



FOR SALE | EBHEY WATERFRONT DEVELOPMENT SITE

MARYSVILLE, WASHINGTON 98270

HIGHLIGHTS

- Value-plus Opportunity
- Parcels maybe sold separately
- Utilities Available
- Traffic Count: 150,000 ADT
- Located next to newly approved freeway interchange

FOR MORE INFORMATION:

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PRINCIPAL | MANAGING BROKER

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WESTLAKE
ASSOCIATES, INC.

LIST PRICE
\$3,000,000
PARCEL #30053300203800

Lot SF	3.56 AC
	155,074 SF

PARCEL #30053300300100

Lot SF	25.24 AC
	1,099,454 SF

PARCEL #30053300200400

Lot SF	66.26 AC
	2,886,286 SF

PARCEL #30053300300400

Lot SF	3.09 AC
	134,600 SF

PORTFOLIO DETAILS

Property Type	Land
Zoning	DC & GI - Marysville
Land Area	±98.15 Acres 4,275,414 SF
Price per Lot SF	\$0.70 / Lot SF
Usable Land Area	6 Acres 261,360 SF
Price per Usable Land Area	\$11.47/ Usable SF

LOCATION INFORMATION

Name	Marysville Freeway Interchange
City, State, Zip	Marysville, WA 98270
County / Township	Snohomish
Market	North Snohomish County
Submarket	Marysville

PROPERTY SUMMARY

The subject property is composed of four tax parcels that together total approximately 98 acres. This is a value-plus opportunity for a DEVELOPER / CONSTRUCTION / LAND FILL, contractor. The parcels may be sold separately. The majority of the site contains an estuarine wetland and floodplain associated with Ebey Slough. Approximately nine (9) acres of upland area is located in the northwest corner of Parcel 30053300200400, along the east side of northbound SR-529. This relatively flat, elevated portion of the site has a gravel surface with remnant concrete slabs from past uses. The site is located within shoreline jurisdiction in the City of Marysville's Shoreline Master Program (SMP). The wetland is designated as an Urban Conservancy shoreline and the upland area adjacent to the wetland is designated as High Intensity in the SMP. Pursuant to Chapter 3, Section C of the SMP, non-water-oriented commercial, recreational, and industrial development requires a 70-foot setback from the wetland/ordinary high water mark, including a 50-foot strip of native vegetation plantings and a 20-foot public access easement. The usable upland area outside of the 70-foot shoreline setback is approximately six (6) acres.

Parcel # 30053300200400
Lot Size: 2,886,286 SF | 66.26 AC

Parcel # 30053300300400
Lot Size: 134,600 SF | 3.09 AC

Parcel # 30053300300100
Lot Size: 1,099,454 SF | 25.24 AC

Parcel # 30053300203800
Lot Size: 155,074 SF | 3.56 AC

TOTAL SF: 4,275,414 SF
TOTAL AC: 98.15 AC
USABLE SF: 261,360 SF
USABLE AC: 6 AC





LEGEND	
	APPROXIMATE WETLAND
	PROPERTY BOUNDARY
	70' SHORELINE SETBACK
	APPROXIMATE USABLE
	50-FT VEGETATED STRIP
	20-FT PUBLIC ACCESS EASEMENT



The following list of documents and reports are available for review in the Feasibility Period:

01/30/2008	Subsurface Exploration, Geologic Hazards and Geotechnical Engineering Report to Washington Trucking from AESI
04/07/2008	Phase II Environmental Site Assessment – Shallow Soil Sampling; AESI to Washington Trucking
08/07/2008	Phase II Environmental Site Assessment – Soil and Groundwater Characterization; AESI to Washington Trucking
04/28/2009	Cleanup Action Plan; AESI to Washington Trucking
10/22/2009	Geotechnical Engineering Acknowledgement of Risk; AESI to Washington Trucking
09/15/2010	Cleanup Action Plan; AESI to Washington Trucking
09/29/2010	Ecology Further Action – Soil and Groundwater Characterization; AESI to Washington Trucking
08/29/2012	Phase I Environmental Site Assessment; AESI to Washington Trucking
01/09/2013	Additional Soil and Groundwater Characterization; AESI to Washington Trucking
04/02/2015	Focused Phase II Environmental Site Assessment; AESI to Washington Trucking
04/02/2015	Phase I Environmental Site Assessment; AESI to Washington Trucking
02/24/2017	Request for Opinion - VCP Project No. NW2344; AESI to the Department of Ecology

02/19/2020 Seller has engaged environmental experts to complete an acceptable plan for remediation with the Department of Ecology.

