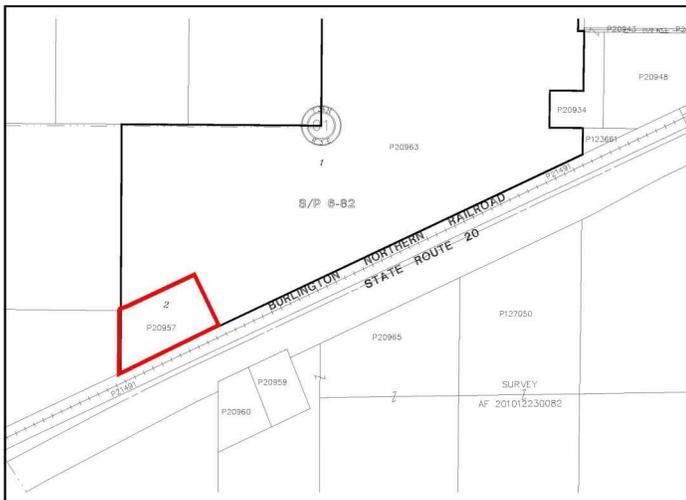


# 17413 STATE ROUTE 20 BURLINGTON, WA

## 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.*

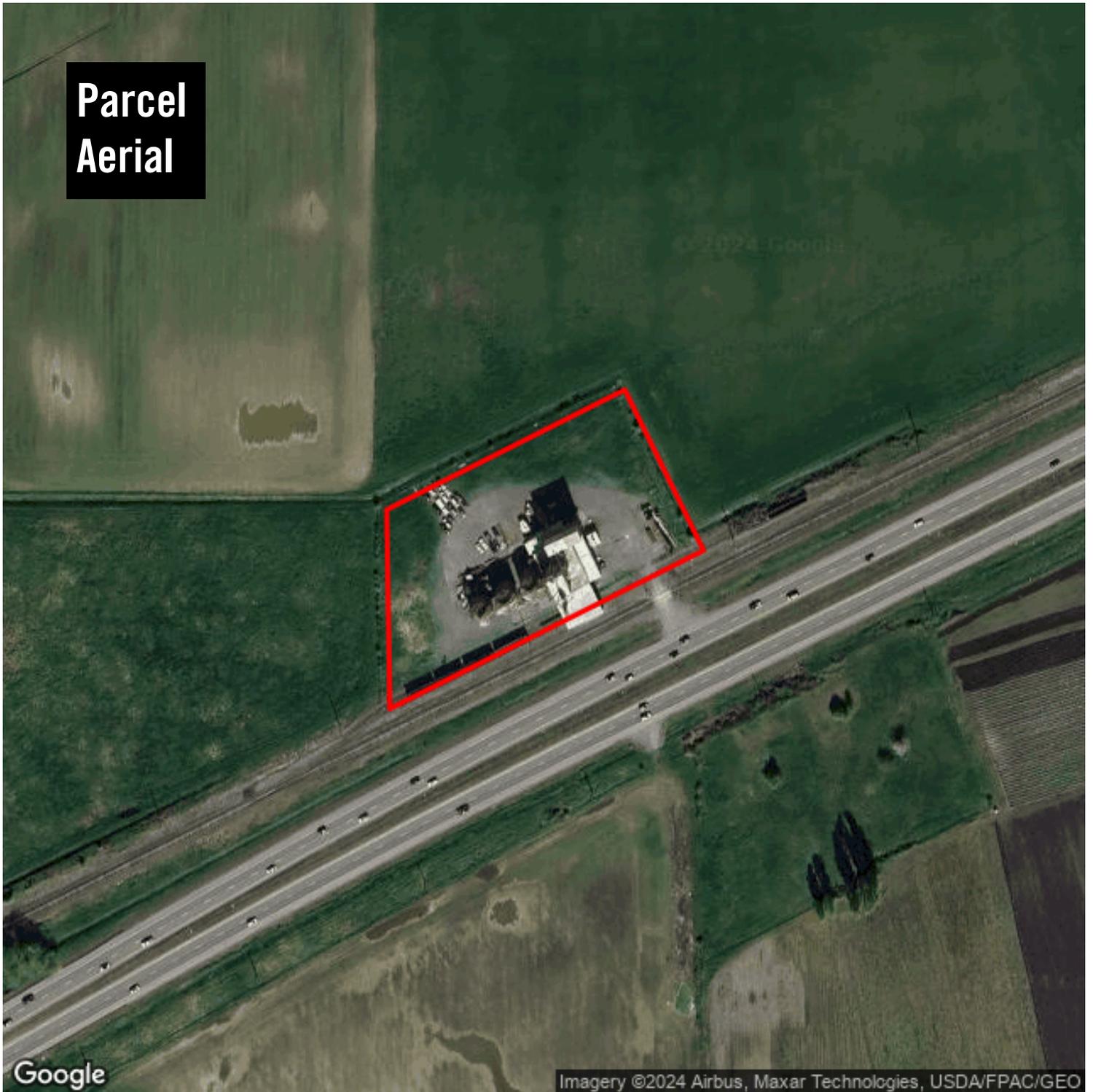
# Burlington Feed Mill

# 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. HHSIZE

