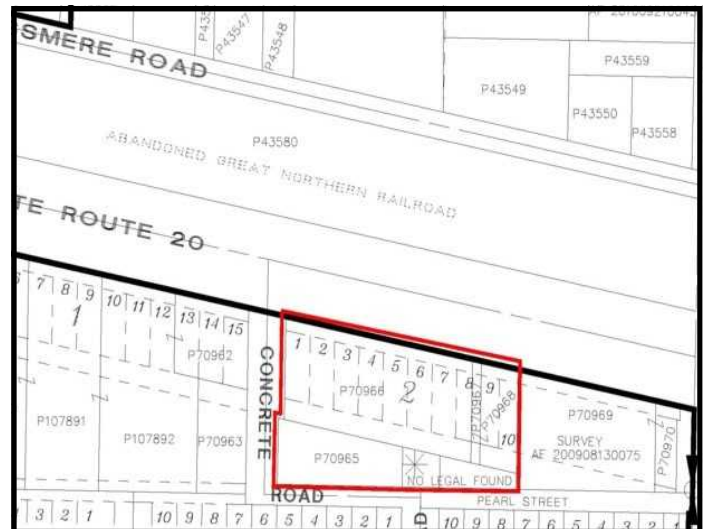


NHN STATE ROUTE 20 CONCRETE WA

FOR SALE

- 1.46 +/- acres
- 300 +/- feet SR 20 frontage
- Borders Concrete City Limits
- Zoned Urban Reserve Commercial Industrial
- Three phase power, water close, no sewer or gas
- Will consider owner contract, trade, or cash offer
- \$395,000

Note: Managing member of owner is a WA state real estate licensee



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
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360.757.3888
clay@claylearned.com



All info deemed reliable however verification recommended.

SURVEY
AF 201009210043

P43565

P43546

P43547

P43548

SSMERE ROAD

P43549

P43559

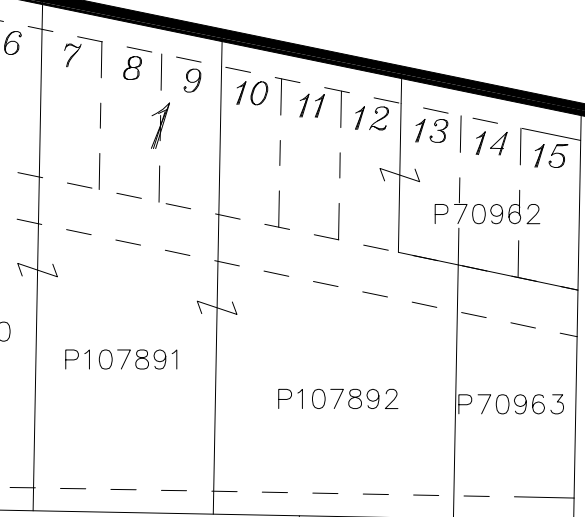
P43550

P43558

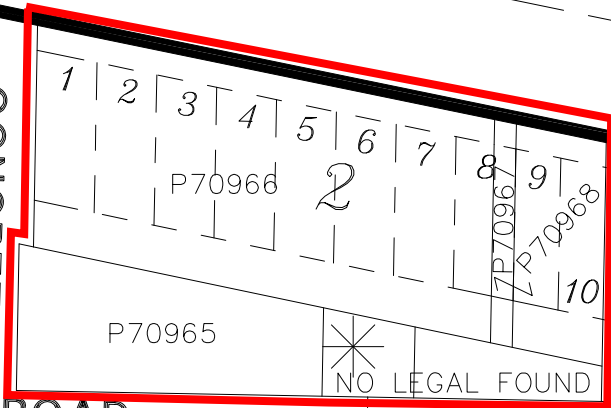
P43580

ABANDONED GREAT NORTHERN RAILROAD

TE ROUTE 20

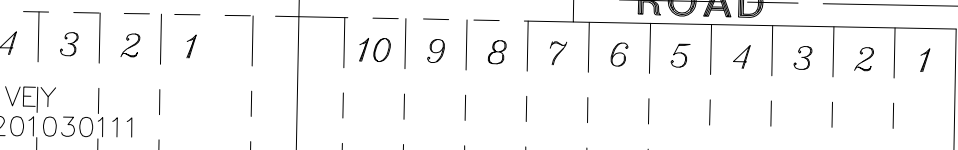


CONCRETE



ROAD

PEARL STREET



ROAD

VEY
201030111



14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential [uses](#) of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of [urban services](#) and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial [development](#) in the future. More intensive [development](#) than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).