Seller has been contacted by the Washington State Department of Transportation (WSDOT) for the purposes of completing improvements to Interstate 5 (I-5). WSDOT has future plans to design and construct a round-a-bout.

Seller will transact and close with a buyer ‘prior to’ and or ‘simultaneously’ with a transaction with WSDOT.

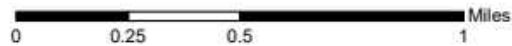
City of Marysville Zoning

Zoning

- Community Business
- Community Business - Whiskey Ridge
- Downtown Commercial
- Downtown Core
- Flex
- Flex Residential
- General Commercial
- General Industrial
- Light Industrial
- LI with GC Overlay
- Main Street
- Middle Housing 1
- Middle Housing 2
- Midrise Multi-Family
- Mixed Use
- Neighborhood Business
- Open
- Public-Institutional
- Recreation

Legend

- R12 Multi-Family Low
- R18 Multi-Family Medium
- R28 Multi-Family High
- R4.5 Single Family Medium
- R6.5 Single Family High
- R8 Single Family High Small Lot
- WR-R-6-18 Whiskey Ridge, Multi-Family Medium
- WR-R-4-8 Whiskey Ridge, Single Family High
- PRSC Manufacturing/ Industrial Center
- Master Plan Area
- Urban Growth Boundary
- Marysville Civic Center
- Water
- City Boundary
- Tulalip Reservation
- Interstate Highway
- State Highway
- Arterial Street
- Local Street
- Ramp