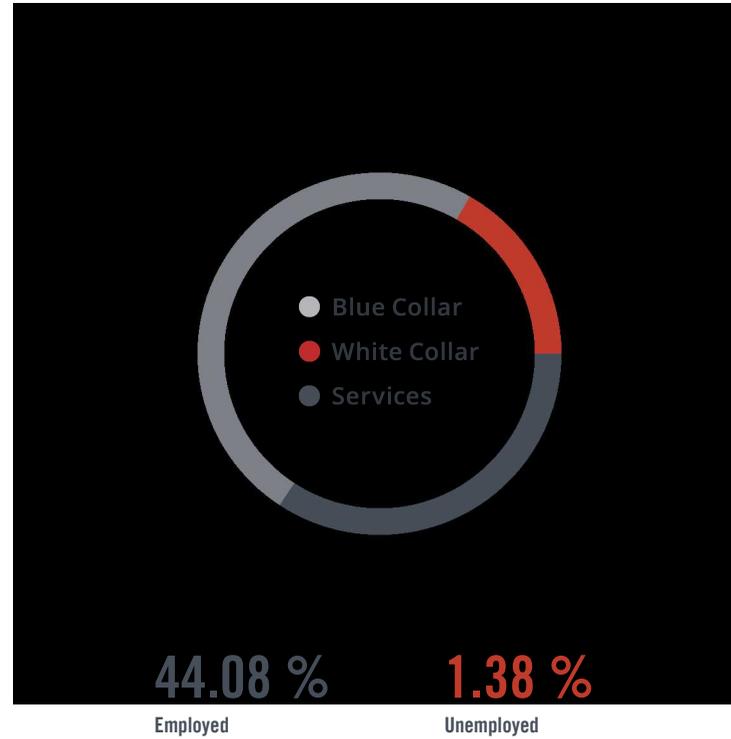
**2.54**

MEDIAN HH INCOME

**\$52,489**

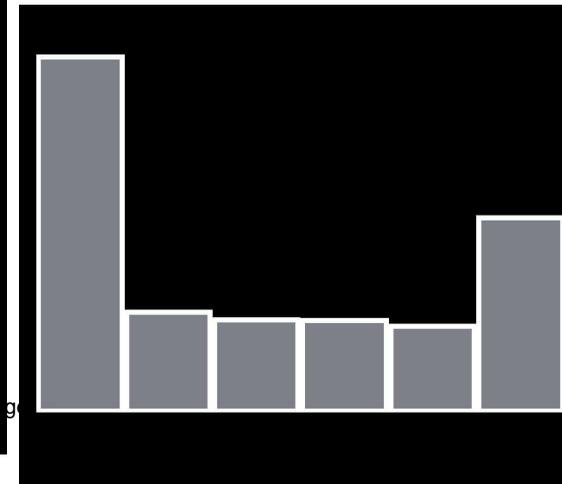
HOME OWNERSHIP

**4,577**



GENDER & AGE

50.43 % 49.57 %



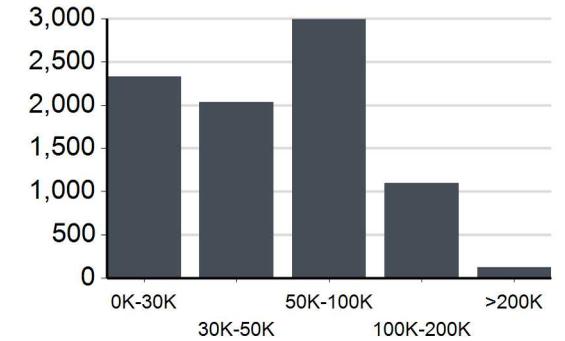
RACE & ETHNICITY

