

# Land & Improvements for Skagit Horticulture

## 3100 OLD HIGHWAY 99 S | MOUNT VERNON, WA

Offering Memorandum



Art Thomson

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Anderson Road

Old Hwy 99 S





# 3100 Old Highway 99 South Mount Vernon, WA



## PARCEL NUMBERS

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P29539	1.65 Acres
P29385	0.89 Acres
P29541	1.15 Acres
P29545	0.23 Acres
P29522	7.94 Acres
P29524	5.98 Acres
P106105	0.86 Acres
P106106	0.86 Acres
P29527	0.89 Acres



## ZONING

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C-L, Mount Vernon



## TOTAL LOT SIZE

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20.45 Acres



# Property Highlights

- Land and improvements for Skagit Horticulture
- 3100 Old Highway 99 South, Mount Vernon, WA 98273
- Possible Seller Financing
- 2 Story Office On Site
- Maintenance Shop
- Fertilization Building
- Greenhouses
- Residential Residence
- Zoning is City of Mount Vernon, Commercial/Limited Industrial Dist., (C-L)
- Listing Price: \$11.6M





# Art Thomson

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## Expertise

- Investment, Land, Office & Retail

## Background & Experience

Art Thomson has been a commercial real estate broker for well over a decade and specializes in the leasing and sales of office, land, retail, and industrial properties in the North Puget Sound region. Prior to entering real estate, Art had a successful career as an industrial engineer, operating primarily as a consultant. His specialty was in industrial and commercial process improvement, and he held leadership positions at several notable companies, including Fairchild Semiconductor and Honeywell Marine Systems.

Art has now accumulated over 25 total years of corporate real estate and facilities experience and has managed both acquisition and design-and-delivery efforts for numerous clients that range in size from family businesses to Fortune 25-level corporations. He is skilled at understanding and catering to key points of interest for clients, and he delivers quality work in tune with their unique needs and goals. Art's background as an engineering consultant provides him broad industry knowledge and is reflected in his work through his strong attention to detail—a quality required for meticulously crafting proposals, sales and lease agreements, and other legal documentation.

For Art, a key highlight of the broker role is the opportunity it gives him to help clients get the most of out of their investments as they establish and grow their businesses. Understanding that real estate and facility infrastructure are necessary tools that allow clients to achieve investment, operational, and business objectives, Art takes the time to listen to and understand his clients so that he can help them realize the full benefits of each transaction; leveraging his industrial engineering experience into real estate brokerage and advisory services sets Art apart from his competitors.



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# Art Thomson

Art's love of community is one of the things that drew him to the brokerage role in the first place: As a proud "Everett guy from day one," an influencing factor in Art's decision to move from the engineering field into commercial real estate was the reduced need to travel for work. Having lived and worked in the Snohomish, King, and Pierce county areas all his life, Art appreciates any opportunity he can get to support the area. To this end, he's taken on a number of voluntary positions in the community.

Art currently resides in Everett with his wife, Susie. In his free time, he enjoys staying active and credits his physical and mental fitness to his regular workout schedule. He's also a big fan of outdoor activities—his hobbies include fishing and crabbing in the summer and skiing in the winter.

## Education

- Bachelor of Science, Industrial Engineering - University of Washington

## Experience

- Skyline Properties, Inc
- NAI Puget Sound Properties (2016- 2024)
- Coast Sperry Van Ness (2012 - 2016)
- Windermere Commercial NW (2005 - 2012)

## Professional Affiliations

- CBA - Commercial Brokers Association
- Past member of the City of Everett Salary Commission and Parks Board Commissioner

## Selected Transactions

• Buyer - Pilot	June 2018	21006 Smokey Point Blvd, Arlington
• Buyer - TEC	May 2020	21006 Smokey Point Blvd, Arlington
• Seller - Snohomish Land	Dec 2017	16315 Hwy 9 SE, Snohomish
• User - Jack In The Box	Feb 2013	1819 Main St., Ferndale
• Seller - Sesby	July 2022	21006 Smokey Point Blvd, Arlington
• User- Jack In The Box	Sept 2013	1020 W Bakerview Rd., Bellingham
• User – Starbucks	March 2013	100 North Minor Road, Kelso
• User – Jack In The Box	Jan 2013	22209 Meridian E, Graham
• Seller – Taco Bell	Nov 2013	2727 Broadway, Everett



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