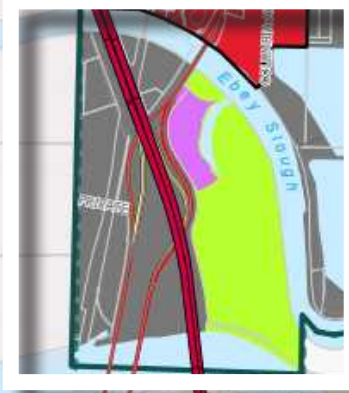
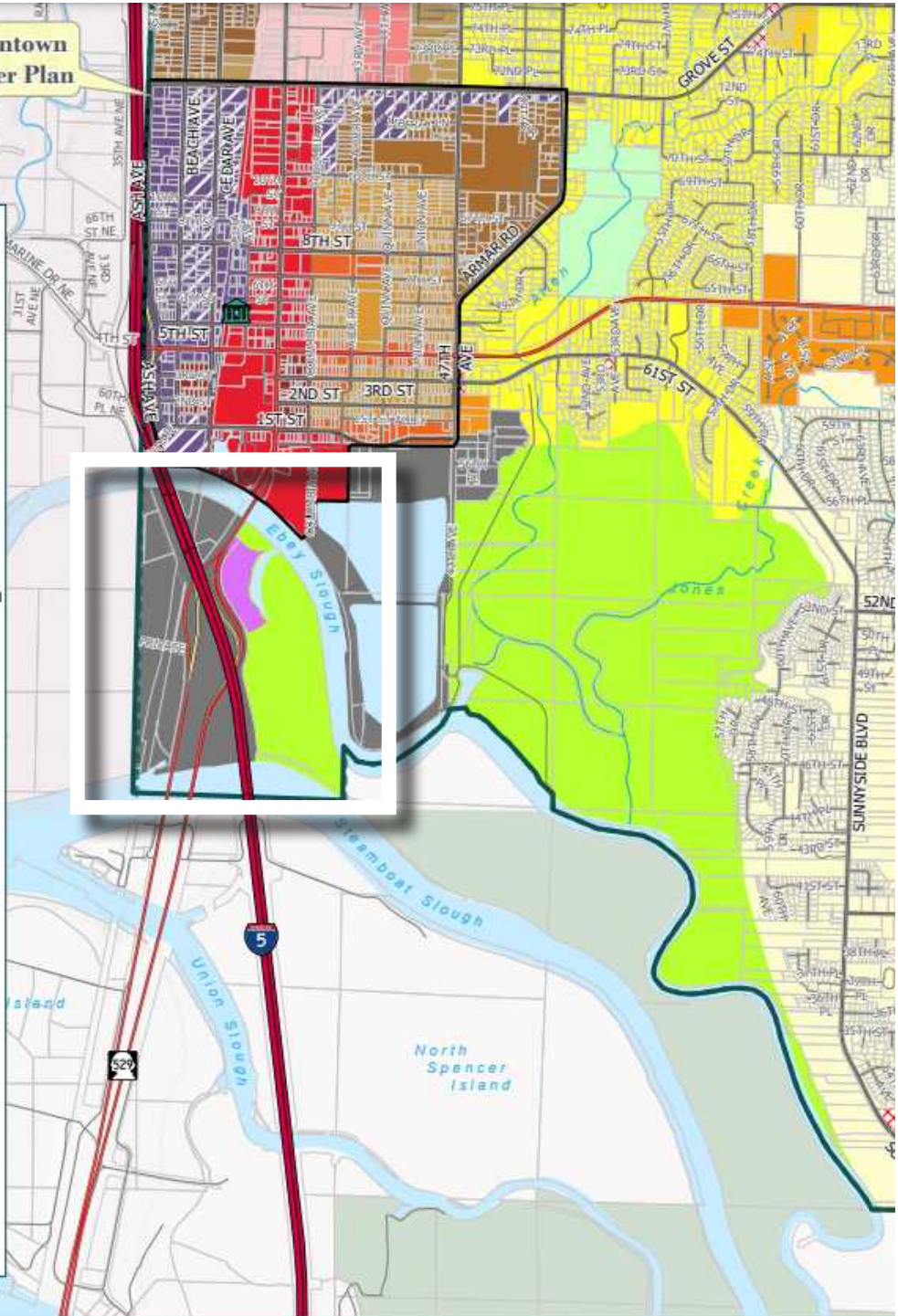


