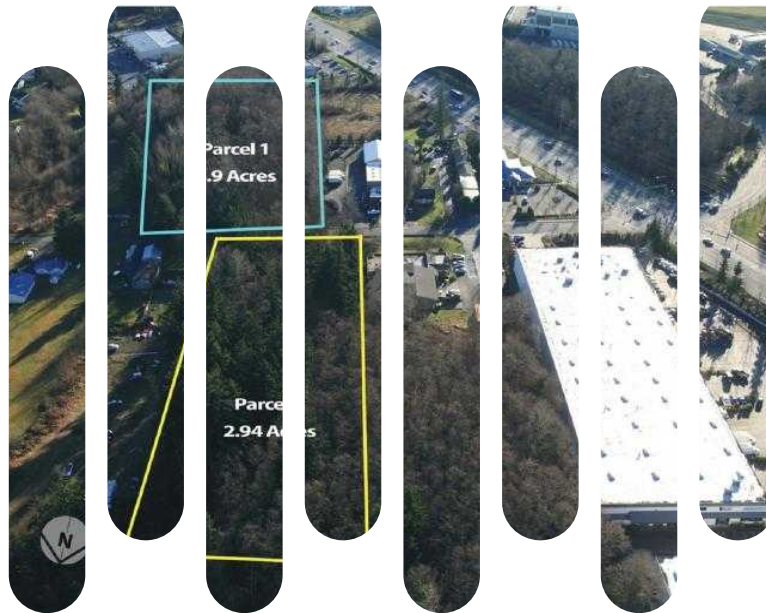


CENTURY 21 COMMERCIAL.

PAINÉ **FIELD AIRPORT PROPERTY**



2311 106TH STREET

2311 106th Street, Everett, WA 98204

Floyd Taylor **Commercial Broker**

*Century 21 North Homes Realty,
Commercial*

2062762096

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floyd.taylor5@gmail.com

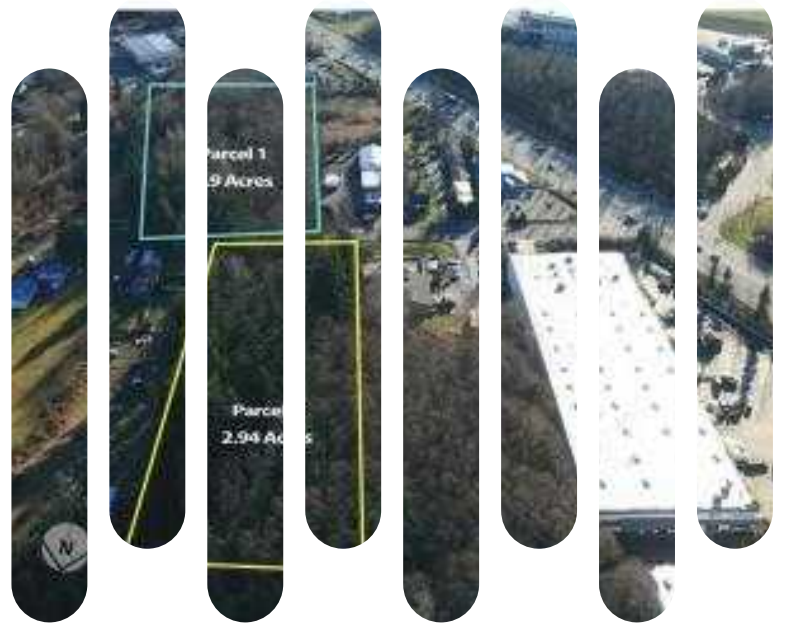
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CENTURY 21 COMMERCIAL.

PAINÉ FIELD AIRPORT PROPERTY



PROPERTY INFORMATION

PURCHASE PRICE

\$1,500,000

PROPERTY ADDRESS

*2311 106TH STREET
EVERETT, WA 98204*

PROPERTY SIZE

128,600 SQ. FT.

