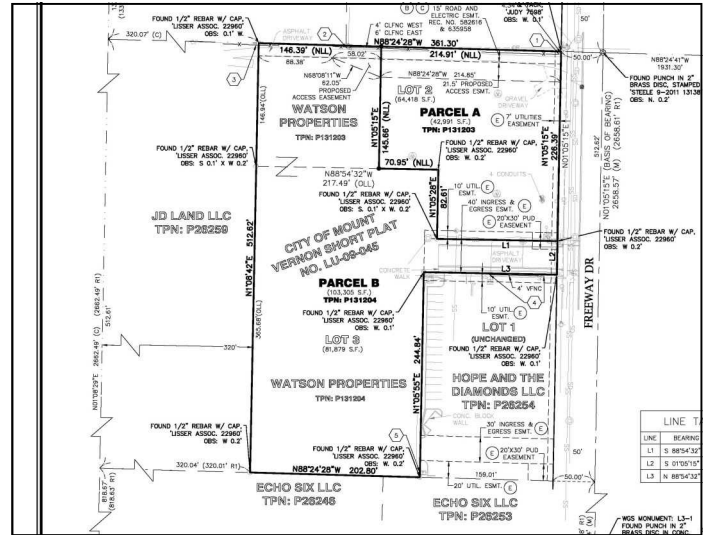


2015 FREEWAY DR-PARCEL B MOUNT VERNON, WA

FOR SALE

- 2.37+/- ac lot (103,305 sf)
- Easy access to I-5 exit 227/College Way
- Utilities at property line, offsite storm water detention included
- Site filled to approx 29 feet
- In the vicinity of Wal-Mart, Lowe's, IHOP
- Zoned C-2: General Commercial District
- \$ 1,650,000



Clay Learned, CCIM, SIOR
 Learned Commercial, Inc.
 108 Gilkey Road, Burlington, WA 98233
 360.757.3888
 clay@claylearned.com



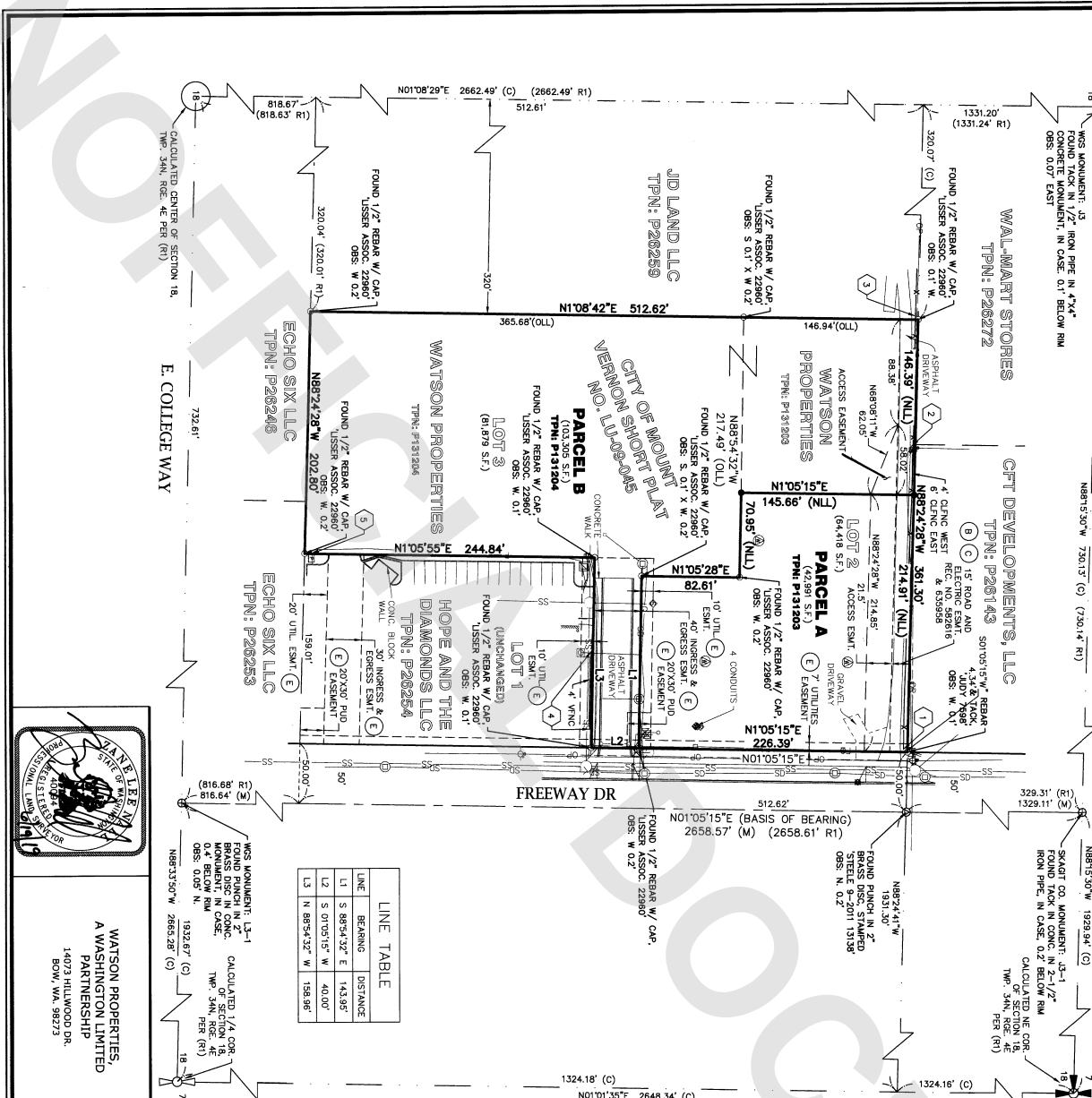
All info deemed reliable however verification recommended.