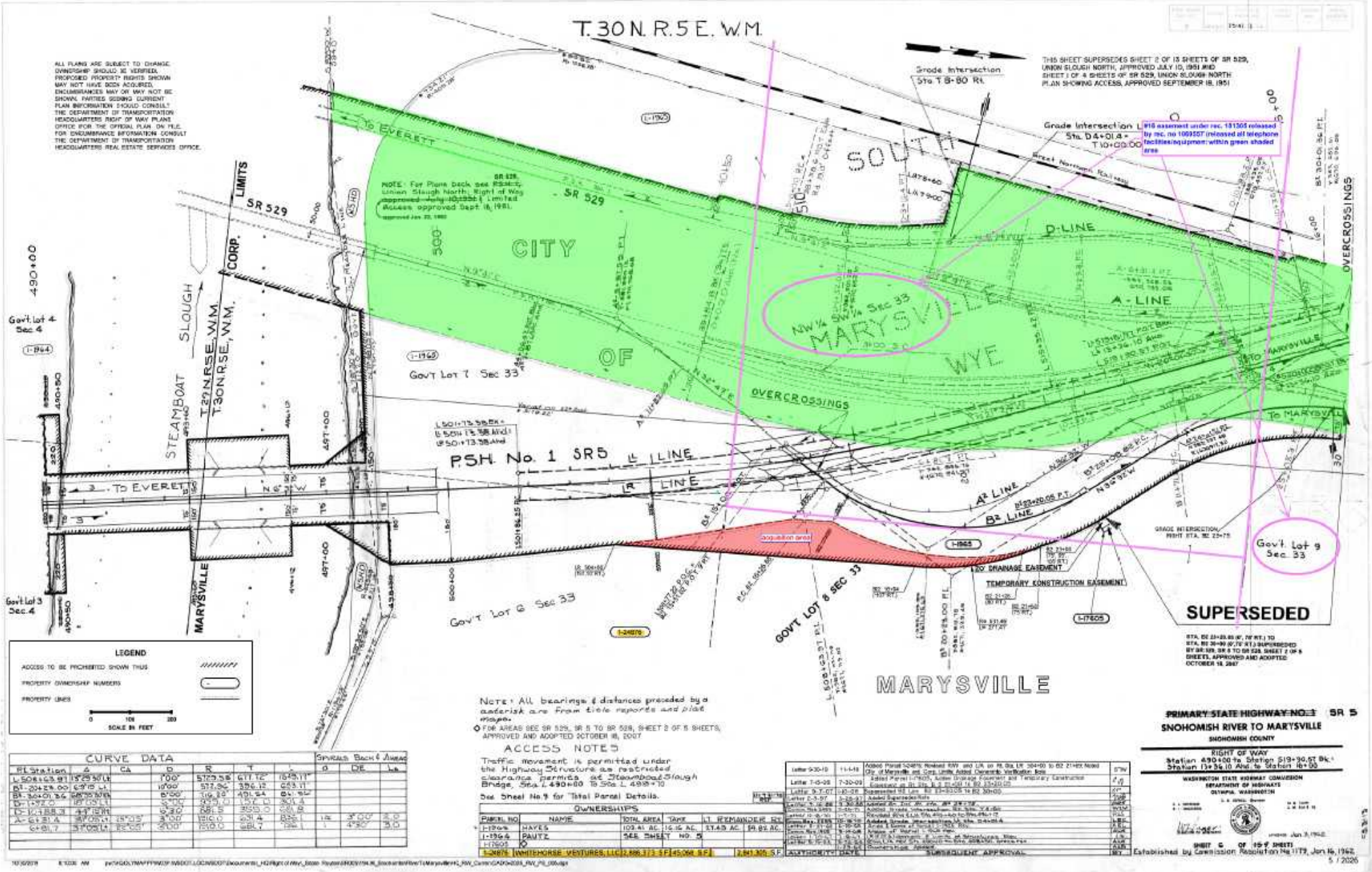
Map: CD22-21c
Updated: January 2023



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Downtown Master Plan

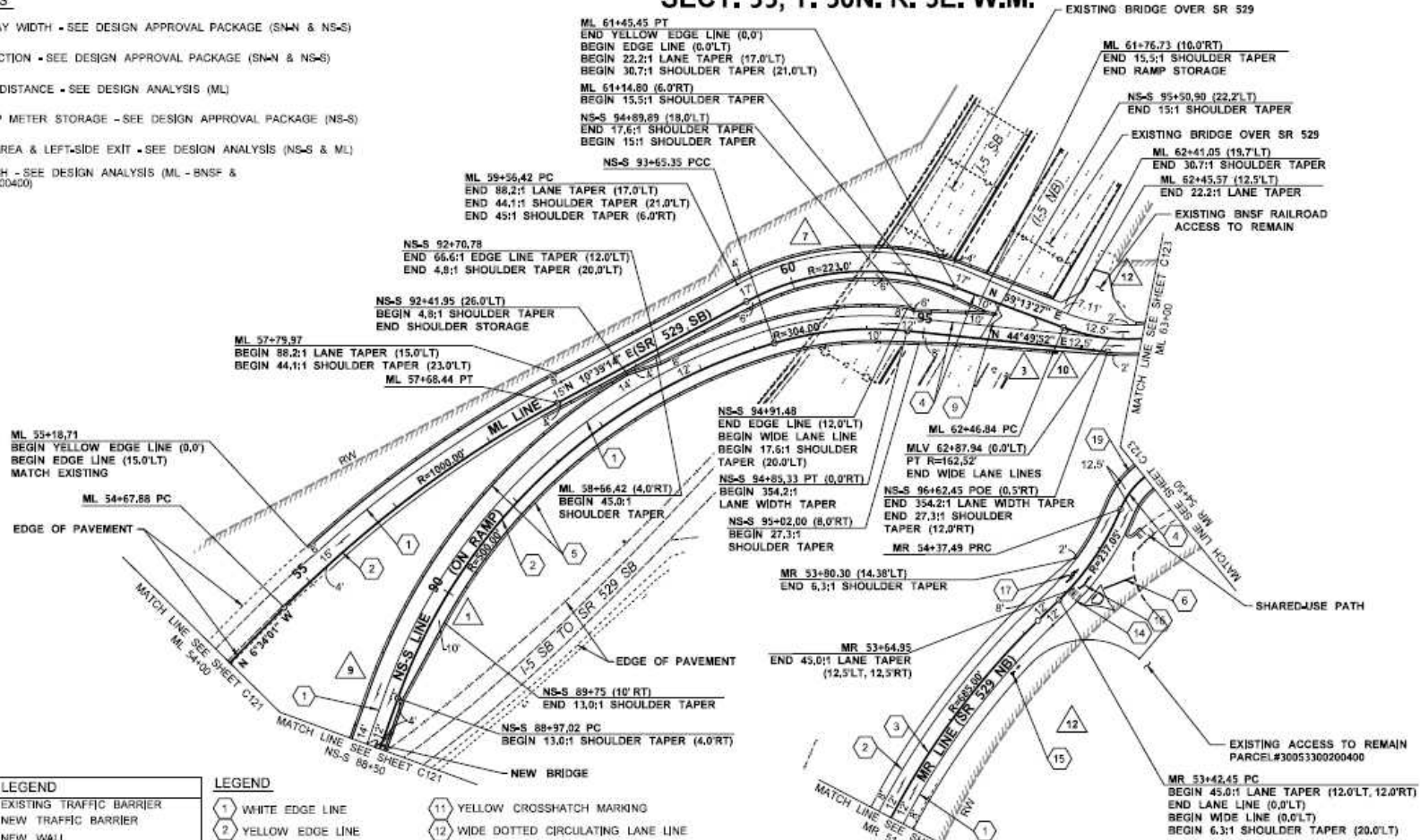




DESIGN VARIANCES

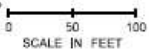
- 1 TURNING ROADWAY WIDTH - SEE DESIGN APPROVAL PACKAGE (SN&N & NS-S)
- 3 RAMP TYPE SELECTION - SEE DESIGN APPROVAL PACKAGE (SN&N & NS-S)
- 7 STOPPING SIGHT DISTANCE - SEE DESIGN ANALYSIS (ML)
- 9 SHOULDER - RAMP METER STORAGE - SEE DESIGN APPROVAL PACKAGE (NS-S)
- 10 RAMP RESERVE AREA & LEFT-SIDE EXIT - SEE DESIGN ANALYSIS (NS-S & ML)
- 12 ACCESS APPROACH - SEE DESIGN ANALYSIS (ML - BNSF & PARCEL#30053300200400)

SECT. 33, T. 30N. R. 5E. W.M.



