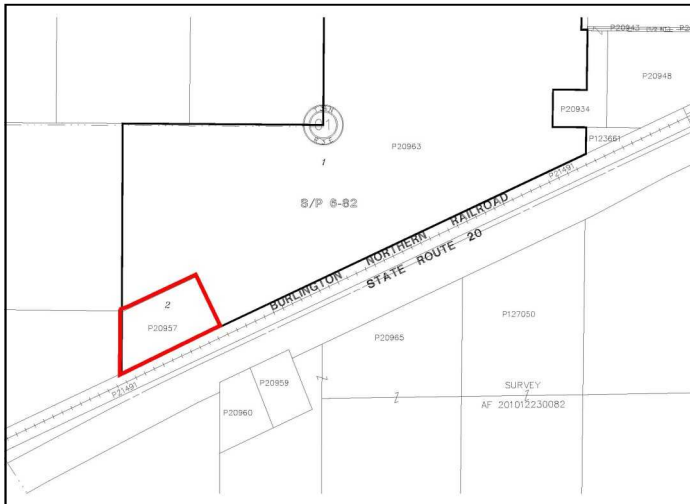


# 17413 STATE ROUTE 20 BURLINGTON, WA

## FOR SALE



- 9,221 sf +/- sf agricultural building on 2.97 +/- AC
- Truck grain receiving area, five grain storage tanks, truck scale, storage unit, and rail spur
- State Route 20 frontage; 1.5 miles west of I-5
- Located in A7 flood zone
- Zoned Ag-NRL: Agricultural Natural Resource Lands
- \$1,350,000

Jarrold Ball, CCIM  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
jb@learnedcommercial.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



*All info deemed reliable however verification recommended.*

# Burlington Feed Mill

**MOODY'S**

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



**Parcel  
Aerial**

# Burlington Feed Mill

17413 Hwy 20  
Burlington, WA 98233



**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875

**MOODY'S**  
ANALYTICS | Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 17413 Hwy 20, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