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 %**

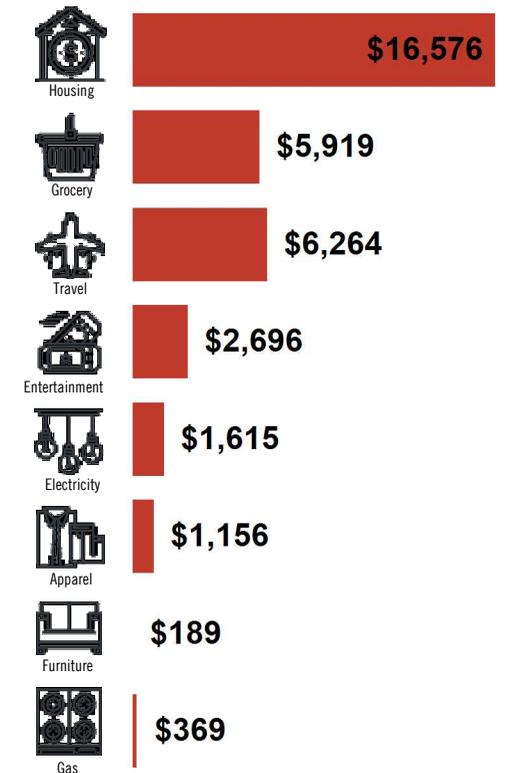
EDUCATION

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

INCOME BY HOUSEHOLD



HH SPENDING

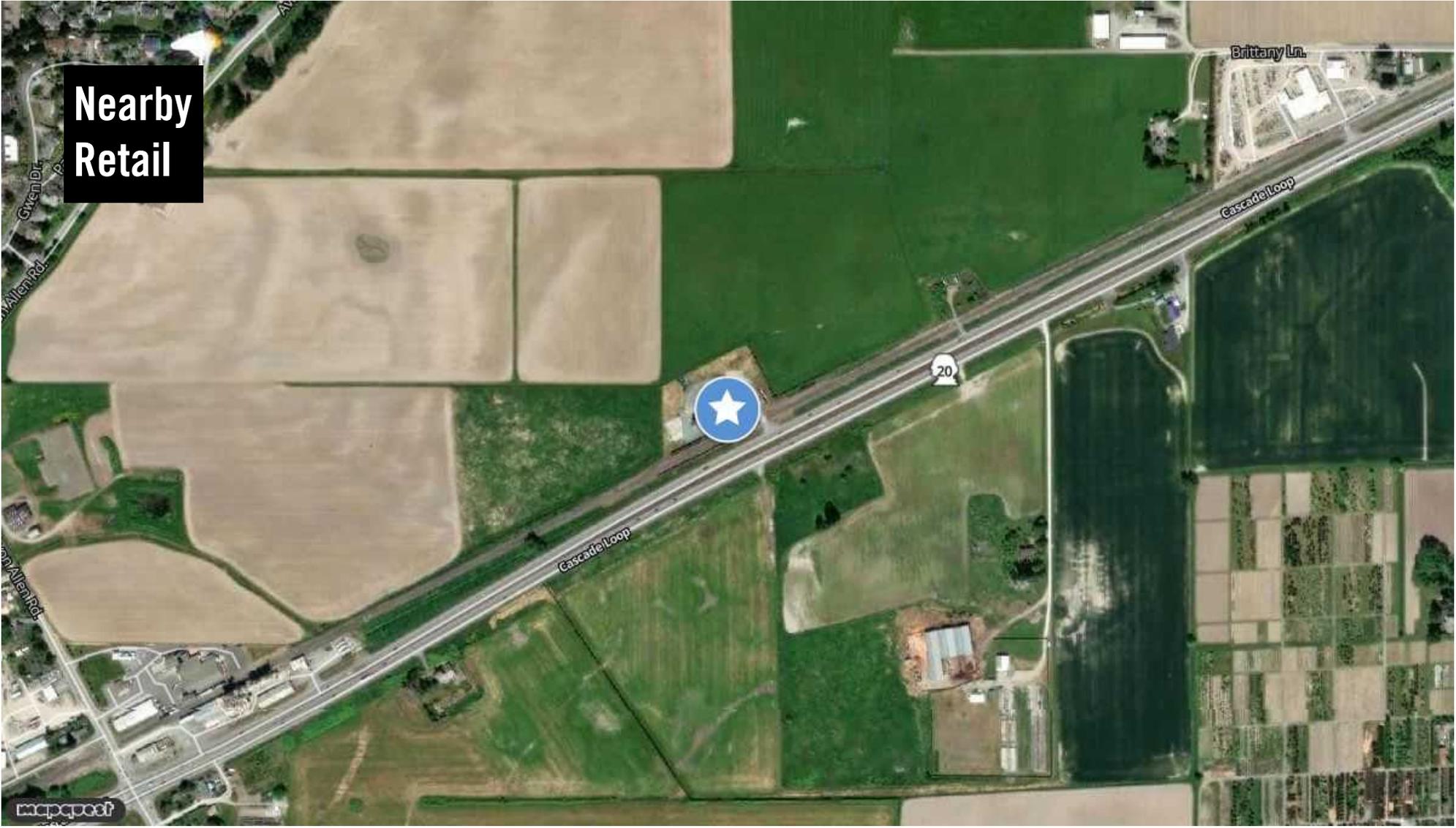


# Burlington Feed Mill

Learned Commercial, Inc.