LEGEND	
	EXISTING TRAFFIC BARRIER
	NEW TRAFFIC BARRIER
	NEW WALL
	EXISTING GUARDRAIL
	NEW GUARDRAIL
	NEW LIMITED ACCESS
	EXISTING LIMITED ACCESS
	EXISTING LANE LINE
	EXISTING EDGE LINE
	EXISTING RUMBLE STRIP
	NEW RUMBLE STRIP

LEGEND	
1	WHITE EDGE LINE
2	YELLOW EDGE LINE
3	WHITE LANE LINE
4	WHITE WIDE LANE LINE
5	CONCRETE BARRIER
6	STOP LINE
7	WIDE DOTTED LANE LINE
8	DOUBLE CENTERLINE YELLOW
9	GORE AREA MARKING
11	YELLOW CROSSHATCH MARKING
12	WIDE DOTTED CIRCULATING LANE LINE
14	ONLY SYMBOL
15	BIKE SYMBOL ARROW
16	TRAFFIC ARROW TYPE T
17	TRAFFIC ARROW TYPE LTC
19	ROUNDABOUT CEMENT CONCRETE CURB AND GUTTER
20	ROUNDABOUT CENTRAL ISLAND CEMENT CONCRETE CURB TYPE 3
22	RUMBLE STRIP