20,067

AVG. HH SIZE

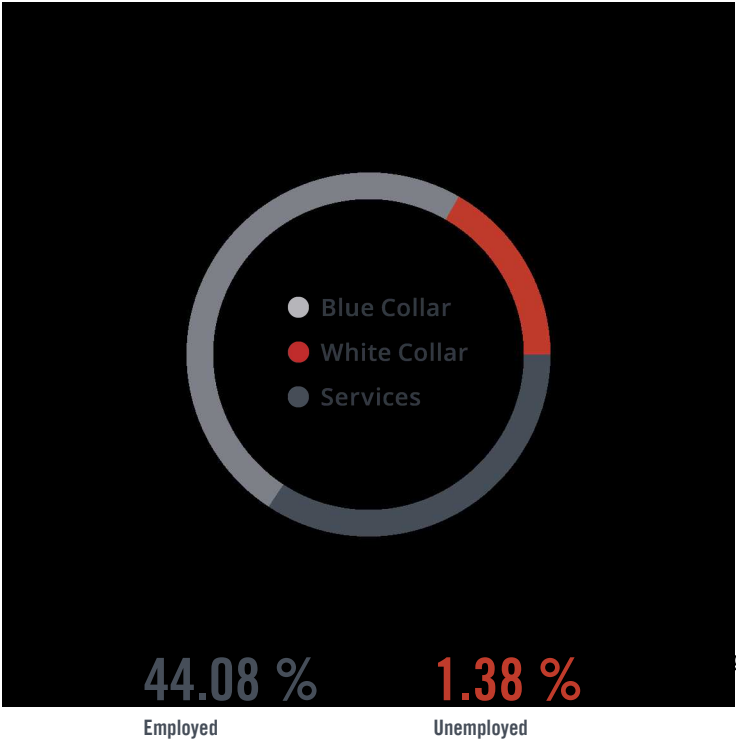
2.54

MEDIAN HH INCOME

\$52,489

HOME OWNERSHIP

4,577



EDUCATION

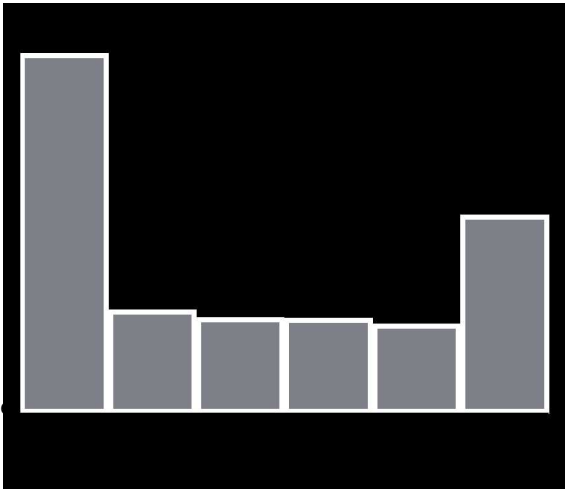
High School Grad:	21.89 %
Some College:	33.37 %
Associates:	7.22 %
Bachelors:	21.60 %

GENDER & AGE

50.43 %



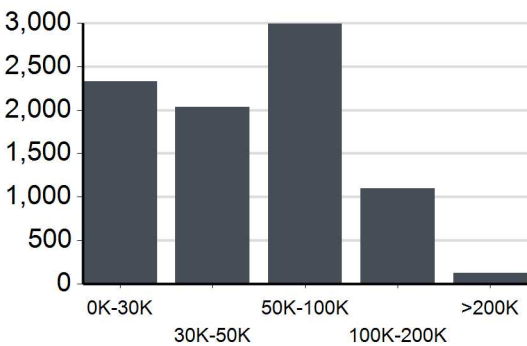
49.57 %



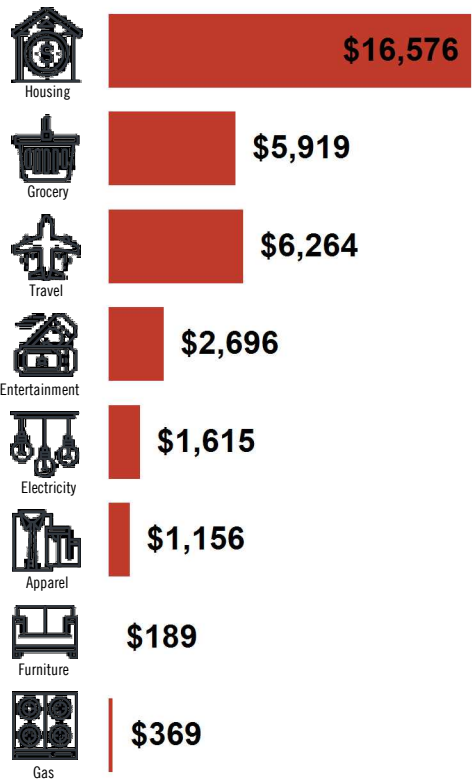
RACE & ETHNICITY

White:	63.84 %
Asian:	1.36 %
Native American:	0.44 %
Pacific Islanders:	0.00 %
African-American:	0.45 %
Hispanic:	20.33 %
Two or More Races:	13.58 %

