandview, Mabton, and Sunnyside, and has emerged as one of the most strategically important development corridors in Eastern Washington. With a collective population approaching 40,000, and growing steadily, this region is anchored by consistent agricultural employment, major food processing infrastructure, and a deep need for new housing at an attainable price.

Unlike larger metro areas that are prone to saturation or regulatory headwinds, the Central Columbia Basin offers a pro-growth municipal environment where cities actively support new housing development through zoning, infrastructure investment, and alignment with state and federal funding sources. The region has become a focal point for affordable and workforce housing developers looking to deploy capital in communities with low entitlement risk and strong renter demand.

New construction in this market has been limited, creating pent-up demand across rental and for-sale product types. Renters in the area are typically families or multi-generational households tied to the agricultural economy, many of whom qualify for LIHTC or USDA-backed housing programs. These dynamics, combined with buildable land, cooperative jurisdictions, and access to tax credits and grant funding make the Central Columbia Basin a high-potential zone for land buyers and developers seeking scaled growth without the competition and pricing pressure of metro markets.





1.8%

Avg Rent Growth
(Q3 2025)

93.8%

Avg Occupancy
(Q3 2025)

\$966

Avg Market Rent
(Q3 2025)

36.4k

Est Population
(2025)

1.72%

Population Growth
(Last 12 months)

\$65.5K

Median HH Income
(Q3 2025)

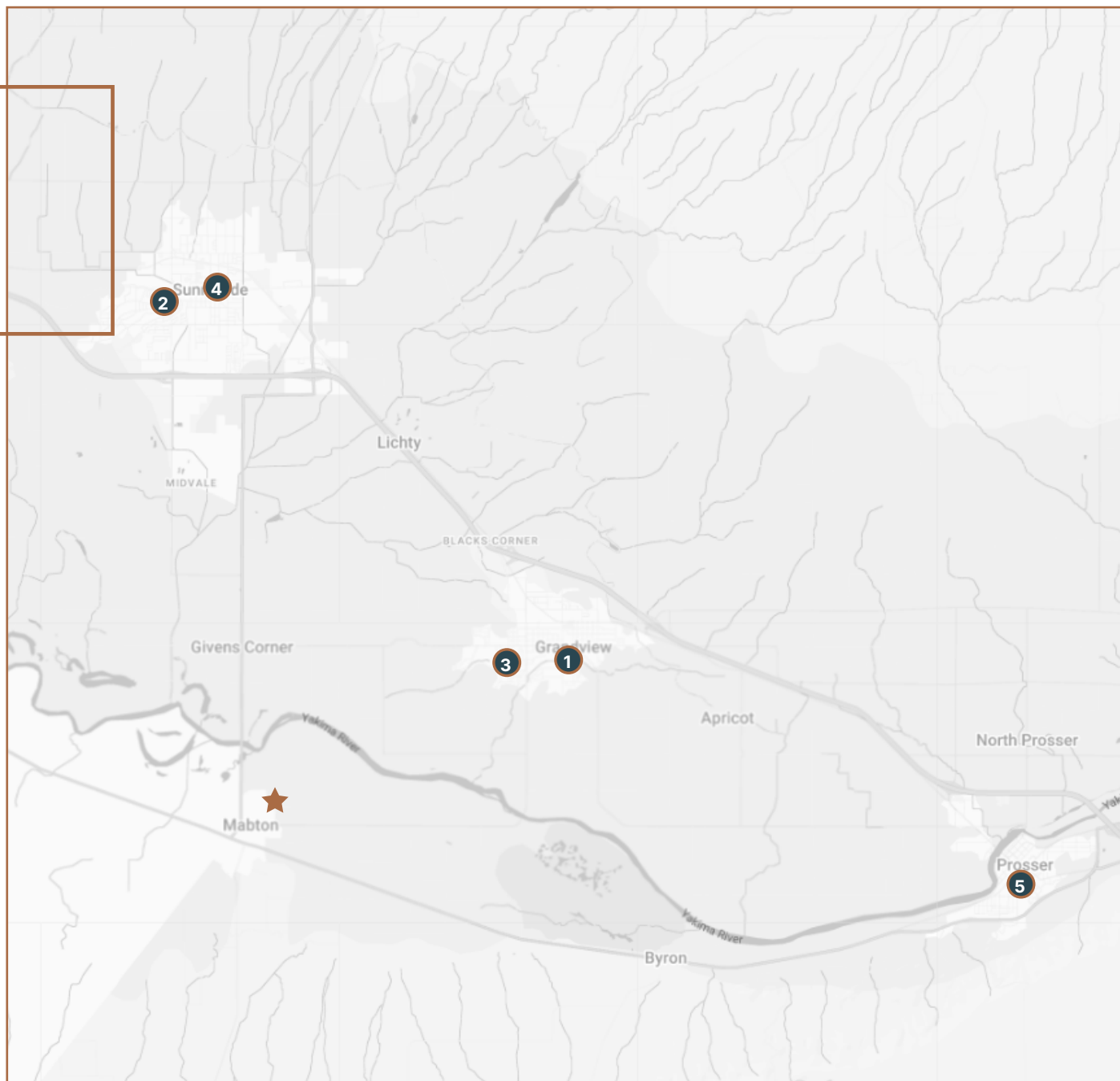
22.3k

Labor Force
(Q3 2025)

2.5%

Home Price Growth
(Q3 2025)

Rent Comps



Property Name	Address	City	Year Built	Units	1-Bed			2-Beds			3-Beds		
					Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF
1 Grandridge Meadows Lofts	1007 Grandridge Road	Grandview	2025	16	-	-	-	\$1,885	963	\$1.96	-	-	-
2 The Heights Apartments	220 W Grandview Ave	Sunnyside	1952	70	\$1,020	627	\$1.63	-	-	-	-	-	-
3 Grandview Apartments	1002 Hillcrest Street	Grandview	1973	44	-	-	-	\$1,295	888	\$1.46	-	-	-
4 624 S 10th Street 624	624 S 10th Street 624	Sunnyside	1974	2	-	-	-	\$1,500	825	\$1.82	-	-	-
5 Hidden Hills	1027 Park Ave	Prosser	2024	16	-	-	-	-	-	-	\$2,350	1,905	\$1.23
Average	-	-	1990	30	\$1,020	627	\$1.63	\$1,560	892	\$1.74	\$2,350	1905	\$1.23
★ Mabton Development Site	-	-	TBD	178	\$1,200	750	\$1.60	\$1,550	985	\$1.57	\$1,850	1,250	\$1.48



Contact

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