**WSDOT NORTHWEST REGION
APPROVED CHANNELIZATION PLAN**

TRAFFIC ENGINEER - AREA OPERATIONS: _____ DATE: _____
 SIGNED: _____
 ENGINEERING MANAGER: _____ DATE: _____
 SIGNED: _____
 PRINT: _____

P.I. STATION	DELTA	CURVE RADIUS	DATA TANGENT	LENGTH	S	DESIGN SPEED
MR 51+72.70	24°24'05" RT	685.00'	148.11'	191.73'	6%	30 MPH
MR 53+91.44	23°21'20" LT	237.05'	49.00'	96.63'	6%	30 MPH
ML 56+19.30	17°13'15" RT	1000.00'	151.42'	300.56'	7%	45 MPH
ML 60+57.03	48°34'12" RT	223.00'	100.62'	189.04'	8%	25 MPH
ML 62+92.84	31°36'46" LT	162.52'	46.01'	89.67'	1% TO -2%	30 MPH
NS-S 91+51.54	53°40'01" RT	500.00'	252.94'	468.33'	8%	35 MPH
NS-S 94+27.67	22°38'49" RT	304.00'	60.78'	119.08'	8%	30 MPH

DRAFT 3

FILE NAME: c:\cadd\j\p\w\westcoast\m\m\as\l\0129767\XL225177_PS_C122.DGN	REGION: 10	STATE: WASH	
TIME: 7:34:11 AM	JOB NUMBER: XL5468	CONTRACT NO: XXXXXX	
DATE: 12/26/2019	DESIGNED BY: A. ZIEGLER	CHECKED BY: M. FREAS	
PLOTTED BY: MFREAS	PROJ. ENGR: D. SIMS	REGIONAL ADM: M. COTTEN	
REVISION	DATE	BY	