INCOME BY HOUSEHOLD



HH SPENDING



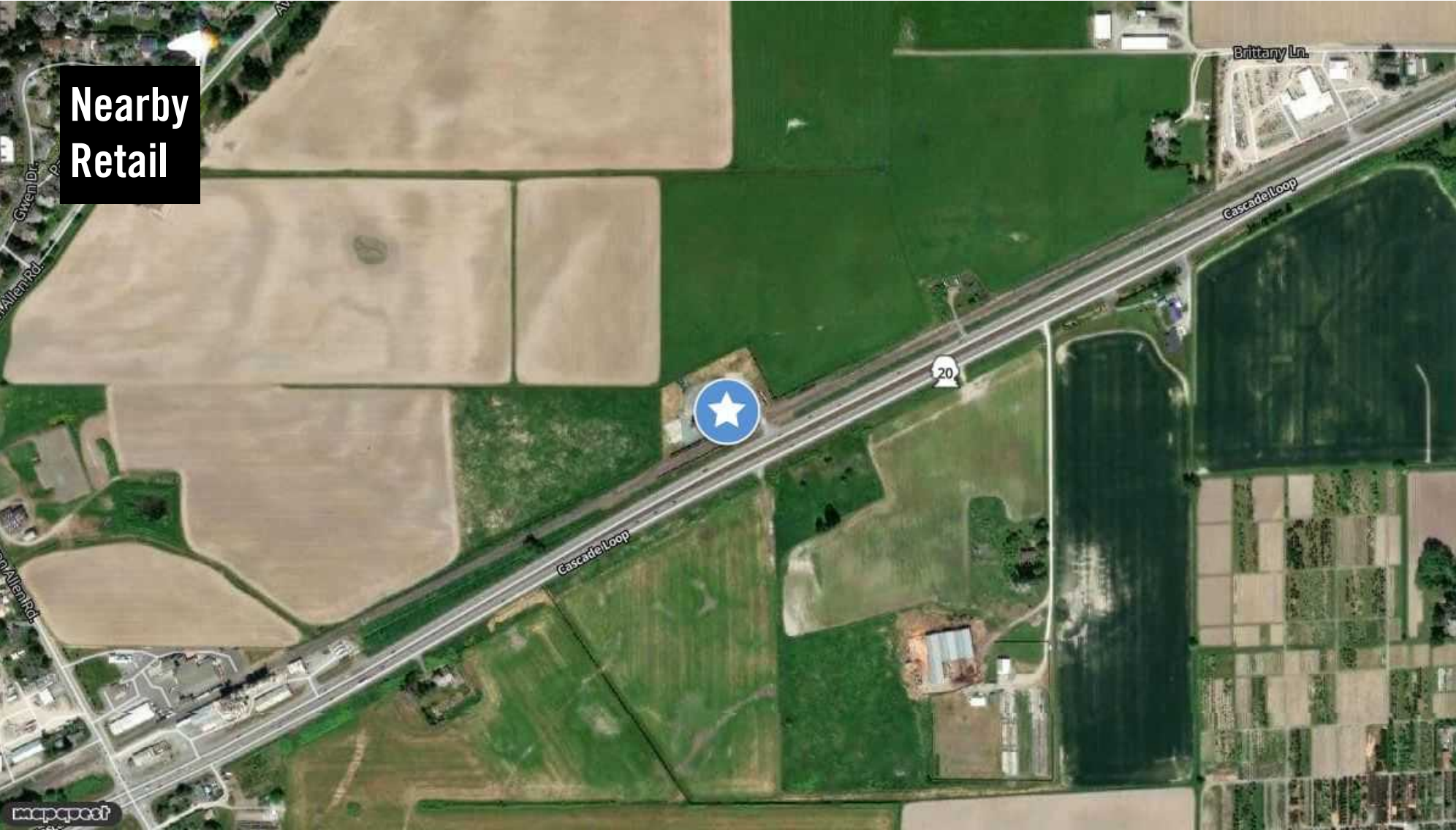


# Burlington Feed Mill

**MOODY'S**

Learned Commercial, Inc.