LAND SIZE

3.00 ACRES

COMPANY DISCLAIMER

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We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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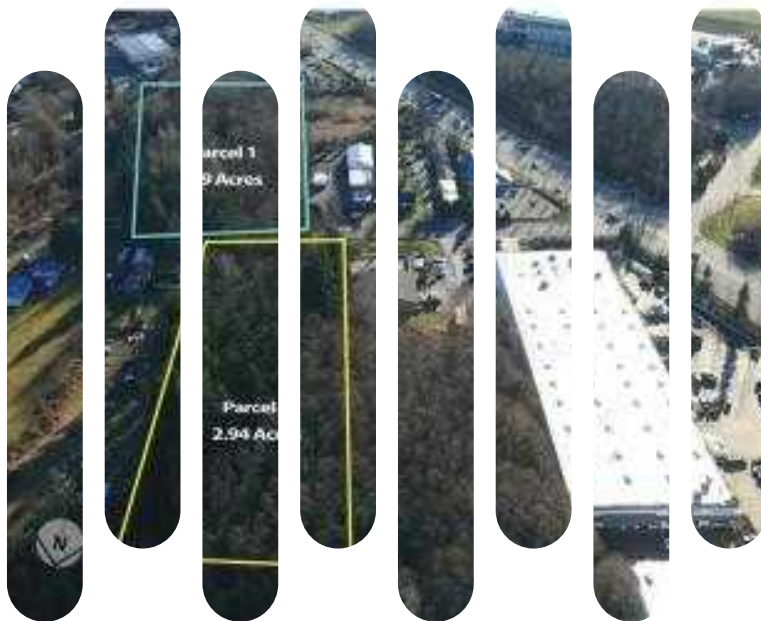
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PROPERTY OVERVIEW

First time on market - Land near Paine Field s New regional airport. Parcel 2 in Picture. The airport has regular scheduled flights to California, Arizona, Nevada Alaska with more being added - fantastic growth is happening in this area this property is perfectly positioned to take advantage of the dynamic activity being created by all the new businesses being developed to support everything in the area. This property consists of approximately 3 acres of land zoned LI-2 (Light Industrial) commercial uses: light manufacturing /or warehouse, office, retail, storage many other uses. - A bonus, there is a good amount of timber on the land to be harvested, small wetland to be mitigated.



PAINE FIELD AIRPORT PROPERTY

**2311 106th Street
Everett, WA 98204**

PROPERTY DETAILS

First time on market - Land near Paine Field s New regional airport. Parcel 2 in Picture. The airport has regular scheduled flights to California, Arizona, Nevada Alaska with more being added - fantastic growth is happening in this area this property is perfectly positioned to take advantage of the dynamic activity being created by all the new businesses being developed to support everything in the area. This property consists of approximately 3 acres of land zoned LI-2 (Light Industrial) commercial uses: light manufacturing /or warehouse, office, retail, storage many other uses. - A bonus, there is a good amount of timber on the land to be harvested, small wetland to be mitigated.