NOTE
THIS BOUNDARY LINE ADJUSTMENT IS FOR THE PURPOSE OF MODIFYING A LOT LINE BETWEEN TWO PARCELS.

STEWART DR.

WATSON BOUNDARY LINE ADJUSTMENT

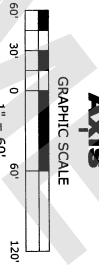
PORTION OF THE SW 1/4, NE 1/4, SEC. 18, TWP. 34N., RGE. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	S 89°54'32" E	143.95'
L2	S 07°05'15" W	40.00'
L3	N 89°54'32" W	158.96'

- LEGEND**
- SET REBAR AND CAP "AXIS 40994"
 - ⊙ FOUND MONUMENT IN CASE
 - ⊙ FOUND SURFACE MONUMENT
 - ⊙ FOUND REBAR AND CAP AS NOTED
 - ⊙ POWER JUNCTION BOX
 - ⊙ POWER VAULT
 - ⊙ TELECOMMUNICATIONS RISER
 - ⊙ TELECOMMUNICATIONS WALT
 - ⊙ CABLE TV RISER
 - ⊙ GUY ANCHOR
 - ⊙ UTILITY POLE W/ TRANSFORMER
 - ⊙ UTILITY POLE W/ TRANSFORMER & UNDERGROUND CONDUIT
 - ⊙ CATCH BASIN MANHOLE
 - ⊙ CLUTTER
 - ⊙ FIRE HYDRANT
 - ⊙ MONITOR WELL
 - ⊙ WATER VALVE
 - ⊙ GAS METER
 - ⊙ DITCH LINE
 - ⊙ SPRINKLER LINE
 - ⊙ STORM DRAIN LINE
 - ⊙ OVERHEAD POWER LINE
 - ⊙ POWER LINE
 - ⊙ TELECOMMUNICATIONS U
 - ⊙ CABLE LINE
 - ⊙ FIBER OPTICS LINE
 - ⊙ WATER LINE
 - ⊙ GAS LINE
 - ⊙ CHAIN LINK FENCE LINE (CLFNC)
 - ⊙ WOOD FENCE LINE (BNC)
 - ⊙ VINYL FENCE LINE (VNC)

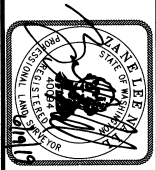
BASIS OF BEARINGS
BASIS OF BEARINGS OF NORTH POINTS EAST BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF FREEMWAY DRIVE.