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



Jarrod Ball  
jb@learnedcommercial.com  
360-855-8875

MOODY'S  
ANALYTICS | Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor

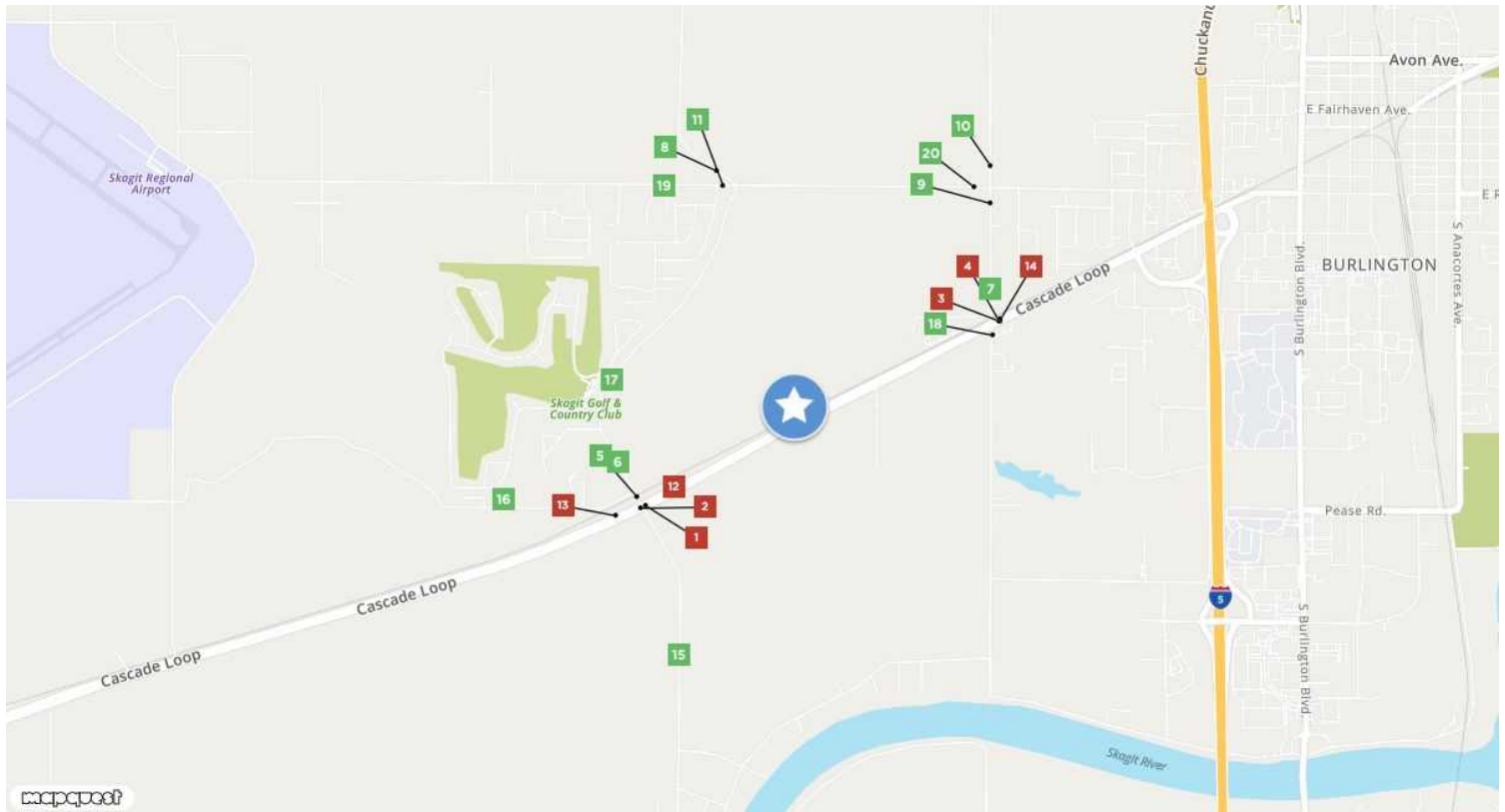
# Burlington Feed Mill

**MOODY'S**

Learned Commercial, Inc.