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PROPERTY PHOTOS



PAINE

FIELD AIRPORT
PROPERTY



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PROPERTY PHOTOS



PAINE FIELD AIRPORT PROPERTY



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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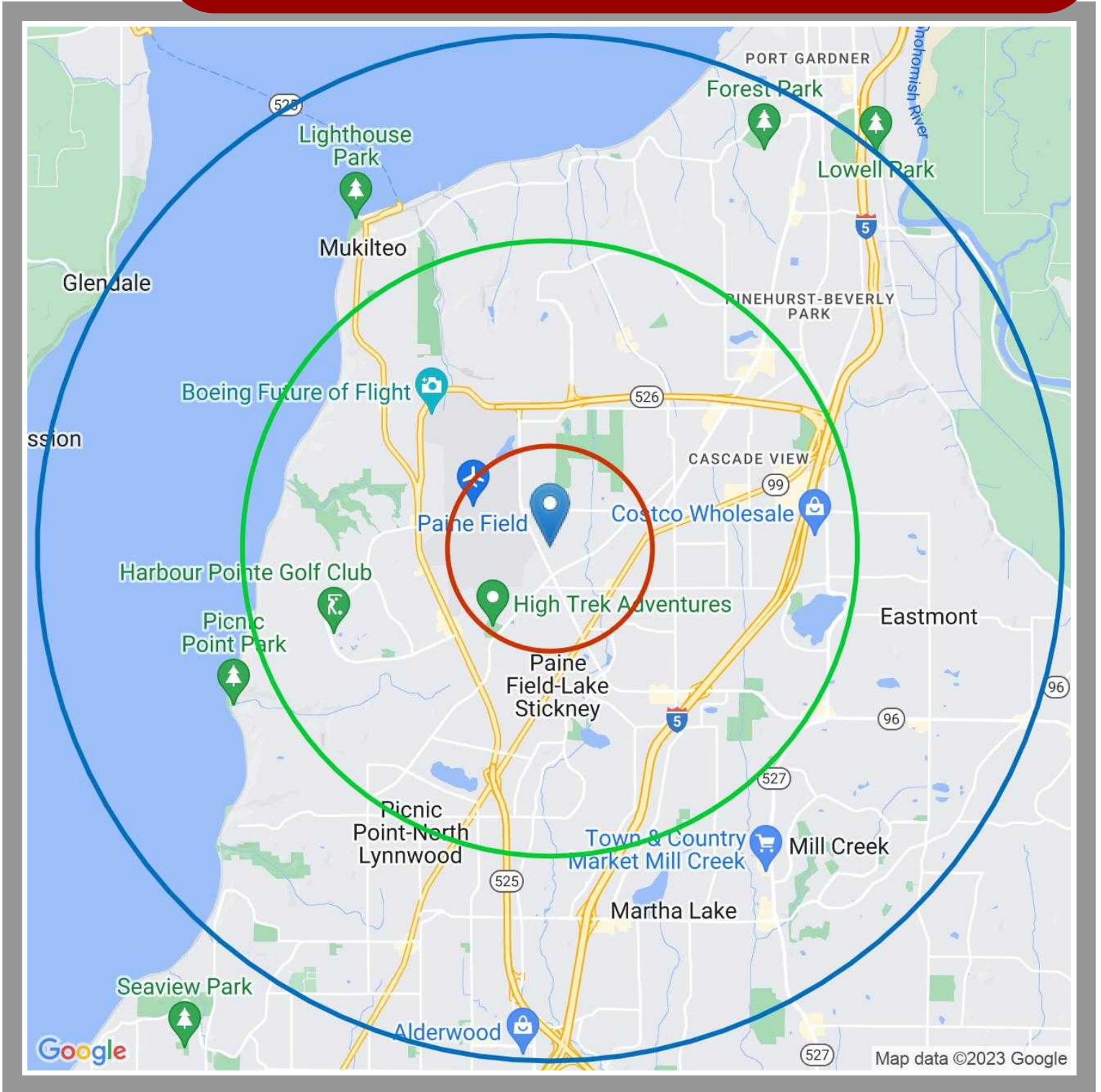
PROPERTY PHOTOS



PAINE FIELD AIRPORT PROPERTY

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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

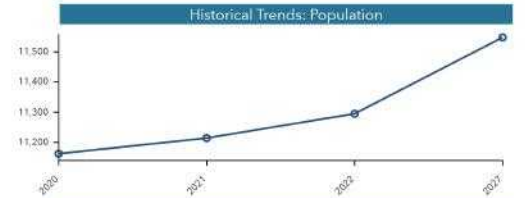


POPULATION TRENDS AND KEY INDICATORS

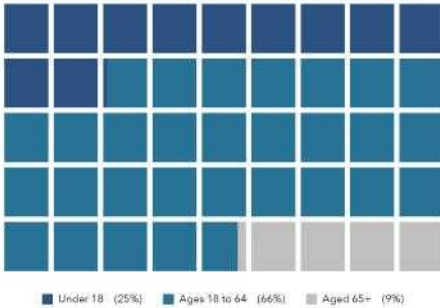
1-mile ring
2311 106th Street, Everett, WA, 98204

11,295	4,353	2.57	32.7	\$74,900	\$367,358	59	94	81
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

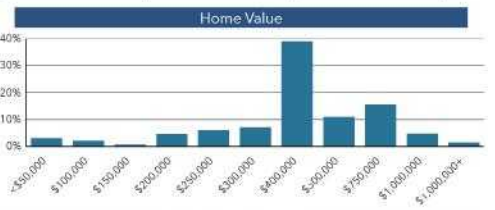
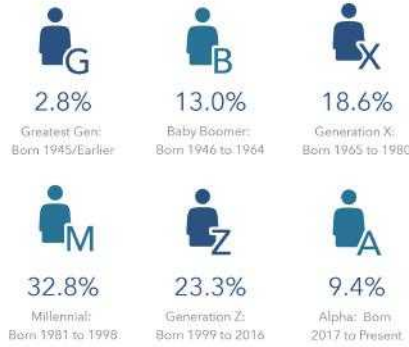
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE OFFICE OF WASHINGTON
Source: Esri, Esri-U.S., BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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PAINE FIELD AIRPORT PROPERTY

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CENTURY 21 COMMERCIAL.

