



19.99 ACRES

LIGHT INDUSTRIAL ZONED LAND FOR SALE
SMOKEY POINT BLVD AT 124TH STREET NE | MARYSVILLE, WA



**SUBJECT
PROPERTY**

SAFRAN
Aerospace

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Aerospace

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Aerospace

BRIAN KENWORTHY
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**Kidder
Mathews**

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Highlights

EXCELLENT large site with outstanding visibility from I-5

TOTAL SIZE 19.99 acres (870,866 SF)

ZONED Light Industrial

WITHIN the City of Marysville for quick permit processing

FLAT & BUILDABLE land for easy development

ALL utilities to site

ADJACENT to rail line

PROJECT TYPE Industrial / Retail Land

TWO contiguous parcels
30050400300400
30050400300500

AGGRESSIVELY PRICED
\$7,900,000 (\$9.07 psf)

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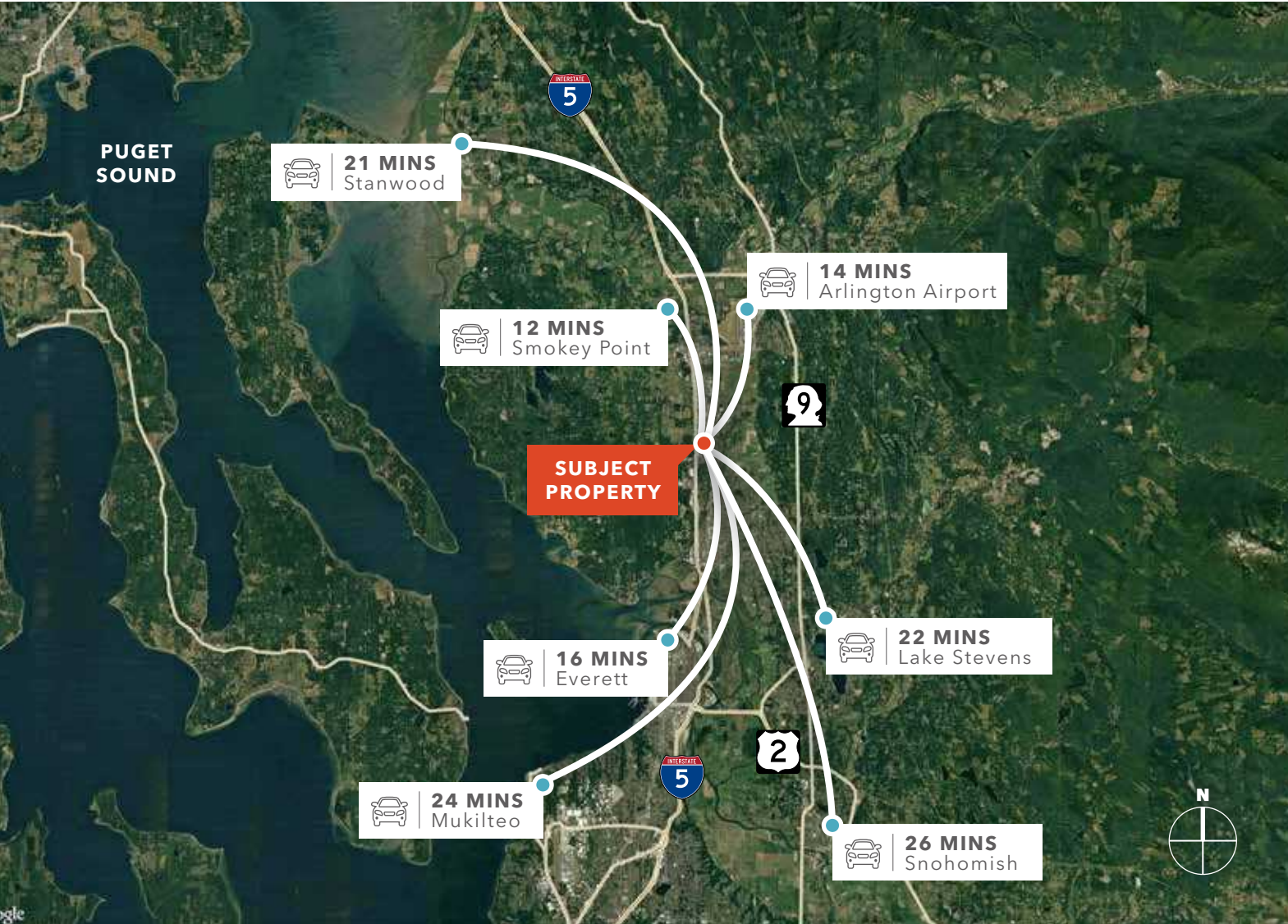
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PROPERTY DETAILS