(2) [Permitted Uses](#).

- (a) Art galleries and studios.
- (b) Business/professional offices.
- (c) Community club/grange hall.
- (d) [Family day care provider](#).
- (e) Vehicle charging and [vehicle fueling station](#) and automobile [repair](#) garages conducted inside a [building](#).
- (f) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
- (g) [Historic sites](#) open to the public.
- (h) Indoor or outdoor storage facilities, excluding unlicensed and [inoperable vehicles](#).
- (i) [Kennel](#), day-use.
- (j) Loft living quarters above store fronts.
- (k) [Mini-storage](#).
- (l) [Minor public uses](#).
- (m) Natural resource support services, including office [uses](#) and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and [repair](#) of equipment and supplies for natural resource industries.
- (n) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (o) [Owner operator/caretaker quarters](#) accessory to [primary use](#).
- (p) [Pre-school](#).
- (q) Production, [repair](#), and servicing of specialized tools and equipment.
- (r) Retail and service businesses.
- (s) Restaurants.
- (t) Retail and wholesale nurseries/greenhouses.
- (u) Small [animal clinic/hospital](#).
- (v) Small retail and service businesses.
- (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.

- (x) Warehouses and distribution and wholesale uses.
 - (y) Maintenance, drainage.
 - (z) Net metering system, solar.
 - (aa) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
 - (bb) Recycling drop box facility.
 - (cc) Temporary events.
- (3) Administrative Special Uses.
- (a) Active recreational facilities.
 - (b) Expansion of existing major public uses up to 3,000 square feet.
 - (c) Kennels.
 - (i) Boarding kennel.
 - (ii) Limited kennel.
 - (d) Large animal clinic/hospital.
 - (e) Minor utility developments.
 - (f) Parks, specialized recreational facility.
 - (g) Wireless facilities, subject to SCC 14.16.720.
 - (h) Race track, indoor.
 - (i) Trails and primary and secondary trailheads.
 - (j) Marijuana retail facility.
- (4) Hearing Examiner Special Uses.
- (a) Church.
 - (b) Group care facility.
 - (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (d) Major utility developments.
 - (e) Storage of unlicensed/inoperable vehicles.
 - (f) Marijuana production/processing facility.
- (5) Dimensional Standards. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC 14.16.910, in which case the development standards, any design review standards, landscaping, parking, and signage standards from the applicable city code in whose UGA the project is located shall apply.
- (a) Setbacks, Primary and Accessory Structure.
 - (i) Front: 35 feet.

- (ii) Side and rear: None on interior [lot](#) lines adjacent to other commercial designations. On [lot](#) lines adjacent to other land [use](#) designations: side: 15 feet; rear: 20 feet.
- (b) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).
- (c) 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](#).
- (d) Maximum Size Limits. Total [gross building area](#) of primary and [accessory uses](#) shall not exceed 5,000 square feet of [new construction](#) per parcel, calculated on a cumulative basis after August 26, 2003, unless the [owner](#) has obtained an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).
- (e) Minimum [lot](#) size: 5 acres or 1/128th of section; unless the [owner](#) has obtained an urban reserve [development permit](#), pursuant to [SCC 14.16.910](#). No [variances](#) to this minimum [lot size](#) requirement shall be granted. Existing [lots](#) smaller than this minimum [lot size](#) shall be subject to the provisions of [SCC 14.16.850](#), [lot](#) certification.
- (f) Maximum [lot](#) coverage: 50%.
- (6) Infrastructure [Development](#) Standards. [Subdivisions](#) of land, [building permits](#), and land [use](#) actions which are allowed by this Section shall meet those [development](#) standards for infrastructure established by Chapter [14.18 SCC](#) and applicable generally to land outside the unincorporated UGAs and the following additional requirements:
- (a) If public water service is available, as a condition of any [development approval](#) in the unincorporated UGA, the property [owner](#) shall obtain a certificate of water availability for the proposed [use](#) from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28 SCC](#), Appendix A (Minimum Fire Flow Design Standards).
- (b) Any short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve [development permit](#) shall contain a notation on the face of the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land that identifies an area within the parcel where [structures](#) are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land [uses](#).
- (i) This area of restriction may be modified administratively, at the request of the property [owner](#), without requiring an amendment to the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land.
- (ii) The [County](#) shall consult with the [city](#) in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the [development regulations](#) and planning documents of the [city](#) in whose UGA the property is located.
- (iii) The note on the face of the short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land shall specify that when the property is further subdivided for urban densities and land [uses](#) and when [dedication](#) of rights-of-way for [roads](#) and utilities is completed as part of that future [subdivision](#) and urban [development approval](#), the permanent [structures](#) restriction contained in the initial short plat, [subdivision](#), [binding site plan](#), or other [subdivision](#) of land shall expire and shall be replaced with that future [dedication](#).
- (c) Nothing in this Section shall preclude Skagit [County](#) from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific [development](#) on a case-by-case basis, pursuant to [SEPA](#), special studies, or other requirements and standards, under the process for approval provided in Skagit [County](#) development regulations for all [developments](#). Skagit [County](#) shall consider applicable municipalities' [capital facilities](#) plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by [County](#) ordinance.