Washington State Department of Transportation
HNTB

DESIGNATED APPROVED WSDOT STATE HIGHWAY RIGHT OF WAY ONLY

Washington State Department of Transportation
HNTB

15 NB SR 529

MP 194.47 TO 198.55
 MP 197.91 TO 198.39
 MP 5.61 TO 6.23

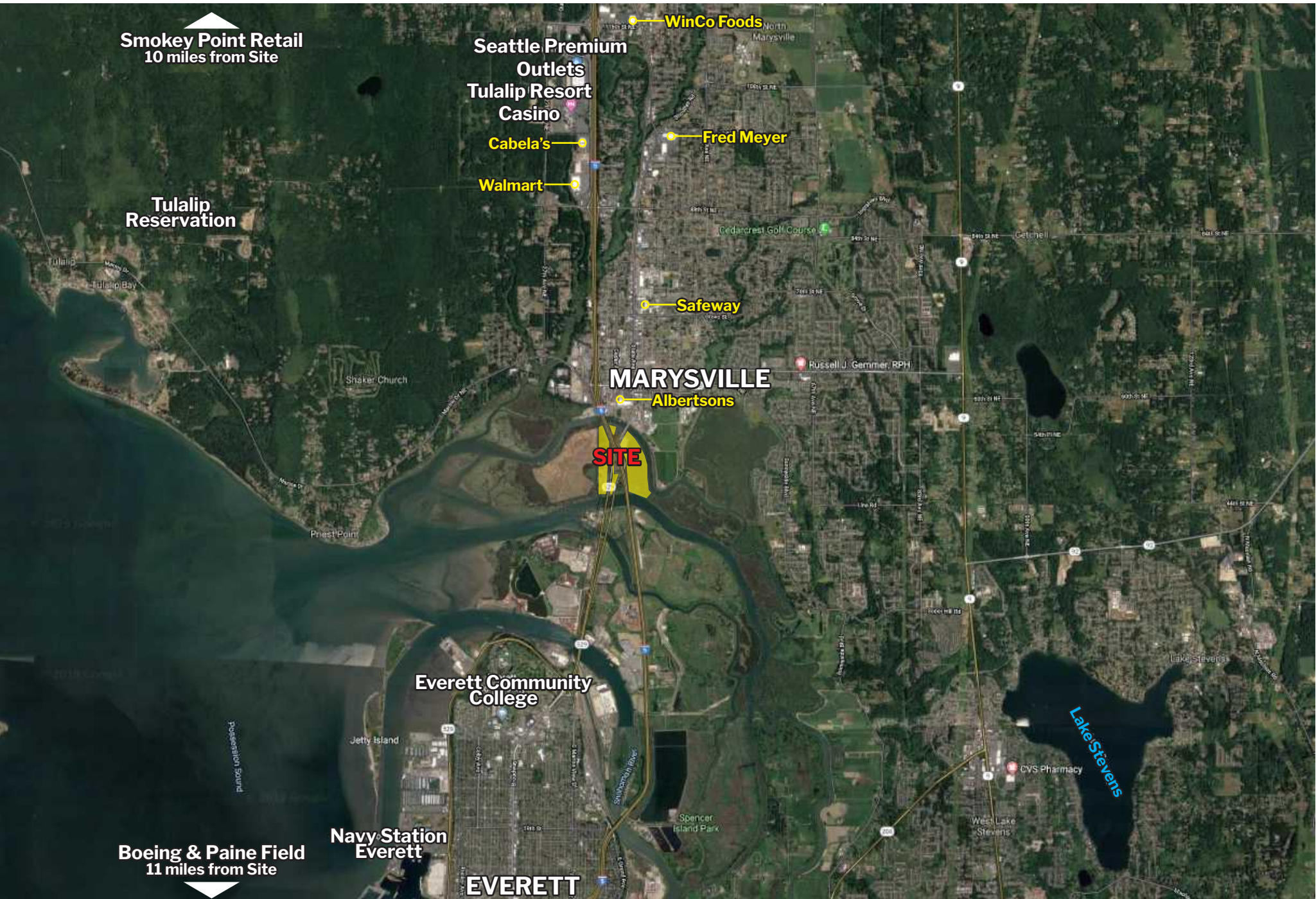
1-5
 NB MARINE VIEW DR TO SR 529
 CORRIDOR & INTERCHANGE IMPROVEMENTS
 SNOHOMISH COUNTY DECEMBER 2019

CHANNELIZATION PLAN

PLAN REF NO: C122

SHEET 23 OF 27 SHEETS





MARYSVILLE

AS A PLACE TO LIVE OR VISIT, Marysville, pop. 68,864, is a vibrant city whose charm is exceeded only by the remarkable people who call it home. While the times are changing, the friendliness and hospitality that recall a simpler era haven't. Two major social-economic forces have transformed the face of the Marysville area for the better: The influx of sailors and their families stationed at Naval Station Everett, who have added character to our community, a burgeoning retail market in Marysville, and the economic revival of our good neighbors, the Tulalip Tribes, who have provided many jobs through their 227,000-square-foot Tulalip Casino, Quil Ceda Village Business Park, Seattle Premium Outlets, and 13-story destination resort hotel. Marysville became a magnet for local and regional

shoppers in north Snohomish County with the opening of the 476,000-square-foot Lakewood Crossing off Smokey Point-Lakewood Exit 206, with anchor stores Costco, Target and Best Buy; and Gateway Shopping Center, with anchor tenants Winco Foods and the state's first Kohl's department store. Among other notable new commercial openings, American Legend rolled into Marysville in 2006 with the construction of the Harley-Davidson dealership in Washington. The building is an attraction unto itself, specifically designed after H-D's original factory in Minnesota. The facility gives riders a meeting place as they explore the backroads of Marysville and the county.



SEATTLE PREMIUM OUTLETS



68,864

POPULATION



\$64,463

AVERAGE INCOME



58 Mins

**AVERAGE SEATTLE
COMMUTE**