Municipality	City of Marysville
Water	Yes
Sewer	Yes
Electricity	Yes
Gas	Yes
Tax Year	2020
Taxes	\$41,141.00
AV Land	\$4,390,500.00
Topography	Level

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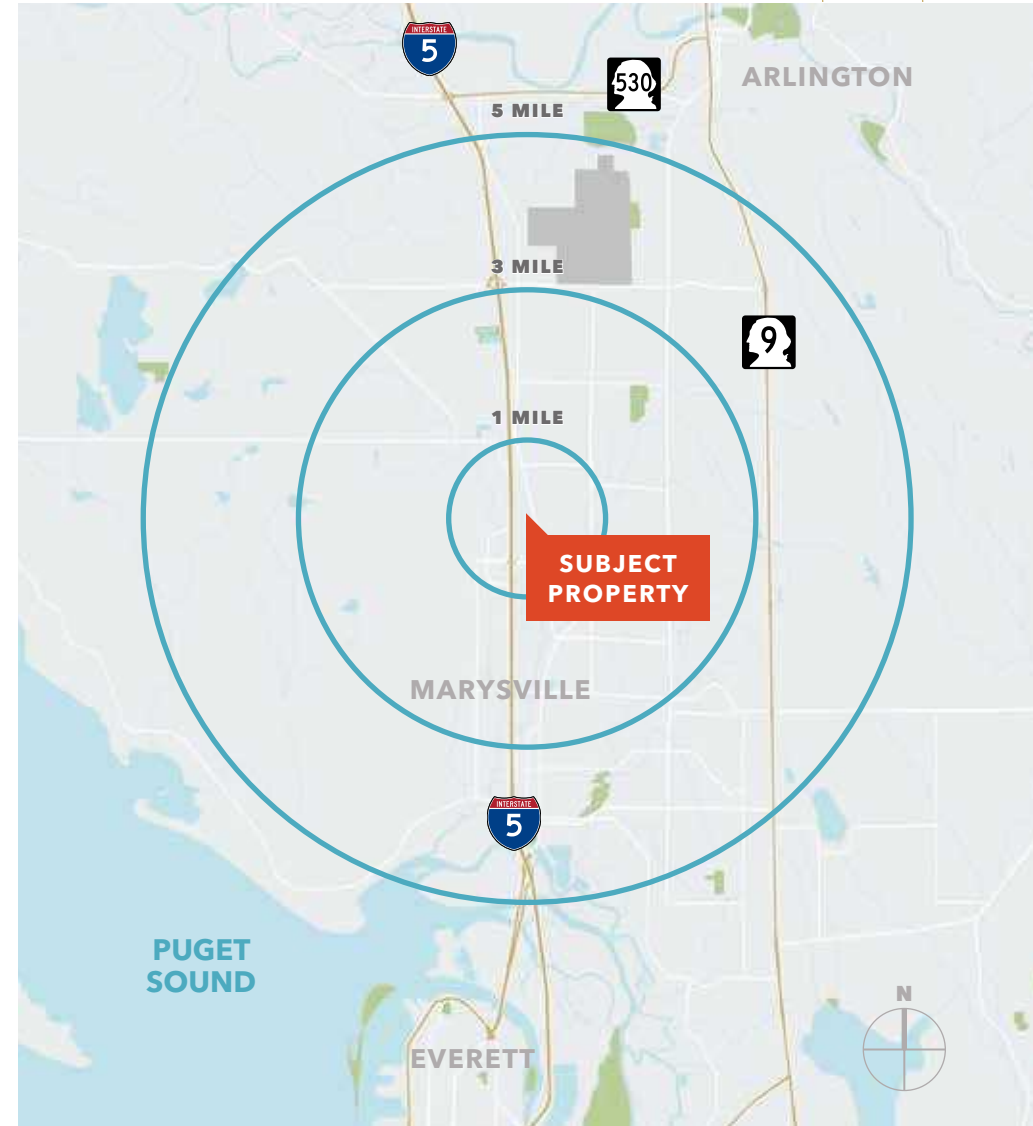
Demographics

	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,528	38,812	97,474
2022 Estimate	6,044	36,234	90,959
2010 Census	4,880	31,219	78,093
Growth 2022 - 2027	1.6%	1.4%	1.4%
Growth 2010 - 2022	2.0%	1.3%	1.4%
Households			
2027 Projection	1,635	11,249	27,800
2022 Estimate	2,067	13,254	32,752
2010 Census	1,753	11,687	28,043
Growth 2022 - 2027	1.7%	1.5%	1.5%
Growth 2010 - 2022	2.0%	1.3%	1.2%
Household Income			
2022 Avg Household Income	\$95,481	\$94,754	\$97,547
2022 Med Household Income	\$88,458	\$82,054	\$83,936

SOURCE: COSTAR, 2022

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