- (d) Maximum Wastewater Output. The proposed [use](#) or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a [structure](#) or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit [County](#). The [County](#) shall not permit a nonresidential [development](#) in this [zone](#) that exceeds 20 fixture units, unless the proposed [use](#) and associated wastewater generation is approved pursuant to an urban reserve [development permit](#).
- (e) In accordance with the Growth Management [Act](#) and the Skagit [County](#) Comprehensive Plan, [cities](#) are the units of local government most able to provide [urban services](#), including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate [city](#) government.
- (7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the [uses](#) served by that parking.
- (8) Additional requirements related to this [zone](#) are found in [SCC 14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R [zones](#)), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)

SR 20 Frontage Concrete

MOODY'S

Learned Commercial, Inc.

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

**Parcel
Aerial**



SR 20 Frontage Concrete

0 Hwy 20
Concrete, WA 98237

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

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 0 Hwy 20, Concrete, WA 98237

CITY, STATE

Concrete, WA

POPULATION

1,659

AVG. HHSIZE

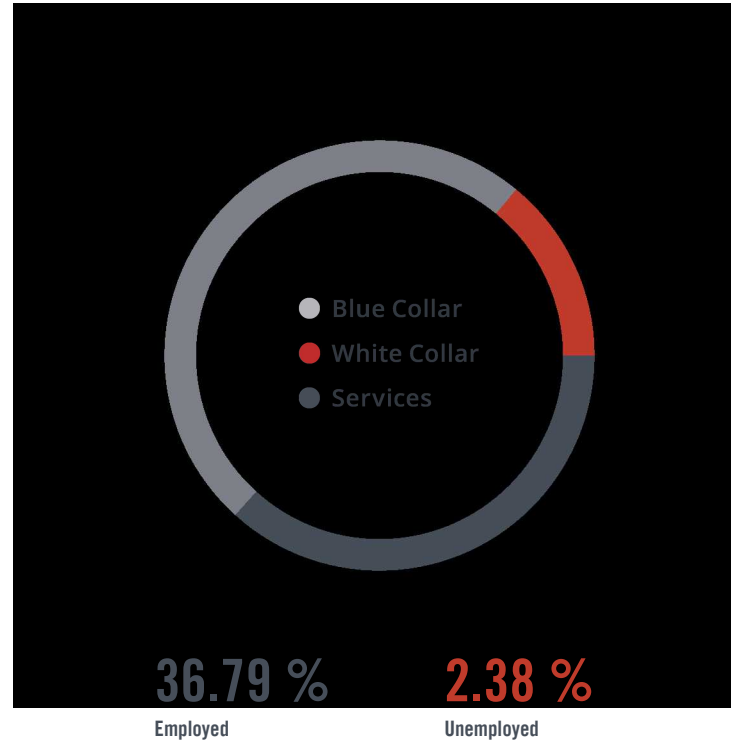
2.40

MEDIAN HH INCOME

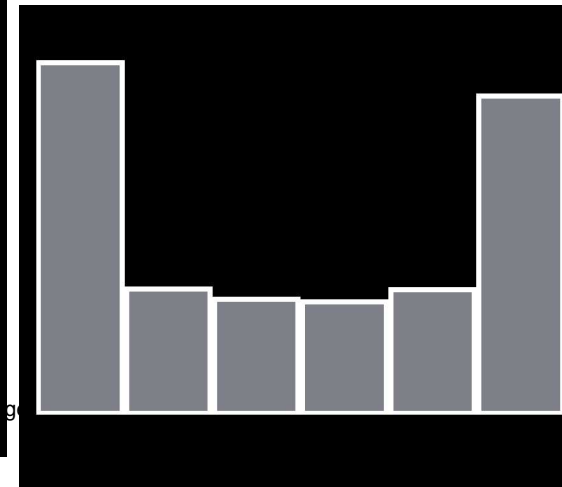
\$48,569

HOME OWNERSHIP

504



GENDER & AGE



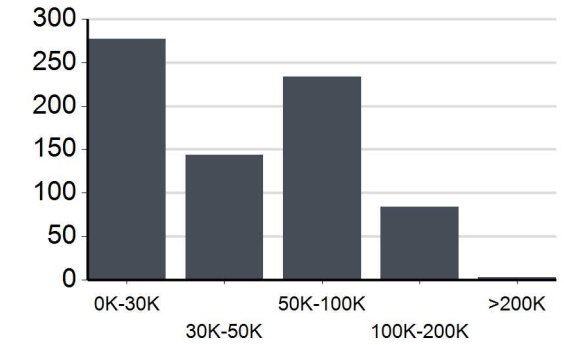
RACE & ETHNICITY

White:	92.80 %
Asian:	0.23 %
Native American:	0.39 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	3.32 %
Two or More Races:	3.25 %

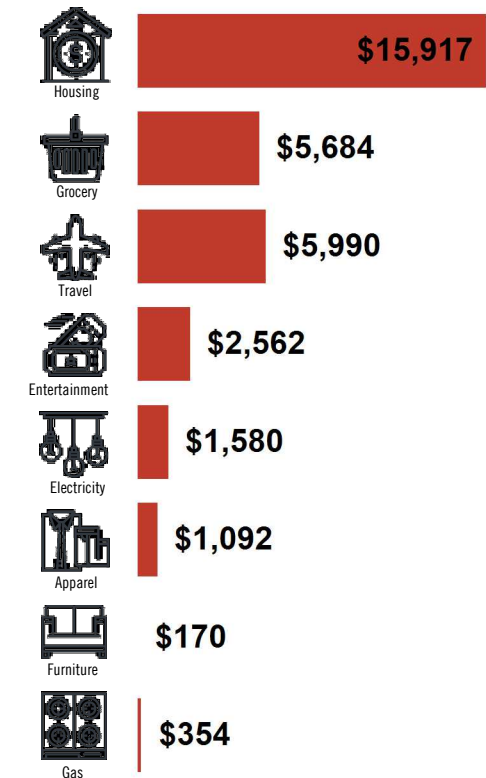
EDUCATION

High School Grad:	33.25 %
Some College:	26.40 %
Associates:	5.62 %
Bachelors:	10.17 %