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

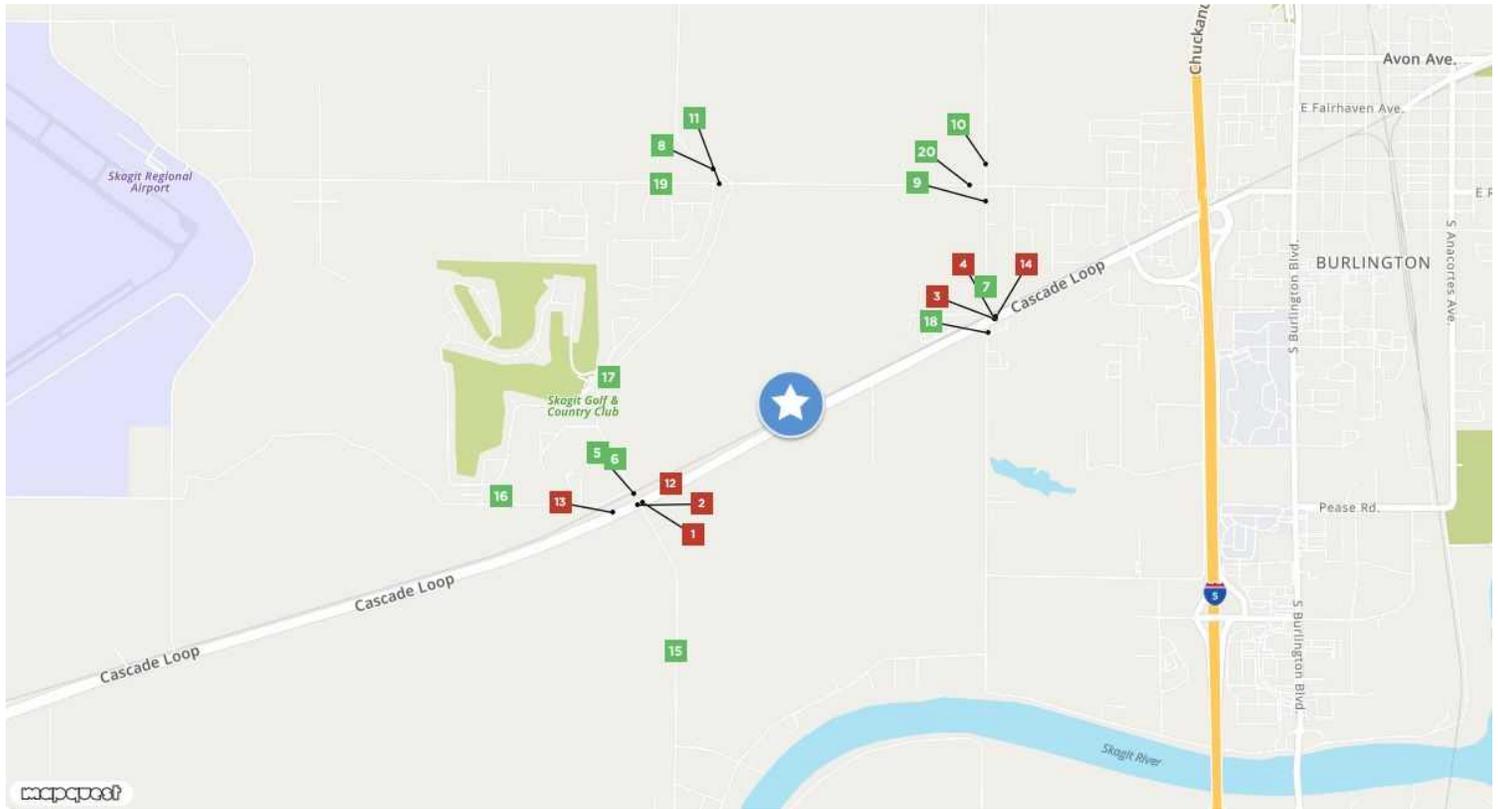
**Nearby  
Retail**



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

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## Traffic Counts



<b>State Route 20</b>	<b>1</b>
Avon Allen Rd	
Year: 2021	29,366
Year: 2019	30,000
Year: 2018	30,000

<b>State Route 20</b>	<b>2</b>
Avon Allen Rd	
Year: 2021	28,182
Year: 2018	28,000

<b>State Route 20</b>	<b>3</b>
Avon Cutoff	
Year: 2021	28,125
Year: 2019	29,000
Year: 2018	28,000

<b>State Route 20</b>	<b>4</b>
Pulver Rd	
Year: 2018	29,000

<b>Avon Allen Rd</b>	<b>5</b>
Ovenell Rd	
Year: 2015	2,027
Year: 2011	1,758
Year: 2009	1,434

<b>Avon Allen Rd</b>	<b>6</b>
Frazier Ln	
Year: 2015	2,027
Year: 2009	1,434
Year: 2007	3,358

<b>Pulver Rd</b>	<b>7</b>
Sandy Ln	
Year: 2015	1,371
Year: 2011	932
Year: 2009	739

<b>Avon Allen Rd</b>	<b>8</b>
Country Club Dr	
Year: 2015	1,373
Year: 2013	1,261
Year: 2011	1,094

<b>Pulver Rd</b>	<b>9</b>
Peterson Rd	
Year: 2015	1,371
Year: 2011	932
Year: 2009	1,003

<b>Pulver Rd</b>	<b>10</b>
Peterson Rd	
Year: 2015	1,165
Year: 2011	981
