



3422 Densmore Rd., Marysville, WA 98270

## Development Land For Sale with Future Direct Access to Hwy 9

- Two parcels: ±10.31 acres total
- Zoning: CB-WR (Community Business – Whiskey Ridge), City of Marysville jurisdiction
- Snohomish County Parcel Numbers: 00590700027200 & 00590700027400
- Highly visible from Hwy 9 and SR 92 (approximately 24,085 VPD)
- Rapidly growing submarket with significant residential development in progress nearby
- Future road will create immediate access to Hwy 9
- Asking Price: \$4,950,000 (\$11.02/SF land area)

Asking Price

**\$4,950,000**

(\$11.02/SF land area)

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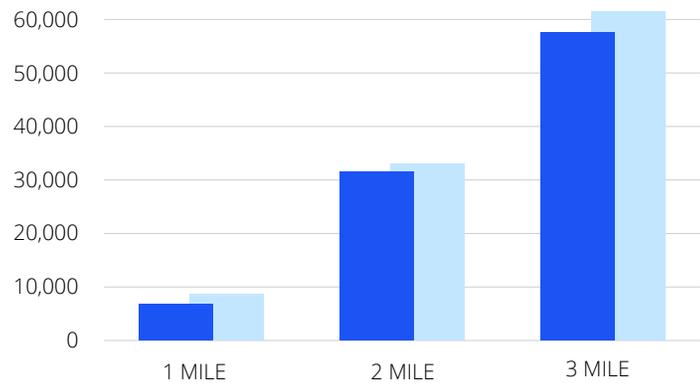
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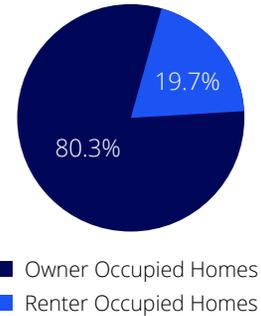
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# DEMOGRAPHICS

Total Population ■ 2025 ■ 2030



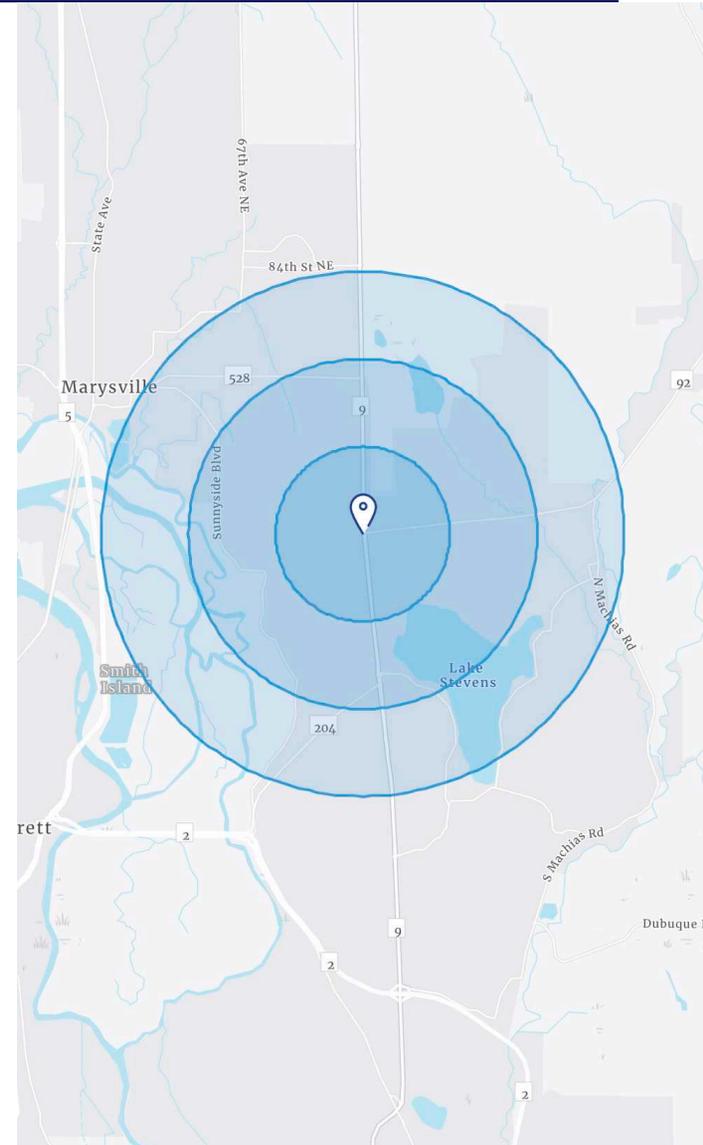
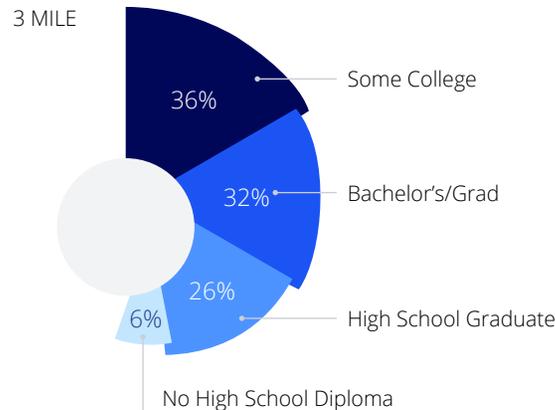
Current Housing by Ownership



2025 Business Summary



Education



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