OWNER, ZONING & ADDRESS INFORMATION

LOT 2 OWNERS: WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP
SABANK
208 EAST BLACKBURN, SUITE 100, MOUNT VERNON, WA, 98273
PARCEL ADDRESS: 2021 FREEMWAY DR., MOUNT VERNON, WA, 98273
ZONE: C-2

LOT 3 OWNERS: WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP
SABANK
208 EAST BLACKBURN, SUITE 100, MOUNT VERNON, WA, 98273
PARCEL ADDRESS: 2015 FREEMWAY DR., MOUNT VERNON, WA, 98273
ZONE: C-2



WATSON PROPERTIES,
A WASHINGTON LIMITED
PARTNERSHIP
14073 HILLWOOD DR.
BOW, WA, 98273



15241 NE 90TH ST
REDMOND, WA 98052
TEL: 425-823-5700
FAX: 425-823-6700
www.axismapping.com

JOB NO.	DATE
18-200	5/30/19
DRAWN BY	ARH
CHECKED BY	ZLN
SCALE	1" = 60'
SHEET	2 OF 2

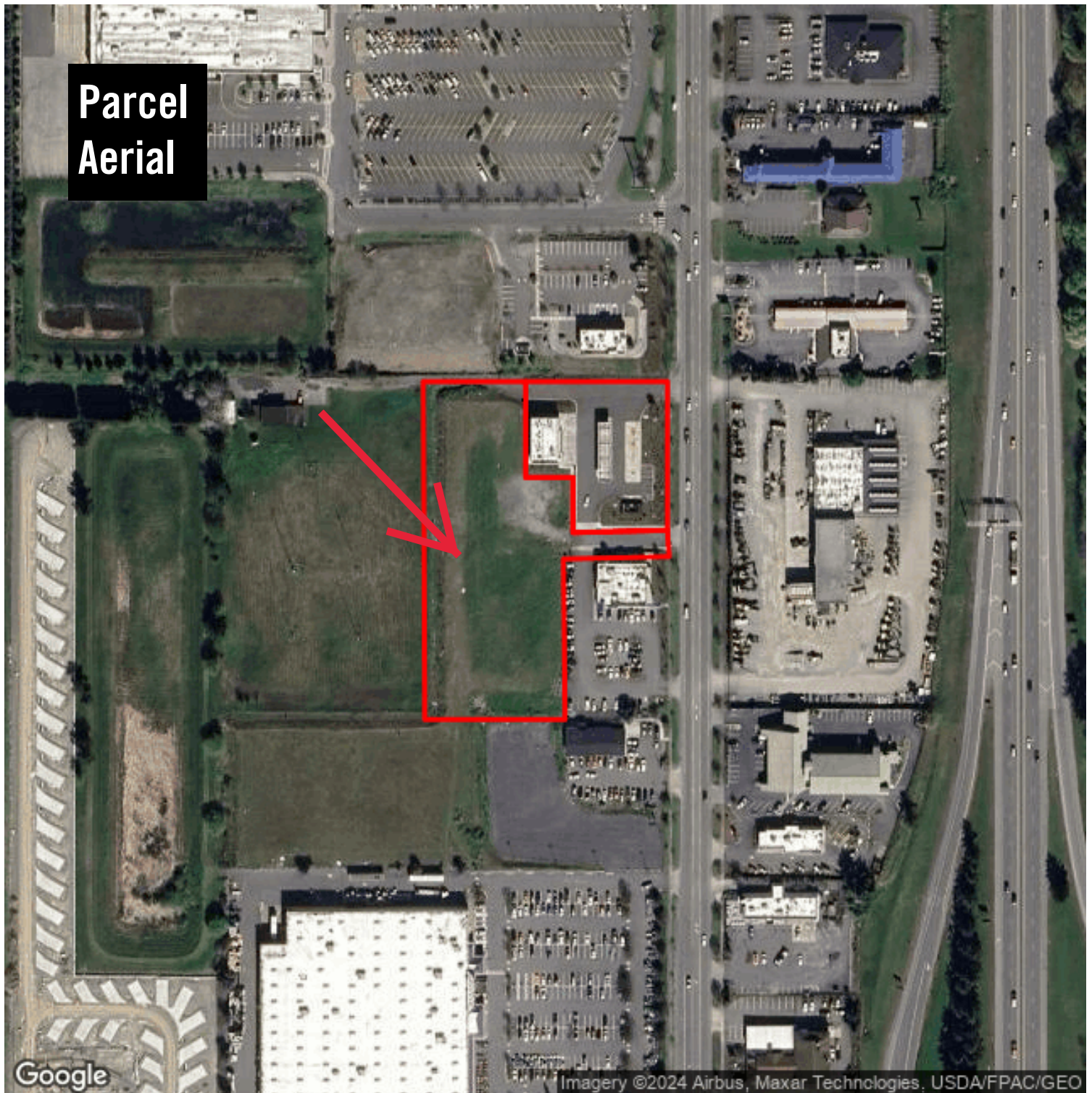
BLA-ENGR19-0184

Freeway Drive - Lot B

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



Freeway Drive - Lot B

2015 Freeway Dr
Mount Vernon, WA 98273

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS

Catylist

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2015 Freeway Dr, Mount Vernon, WA 98273

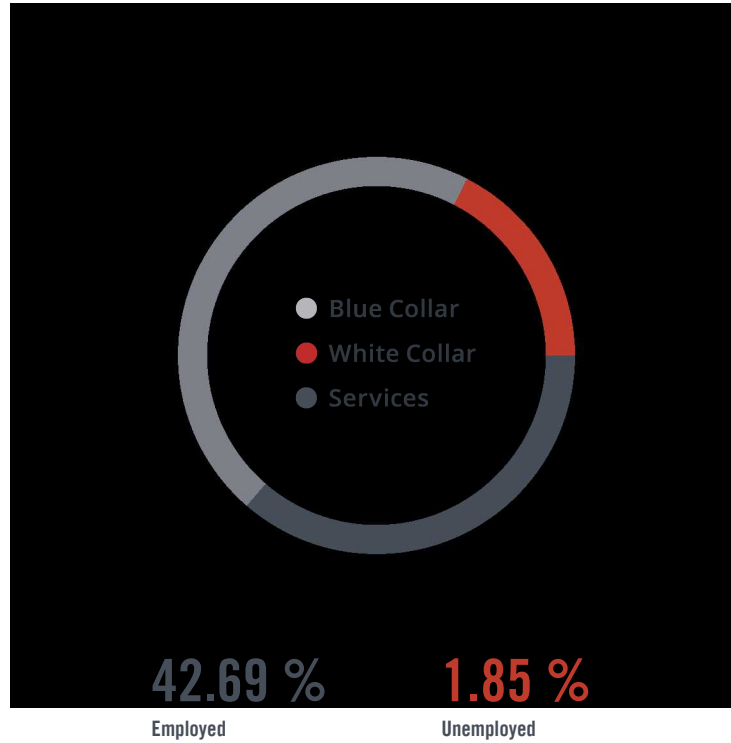
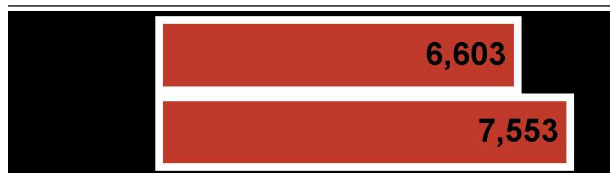
CITY, STATE
Mount Vernon, WA