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

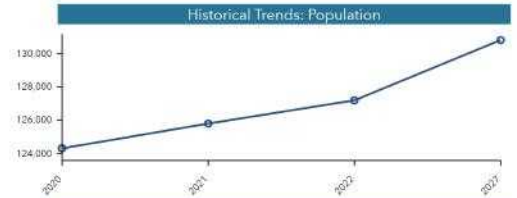


POPULATION TRENDS AND KEY INDICATORS

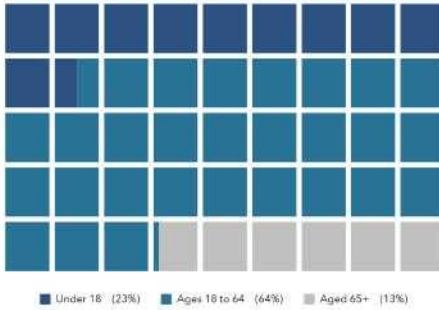
3-mile ring
2311 106th Street, Everett, WA, 98204

127,204	48,220	2.62	35.6	\$80,366	\$478,514	95	77	77
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

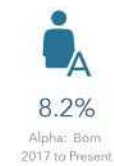
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE SOURCE OF INSIGHT
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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CENTURY 21 COMMERCIAL

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

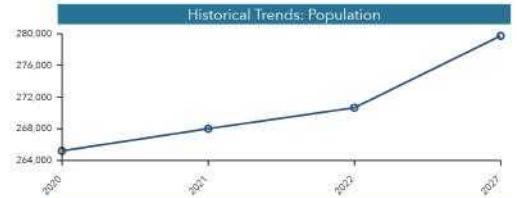


POPULATION TRENDS AND KEY INDICATORS

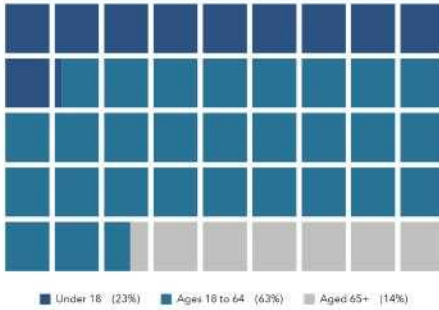
5-mile ring
2311 106th Street, Everett, WA, 98204

270,651	102,288	2.63	37.2	\$92,035	\$520,416	115	80	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

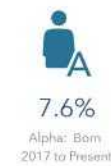
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE SOURCE OF INSIGHT
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	9,666	106,498	226,604
2020 Population	11,145	123,968	264,538
2022 Population	11,295	127,204	270,651
2027 Population	11,548	130,824	279,741
2010-2020 Annual Rate	1.43%	1.53%	1.56%
2020-2022 Annual Rate	0.60%	1.15%	1.02%
2022-2027 Annual Rate	0.44%	0.56%	0.66%
2022 Male Population	50.7%	49.8%	49.7%
2022 Female Population	49.3%	50.2%	50.3%
2022 Median Age	32.7	35.6	37.2

In the identified area, the current year population is 270,651. In 2020, the Census count in the area was 264,538. The rate of change since 2020 was 1.02% annually. The five-year projection for the population in the area is 279,741 representing a change of 0.66% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	47.8%	51.5%	55.6%
2022 Black Alone	10.9%	7.1%	5.9%
2022 American Indian/Alaska Native Alone	1.3%	1.1%	0.9%
2022 Asian Alone	13.3%	17.5%	17.7%
2022 Pacific Islander Alone	1.3%	1.1%	0.9%
2022 Other Race	11.9%	9.8%	7.4%
2022 Two or More Races	13.6%	11.8%	11.5%
2022 Hispanic Origin (Any Race)	22.8%	17.9%	14.4%

Persons of Hispanic origin represent 14.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	59	95	115
2010 Households	3,903	42,022	87,659
2020 Households	4,307	47,198	100,235
2022 Households	4,353	48,220	102,288
2027 Households	4,428	49,264	105,197
2010-2020 Annual Rate	0.99%	1.17%	1.35%
2020-2022 Annual Rate	0.47%	0.96%	0.91%
2022-2027 Annual Rate	0.34%	0.43%	0.56%
2022 Average Household Size	2.57	2.62	2.63

The household count in this area has changed from 100,235 in 2020 to 102,288 in the current year, a change of 0.91% annually. The five-year projection of households is 105,197, a change of 0.56% annually from the current year total. Average household size is currently 2.63, compared to 2.62 in the year 2020. The number of families in the current year is 65,348 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