Year: 2009	1,703

<b>Peterson Rd</b>	<b>11</b>
Hilynn Dr	
Year: 2014	3,768
Year: 2009	3,510
Year: 2009	2,926

<b>Avon Cutoff</b>	<b>12</b>
Avon Allen Rd	
Year: 2012	23,000
Year: 2011	22,000
Year: 2010	23,000

<b>Avon Cutoff</b>	<b>13</b>
Avon Allen Rd	
Year: 2012	21,000
Year: 2011	21,000
Year: 2010	21,000

<b>Avon Cutoff</b>	<b>14</b>
State Hwy20	
Year: 2012	23,000
Year: 2011	21,000
Year: 2010	21,000

<b>Avon Allen Rd</b>	<b>15</b>
Avon St	
Year: 2011	1,758
Year: 2005	2,490
Year: 2001	1,046

<b>Eagle Dr</b>	<b>16</b>
5th Tee Ln	
Year: 2011	265
Year: 2005	1,246

<b>Avon Allen Rd</b>	<b>17</b>
Country Club Dr	
Year: 2010	1,634
Year: 2007	1,964
Year: 2004	1,585

<b>Pulver Rd</b>	<b>18</b>
Brittany Ln	
Year: 2009	1,092
Year: 2008	957
Year: 2007	1,207

<b>Peterson Rd</b>	<b>19</b>
Discovery Dr	
Year: 2009	2,996
Year: 2005	2,239
Year: 1996	2,239

<b>Peterson Rd</b>	<b>20</b>
Pulver Rd	
Year: 2009	4,694



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 360-855-8875



**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. O20160004.*
  - (f) [Kennel](#), 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)