POPULATION
39,204

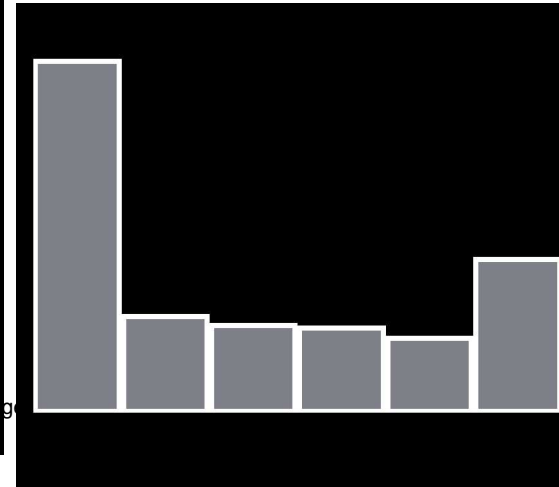
AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$52,896

HOME OWNERSHIP



GENDER & AGE
49.76 % 50.24 %



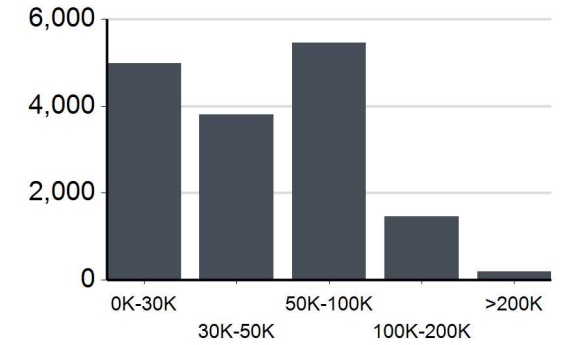
RACE & ETHNICITY

White: **57.50 %**
 Asian: **1.13 %**
 Native American: **0.59 %**
 Pacific Islanders: **0.01 %**
 African-American: **0.34 %**
 Hispanic: **25.42 %**
 Two or More Races: **15.00 %**

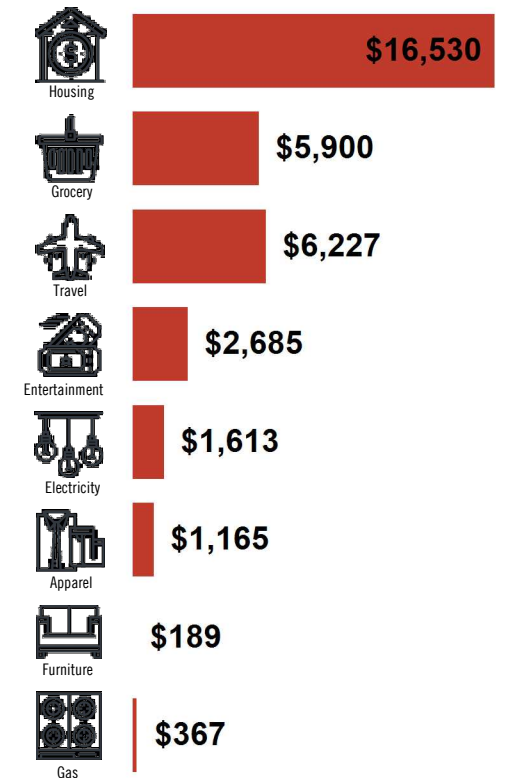
EDUCATION

High School Grad: **23.19 %**
 Some College: **29.81 %**
 Associates: **7.32 %**
 Bachelors: **19.64 %**