CENTURY 21 COMMERCIAL

EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	25.8%	31.4%	29.8%
Median Household Income			
2022 Median Household Income	\$74,900	\$80,366	\$92,035
2027 Median Household Income	\$83,813	\$96,645	\$108,668
2022-2027 Annual Rate	2.27%	3.76%	3.38%
Average Household Income			
2022 Average Household Income	\$89,317	\$109,539	\$121,972
2027 Average Household Income	\$105,146	\$130,802	\$143,805
2022-2027 Annual Rate	3.32%	3.61%	3.35%
Per Capita Income			
2022 Per Capita Income	\$35,106	\$41,659	\$46,106
2027 Per Capita Income	\$41,059	\$49,408	\$54,112
2022-2027 Annual Rate	3.18%	3.47%	3.25%

Households by Income

Current median household income is \$92,035 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$108,668 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$121,972 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$143,805 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,106 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,112 in five years, compared to \$47,064 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2022 Housing Affordability Index	94	77	80
2010 Total Housing Units	4,330	44,862	92,872
2010 Owner Occupied Housing Units	1,486	20,874	50,941
2010 Renter Occupied Housing Units	2,416	21,148	36,719
2010 Vacant Housing Units	427	2,840	5,213
2020 Total Housing Units	4,501	49,362	104,355
2020 Vacant Housing Units	194	2,164	4,120
2022 Total Housing Units	4,539	50,395	106,351
2022 Owner Occupied Housing Units	1,848	24,808	60,169
2022 Renter Occupied Housing Units	2,505	23,412	42,119
2022 Vacant Housing Units	186	2,175	4,063
2027 Total Housing Units	4,647	51,898	110,208
2027 Owner Occupied Housing Units	1,948	26,084	62,856
2027 Renter Occupied Housing Units	2,480	23,181	42,341
2027 Vacant Housing Units	219	2,634	5,011

Currently, 56.6% of the 106,351 housing units in the area are owner occupied; 39.6%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 104,355 housing units in the area and 3.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.85%. Median home value in the area is \$520,416, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.69% annually to \$623,670.

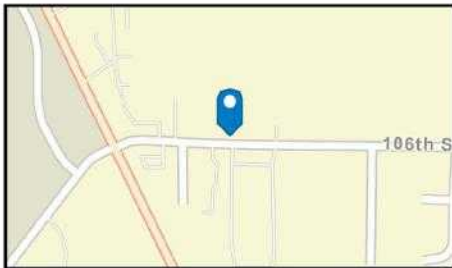
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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TRAFFIC COUNT MAP - CLOSE-UP