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

## Traffic Counts



<b>State Route 20</b> <span>1</span> Avon Allen Rd Year: 2021 29,366 Year: 2019 30,000 Year: 2018 30,000	<b>State Route 20</b> <span>2</span> Avon Allen Rd Year: 2021 28,182 Year: 2018 28,000	<b>State Route 20</b> <span>3</span> Avon Cutoff Year: 2021 28,125 Year: 2019 29,000 Year: 2018 28,000	<b>State Route 20</b> <span>4</span> Pulver Rd Year: 2018 29,000	<b>Avon Allen Rd</b> <span>5</span> Ovenell Rd Year: 2015 2,027 Year: 2011 1,758 Year: 2009 1,434
<b>Avon Allen Rd</b> <span>6</span> Frazier Ln Year: 2015 2,027 Year: 2009 1,434 Year: 2007 3,358	<b>Pulver Rd</b> <span>7</span> Sandy Ln Year: 2015 1,371 Year: 2011 932 Year: 2009 739	<b>Avon Allen Rd</b> <span>8</span> Country Club Dr Year: 2015 1,373 Year: 2013 1,261 Year: 2011 1,094	<b>Pulver Rd</b> <span>9</span> Peterson Rd Year: 2015 1,371 Year: 2011 932 Year: 2009 1,003	<b>Pulver Rd</b> <span>10</span> Peterson Rd Year: 2015 1,165 Year: 2011 981 Year: 2009 1,703
<b>Peterson Rd</b> <span>11</span> Hilynn Dr Year: 2014 3,768 Year: 2009 3,510 Year: 2009 2,926	<b>Avon Cutoff</b> <span>12</span> Avon Allen Rd Year: 2012 23,000 Year: 2011 22,000 Year: 2010 23,000	<b>Avon Cutoff</b> <span>13</span> Avon Allen Rd Year: 2012 21,000 Year: 2011 21,000 Year: 2010 21,000	<b>Avon Cutoff</b> <span>14</span> State Hwy20 Year: 2012 23,000 Year: 2011 21,000 Year: 2010 21,000	<b>Avon Allen Rd</b> <span>15</span> Avon St Year: 2011 1,758 Year: 2005 2,490 Year: 2001 1,046
<b>Eagle Dr</b> <span>16</span> 5th Tee Ln Year: 2011 265 Year: 2005 1,246	<b>Avon Allen Rd</b> <span>17</span> Country Club Dr Year: 2010 1,634 Year: 2007 1,964 Year: 2004 1,585	<b>Pulver Rd</b> <span>18</span> Brittany Ln Year: 2009 1,092 Year: 2008 957 Year: 2007 1,207	<b>Peterson Rd</b> <span>19</span> Discovery Dr Year: 2009 2,996 Year: 2005 2,239 Year: 1996 2,239	<b>Peterson Rd</b> <span>20</span> Pulver Rd Year: 2009 4,694



**Jarrod Ball**  
 jb@learnedcommercial.com  
 360-855-8875

**MOODY'S**  
 ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

**14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).**

(1) Purpose. The purpose of the Agricultural—[Natural Resource Lands](#) district is to provide land for continued farming activities, conserve agricultural land, and reaffirm agricultural [use](#), activities and operations as the [primary use](#) of the district. Non-agricultural [uses](#) are allowed only as [accessory uses](#) to the [primary use](#) of the land for agricultural purposes. The district is composed mainly of low flat land with highly productive soil and is the very essence of the [County](#)'s farming heritage and character.

**(2) [Permitted Uses](#).**

- (a) Agriculture.
- (b) [Agricultural accessory uses](#).
- (c) [Agricultural processing facilities](#).
- (d) [Co-housing](#), as part of [CaRD](#), subject to [SCC 14.18.300](#) through [14.18.330](#).
- (e) Commercial [greenhouse](#) operations that are an integral part of a local soil-based commercial agriculture operation.
- (f) Individual or multiple [farm](#) composting as an incidental agricultural operation to a working [farm](#) with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and Natural Resources Conservation Service (NRCS) standards and all applicable environmental, [solid waste](#), access and health regulations. Such [use](#) shall not generate traffic uncommon to a [farm operation](#).
- (g) [Family day care provider](#) as defined in Chapter [14.04 SCC](#); provided, that no [conversion](#) of agricultural land is allowed.
- (h) [Farm-based business](#) carried on exclusively by a member or members of a [family](#) residing on the [farm](#) and employing no more than 3 nonresident full-time equivalent employees.
- (i) [Historic sites](#) open to the public that do not interfere with the management of the agricultural land.
- (j) [Home-Based Business](#) 1.
- (k) [Manure lagoons](#).
- (l) Cultivation and harvest of any forest products or [forest crop](#) and necessary accessory [buildings](#).
- (m) On-site sorting, bagging, storage, and similar wholesale processing activities of agricultural products that are predominantly grown on-site or produced principally from the entire commercial [farm operation](#). Such activities shall be limited to those which are integrally related to the agricultural production and harvesting process.
- (n) [Seasonal roadside stands](#) not exceeding 300 square feet.
- (o) Single-family detached residential [dwelling unit](#) and [residential accessory uses](#), when accessory to an agricultural [use](#); and provided, that no [conversion](#) of agricultural land is allowed for [accessory uses](#).
- (p) Water diversion [structures](#) and [impoundments](#) related to resource management.
- (q) Wholesale nurseries.
- (r) [Anaerobic digester](#), when accessory to an agricultural [use](#).
- (s) [Maintenance, drainage](#).
- (t) [Net metering system](#), solar.

