



Land for Sale

±4.5 acres of land fronting US 2

Asking Price: **Major Price Reduction!**

\$750,000

~~\$995,000~~

(with a \$5.00/SF adjuster based upon usable area)

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29701 U.S. Rte 2, Sultan, WA

Land Highlights

- Zoned: Highway Oriented Development (HOD)
- A very broad range of uses are permitted: office, retail, carwash, truck stop, auto & truck repair and sales, RV sales and services, churches, RV park and RV storage
- Parcel #27080600201300 (Snohomish County)
- Information on hand:
 - » Site overview (delineates a larger sewer than shown on city utility maps)
 - » Geotechnical Report (2021)
 - » Survey (2021)
 - » Wetland study / mitigation plan (2022)
 - » Access easement document outlining access rights for commercial use and utilities (2008)
 - » Documentation of legally vacated right of way across the property (2021)



	1 MILE	2 MILES	3 MILES
Total Population (2023)	697	4,134	8,144
Median Household Income	\$65,882	\$87,081	\$86,398
Per Capita Income	\$34,294	\$37,896	\$40,342
Median Home Value	\$418,293	\$493,651	\$475,737
Businesses	37	88	188
Daytime Population	548	2,762	5,778



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