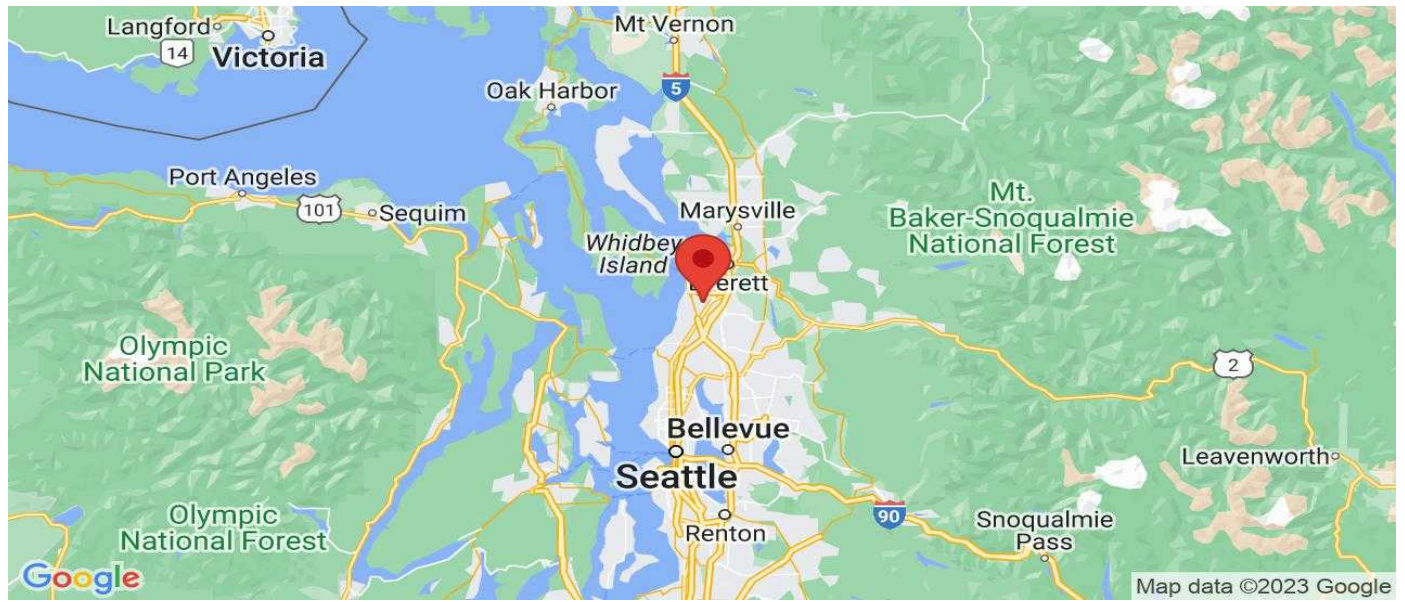


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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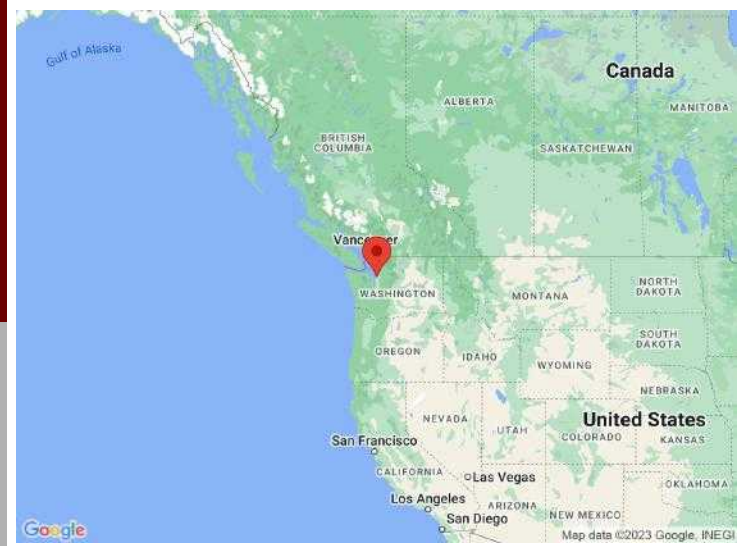
AREA LOCATION MAP



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FIELD AIRPORT PROPERTY

**2311 106th Street
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98204**



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AERIAL ANNOTATION MAP



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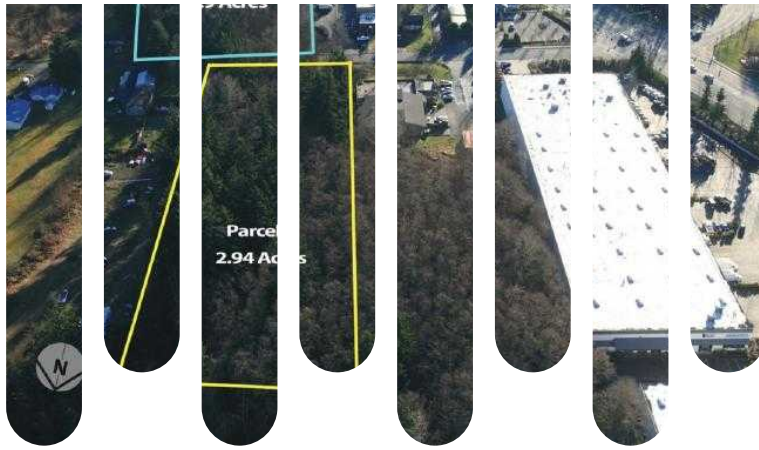
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Floyd Taylor

Floyd Taylor is a strong professional commercial real estate broker. He has great experience in conducting all aspects of the Real Estate transaction. He has sold and leased properties throughout the greater northwest during his years at Century 21 North Homes Realty Commercial department. He has used his skills at marketing and negotiating to the benefit of his commercial clients – buyers, sellers and property owners.

He is a graduate of the University of Puget Sound with a degree in business, marketing, economics, and journalism. He has experience negotiating and managing multibillion-dollar contracts with aerospace business partners around the world internationally. Lastly Floyd is a proud father of two sons & a daughter and seven grandchildren.



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States

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