- (u) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
- (3) Administrative Special [Uses](#).
  - (a) [Agricultural slaughtering facilities](#).
  - (b) [Bed and breakfast](#), subject to [SCC 14.16.900\(2\)\(c\)](#), provided the [use](#) is accessory to an actively managed, ongoing agricultural operation and no new [structures](#) are constructed outside of the home for lodging purposes.
  - (c) Expansion of an existing major or minor utility or [public use](#); provided, that the expansion is designed to utilize the minimum amount of resource lands necessary and meets items in Subsection (3)(c)(i) or (ii) of this Section as well as the item in Subsection (3)(c)(iii) of the following requirements:
    - (i) The expansion is located within the existing [building](#) envelope which may include the required landscaping for the approved [use](#);
    - (ii) It is to be sited on existing [impervious surface](#) or in existing [right-of-way](#);
    - (iii) The [applicant](#) has proven that there is no other viable alternative to providing the expansion on non-natural resource lands.
  - (d) [Greenhouse](#) operations not otherwise permitted in [SCC 14.16.400\(2\)\(e\)](#). [Greenhouses](#) operating in the Ag-NRL [zone](#) as an administrative special [use](#), should they cease operation, shall be required to return the land to its former state or otherwise place the land in agricultural production.
  - (e) [Home-Based Business 2](#), provided no [conversion](#) of agricultural land is required to accommodate the [business](#) activity.
  - (f) [Minor public uses](#) related to the provision of emergency services where there is no other viable parcel or non-resource designated land to serve the affected area. [Applicants](#) shall demonstrate the need to locate the [use](#) in the [natural resource land](#). Analysis of alternatives to the [development](#) of the [use](#) within the [natural resource land](#) must be provided.
  - (g) Minor [utility developments](#) including those that are a necessary part of a salmon recovery or [enhancement](#) project, including [stormwater](#) management [projects](#), where there is no other viable parcel of non-agricultural land to locate the [project](#).
  - (h) [Wireless facilities](#), subject to [SCC 14.16.720](#).
  - (i) [Seasonal roadside stands](#) not exceeding 2,000 square feet, except as allowed in Subsection (2)(n) of this Section.
  - (j) [Temporary manufactured homes](#); provided, that no [conversion](#) of agricultural land is allowed.
  - (k) [Temporary events](#) related to agricultural production; and provided, that no agricultural land is converted and no permanent [structures](#) are constructed.
  - (l) Trails and primary and [secondary trailheads](#).
  - (m) [Marijuana production/processing facility](#) in a [structure](#) existing as of January 1, 2014.
- (4) [Hearing Examiner](#) Special [Uses](#).
  - (a) [Aircraft landing field, private](#), as an accessory to an agricultural [use](#) only, provided the [applicant](#) has proven that there is no other viable alternative to providing the service on [natural resource lands](#).
  - (b) [Concentrated animal feeding operation](#).
  - (c) Expansion of existing natural resource industrial zoned [agricultural support service](#) businesses, provided the expansion is limited to only the area necessary for the [business](#); and also provided, that any [conversion](#) of agricultural land



is minimized to the greatest extent possible.

(d) Habitat enhancement and/or restoration projects, except mitigation banks and other projects involving off-site compensatory mitigation, as defined by SCC 14.04.020.

(e) *Repealed by Ord. 020160004.*

(f) Kenel, limited, if accessory to an existing residence or natural resource operation; and provided, that no resource land is converted or taken out of production.

(g) Major public uses related to the provision of emergency services where there is no other viable parcel of non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the development of the use within the natural resource land must be provided.

(h) Major utility developments where there is no other viable parcel or non-agricultural designated land to serve the affected area. Analysis of alternatives to the development of the utility in the natural resource land must be provided.

(i) Natural resource research and training facility.

(j) Outdoor outfitters enterprises as defined in Chapter 14.04 SCC that remain incidental to the primary use of the property for agriculture, result in no conversion of agricultural land; and provided, that temporary lodging, etc., as regulated in SCC 14.16.900(2)(d) is prohibited.