INCOME BY HOUSEHOLD



HH SPENDING

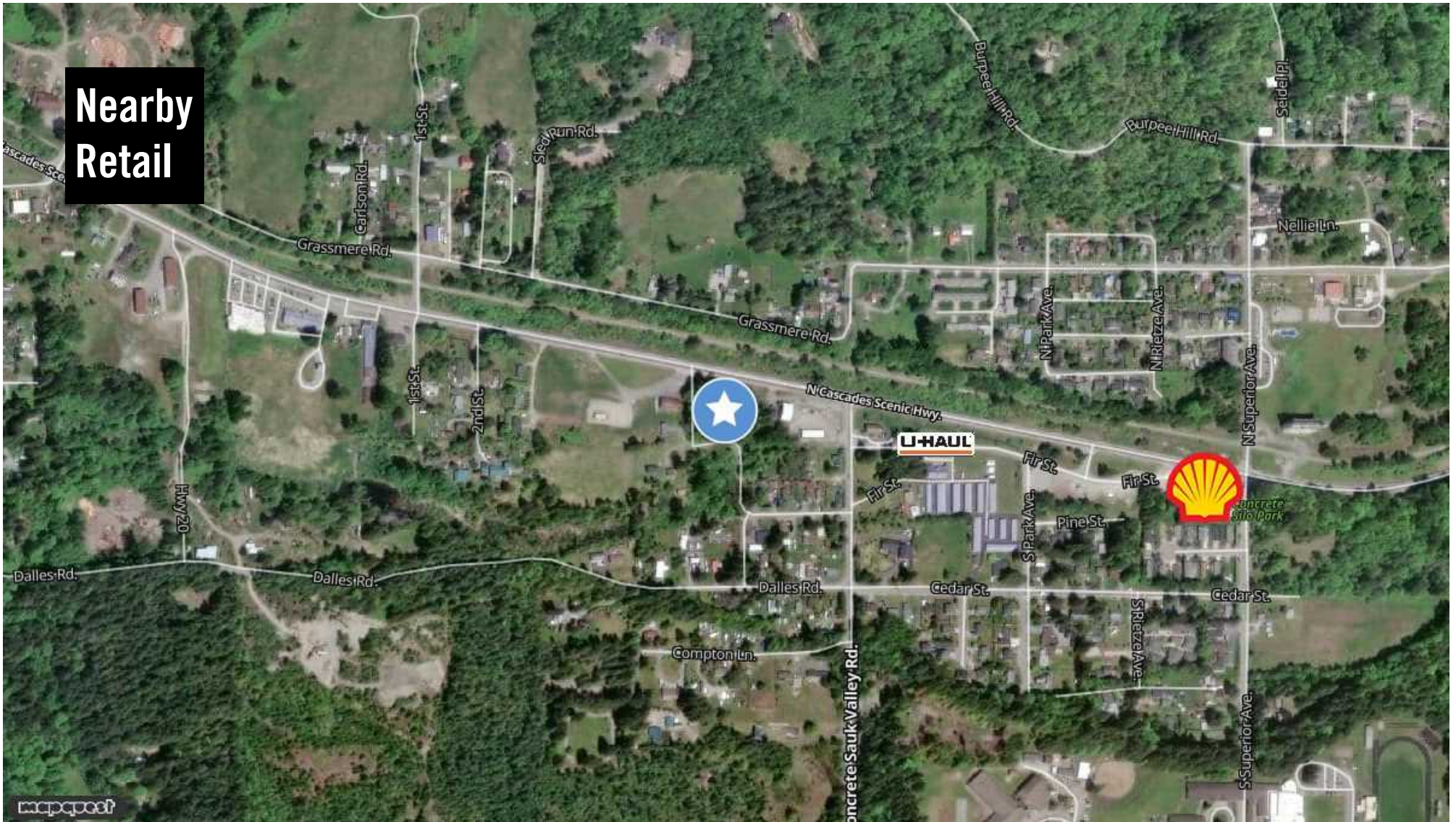


SR 20 Frontage Concrete

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**Nearby
Retail**

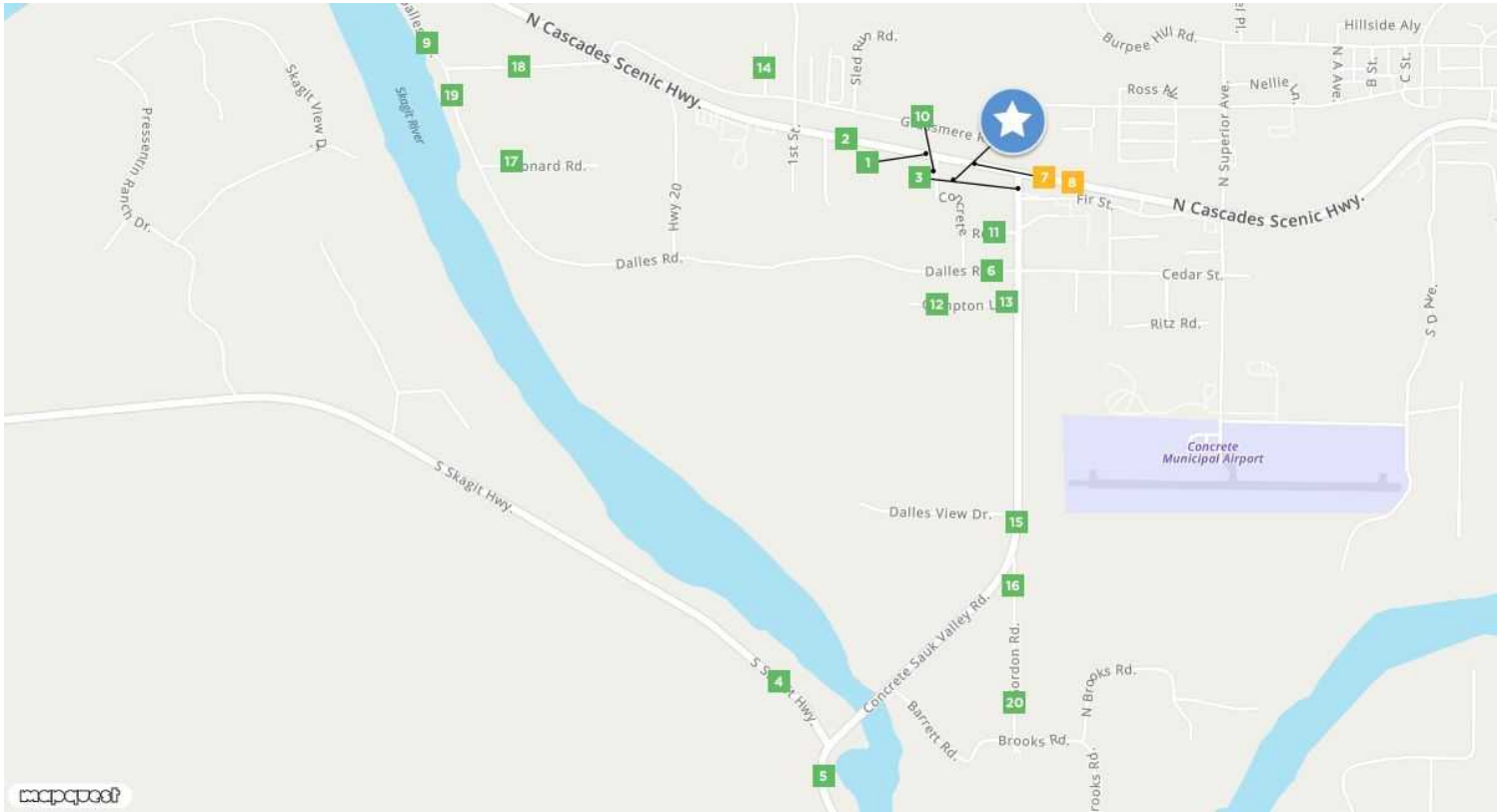


Clay Learned
clay@claylearned.com
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MOODY'S
ANALYTICS | Catylist

SR 20 Frontage Concrete

Traffic Counts



North Cascades Highway 1 Concrete Rd Year: 2022 4,909 Year: 2021 4,909 Year: 2019 5,000	N Cascades Hwy 2 2nd St Year: 2018 5,000 Year: 2017 5,200 Year: 2015 5,000	Gordon Rd 3 Fir St Year: 2015 2,118 Year: 2001 1,184	S Skagit Hwy 4 Concrete Sauk Valley Rd Year: 2015 1,361 Year: 2011 1,419 Year: 2000 1,304	Concrete Sauk Valley Rd 5 S Skagit Hwy Year: 2015 1,080
Dalles Rd 6 Gordon Rd Year: 2008 99 Year: 1993 105	N Cascades Hwy 7 Concrete Rd Year: 2005 5,400 Year: 2004 5,400 Year: 2003 5,300	N Cascades Hwy 8 Gordon Rd Year: 2005 5,100 Year: 2004 5,100 Year: 2003 5,100	Dalles Rd 9 Grassmere Rd Year: 2005 78 Year: 2001 20	Concrete Rd 10 N Cascades Hwy Year: 2001 40
Concrete Rd 11 Gordon Rd Year: 2001 120	Compton Ln 12 Gordon Rd Year: 2001 130	Compton Ln 13 Gordon Rd Year: 2001 130	Carlson Rd 14 Grassmere Rd Year: 2001 50	Gordon Rd 15 Dalles View Dr Year: 2001 1,184
Gordon Rd 16 Concrete Sauk Valley Rd Year: 2001 20	Leonard Rd 17 Dalles Rd Year: 2001 170	Grassmere Rd 18 Dalles Rd Year: 2001 70	Dalles Rd 19 Grassmere Rd Year: 2001 280	Gordon Rd 20 Brooks Rd Year: 2001 30

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MOODY'S
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