INCOME BY HOUSEHOLD



HH SPENDING



Freeway Drive - Lot B

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

Nearby Retail



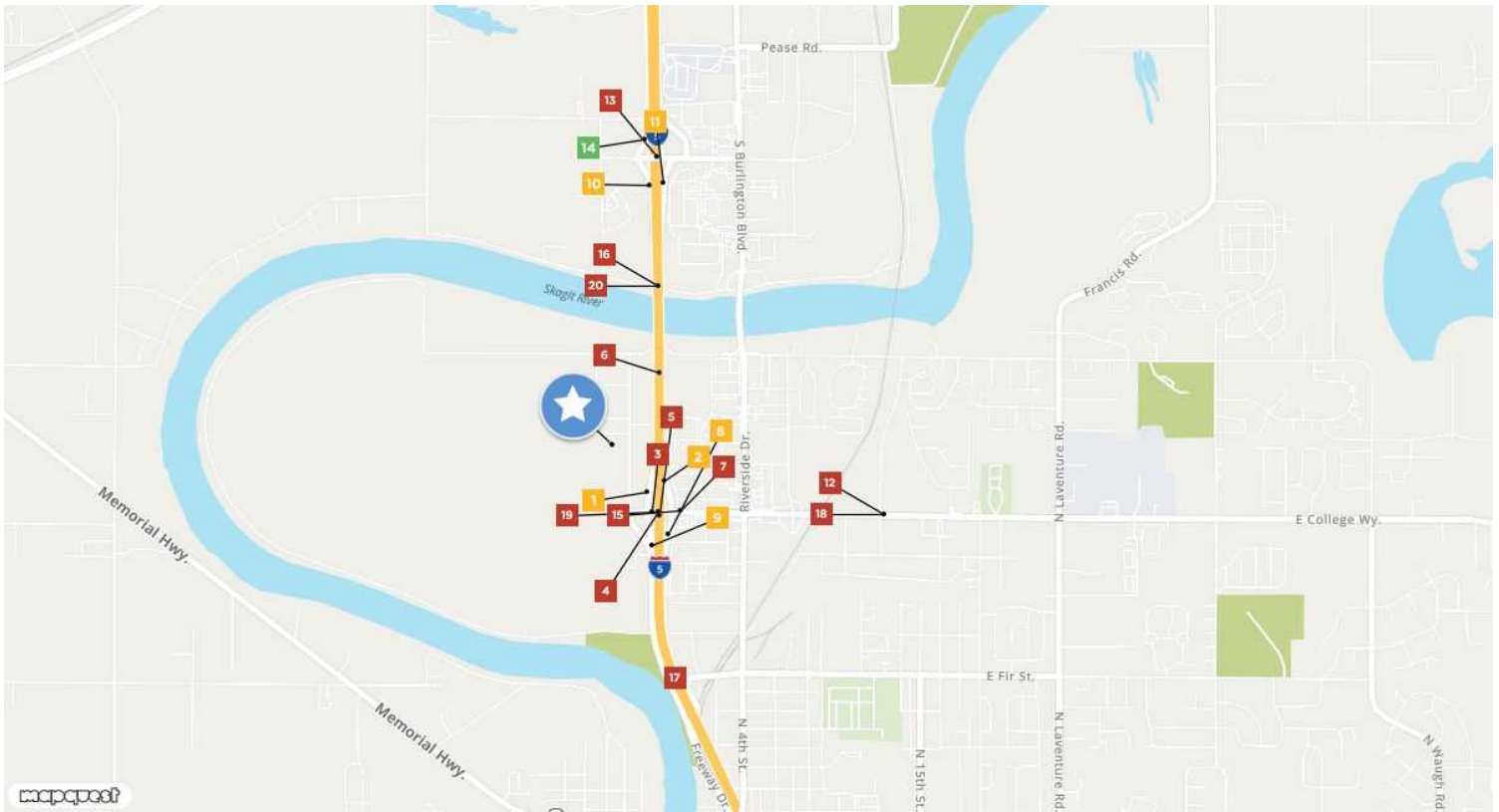
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MOODY'S ANALYTICS | Catylist