(k) Primitive marinas with not greater than 3 slips.

(l) Seasonal roadside stands not exceeding 5,000 square feet, except as allowed in Subsections (2)(n) and (3)(i) of this Section.

(m) Shooting club (outdoor), with no associated enclosed structures allowed except as needed for emergency communications equipment; and provided, that no conversion of agricultural land is allowed.

(n) Temporary asphalt/concrete batching as defined and limited in Chapter 14.04 SCC, provided there is no other viable parcel of non-resource designated land to serve the purpose.

(o) Anaerobic digester.

## (5) Dimensional Standards.

### (a) Setbacks.

#### (i) Residential.

(A) Front: 35 feet minimum, 200 feet maximum from public road. Unless specified below or elsewhere in this Chapter, no portion of a structure shall be located closer than 35 feet from the front lot line and no portion of a structure shall be located further than 200 feet from the front lot line. If a parcel is located such that no portion or developable portion of the property is within 200 feet of a public road, the maximum 200-foot setback shall be measured from the front property line. The maximum setback may be waived by Planning and Development Services where critical areas, preventing the placement of residential structures, are located within the 200-foot setback area. The maximum setback may also be waived by Planning and Development Services in cases where nonfloodplain or nonprime agricultural land is located on the lot outside of the setback area, which would provide for a more appropriate placement of residential structures. In cases where a residence exists outside the setback area, residential accessory structures may be placed outside the setback area if located in accordance with the siting criteria outlined in Subsection (6) of this Section.

(B) Side: 8 feet adjacent to a property line.



(C) Rear: 35 feet.

(D) Accessory: Same as principal [structures](#).

(ii) Nonresidential.

(A) Front: 35 feet.

(B) Side: 15 feet.

(C) Rear: 35 feet.

(b) Maximum height: 40 feet.

(i) [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [wireless facilities](#) is regulated in [SCC 14.16.720](#).

(c) Minimum [lot](#) size: 1/16th of a section of land or 40 acres. Smaller [lot sizes](#) are permissible through [CaRDs](#) or as provided in [SCC 14.16.860](#).

(6) Siting Criteria. In addition to the [dimensional standards](#) described in Subsection (5) of this Section, new, non-agricultural [structures](#) shall be required to comply with the following provisions:

(a) Siting of all [structures](#) in the Agricultural—[Natural Resource Lands](#) district shall minimize potential [impacts](#) on [agricultural activities](#).

(b) When no [structures](#) or no compatible [structures](#) exist on the [subject property](#) or adjacent properties, new [structures](#) shall be located in a corner of the property and all [development](#) including but not limited to [structures](#), parking areas, [driveways](#), septic systems and landscaping shall be contained within an area of no more than 1 acre. Unless substantial evidence is provided indicating the location is not feasible, wells shall also be located within the 1-acre area whenever possible. Wells located outside of the 1-acre area shall be sited to minimize potential [impacts](#) on [agricultural activities](#).

(c) When compatible [structures](#) exist on the [subject property](#) or adjacent properties, siting of new [structures](#) shall comply with the following prioritized techniques:

(i) Locate new structure(s) within the existing, developed area of any compatible structure(s) in the same ownership, and utilize the existing access [road](#).

(ii) When the provisions of Subsection (6)(c)(i) of this Section are not possible, locate new structure(s) within the existing, developed area of any compatible [structure](#) in the same ownership.

(iii) When the provisions of Subsection (6)(c)(i) or (6)(c)(ii) of this Section are not possible, site new structure(s) to achieve minimum [distance](#) from any existing compatible [structure](#) on either the [subject property](#) or an adjacent property. All [development](#), including, but not limited to, [structures](#), parking areas, [driveways](#), septic systems, wells, and landscaping, shall be contained within an area of no more than 1 acre.

(7) Additional requirements related to this [zone](#) are found in [SCC 14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20220011 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090011 Attch. 2 (part); Ord. O20090010 Attch. 1 (part); Ord. O20090006; Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. O20030021 (part); Ord. R20020130 (part); Ord. 18375 §§ 4 (part), 5, 2001; Ord. 18069 Appx. A (part), 2000; Ord. 17938 Attch. F (part), 2000)