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Freeway Drive - Lot B

Traffic Counts



1	2	3	4	5
W College Way	I-5	College Way FwyDr	College Way I-5	I-5 E College Way
Year: 2021 8,234	Year: 2021 8,973	Year: 2021 20,917	Year: 2021 20,917	Year: 2021 55,938
Year: 2019 9,100	Year: 2019 9,700	Year: 2019 22,000	Year: 2019 22,000	Year: 2018 62,000
Year: 2018 6,700	Year: 2018 9,700	Year: 2018 22,000	Year: 2017 22,000	Year: 2017 60,000
6	7	8	9	10
I-5 Stewart Rd	East College Way Market St	I-5	W College Way	George Hopper Rd
Year: 2021 71,633	Year: 2021 26,961	Year: 2021 6,739	Year: 2021 6,232	Year: 2021 6,498
Year: 2018 81,000	Year: 2018 28,000	Year: 2019 7,200	Year: 2019 6,700	Year: 2019 6,900
	Year: 2017 28,000	Year: 2018 7,200	Year: 2018 9,100	Year: 2018 6,800
11	12	13	14	15
George Hopper Rd	East College Way Continental Pl	I-5 George Hopper Rd	George Hopper Rd	East College Way Riverside Dr
Year: 2021 7,175	Year: 2021 23,224	Year: 2021 59,208	Year: 2021 4,589	Year: 2019 28,000
Year: 2019 7,500	Year: 2018 24,000		Year: 2019 4,700	Year: 2013 17,690
Year: 2018 7,500	Year: 2017 27,000		Year: 2018 4,700	Year: 2005 20,300
16	17	18	19	20
George Hopper Rd	I-5	East College Way N 19th St	College Way I-5	W Whitmarsh Rd I-5
Year: 2019 81,000	Year: 2019 76,000	Year: 2019 24,000	Year: 2018 22,000	Year: 2018 81,000
Year: 2017 74,000	Year: 2018 76,000			
Year: 2015 71,000				

Clay Learned
 clay@claylearned.com
 360-770-1388

MOODY'S
 ANALYTICS

Catylist

Chapter 17.48 C-2 GENERAL COMMERCIAL DISTRICT

Sections:

- 17.48.010 Intent.**
- 17.48.020 Permitted uses.**
- 17.48.025 Accessory uses.**
- 17.48.030 Prohibited uses.**
- 17.48.040 Conditional uses.**
- 17.48.050 Lot area and width.**
- 17.48.060 Setbacks.**
- 17.48.070 Building height.**
- 17.48.080 Landscaping.**
- 17.48.090 Parking.**
- 17.48.100 Signs.**
- 17.48.110 Site plan review.**
- 17.48.120 Design review.**

17.48.010 Intent.

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.020 Permitted uses.

Permitted primary uses in the C-2 district are as follows:

- A. Commercial Uses.

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Outside sales of vehicles, boats, mobile homes or equipment;
9. Drive-in banks and eating establishments;
10. Gasoline service stations and automobile repair garages;
11. *Repealed by Ord. 3714;*
12. Day nurseries;

B. Public and Quasi-Public Uses.

1. Governmental buildings, including fire and police stations and administrative offices;
and
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

C. Other Uses Specifically Permitted.

1. Printing operations;
2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location

within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3714 § 8(B), 2017; Ord. 3429 § 96, 2008).

17.48.025 Accessory uses.

Permitted accessory uses in the C-2 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use.

B. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.

C. Mini-storage facilities.

D. Commercial or public parking garages and/or commercial or public surface parking.

E. Card room. (Ord. 3802 § 31, 2019).

17.48.030 Prohibited uses.

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.040 Conditional uses.

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.

2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.

3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.

B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle. (Ord. 3447 § 2, 2009).

17.48.050 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.060 Setbacks.

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3405 § 3, 2008).

17.48.070 Building height.

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

17.48.080 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.090 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.100 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.110 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.120 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 23, 2018).