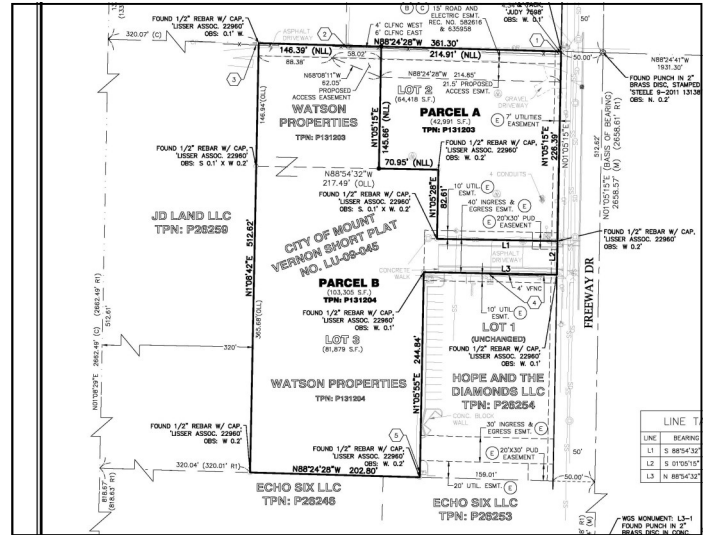


2015 FREEWAY DR-PARCEL B MOUNT VERNON, WA

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.

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

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED AUGUST 14, 2012 AS AUTORS' FILE NO. 201208140051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AND UTILITIES A PORTION OF LOT 3 OF SAID SHORT PLAT FOR INTEREST, EGRESS AND UTILITIES A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LOT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED AUGUST 9, 2012 AND RECORDED AUGUST 14, 2012 AS AUTORS' FILE NO. 201208140051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT FOR INTEREST, EGRESS AND UTILITIES A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

PARCEL A LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED AUGUST 14, 2012 AS AUTORS' FILE NO. 201208140051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AND UTILITIES A PORTION OF LOT 3 OF SAID SHORT PLAT FOR INTEREST, EGRESS AND UTILITIES A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PARCEL B LOT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED AUGUST 9, 2012 AND RECORDED AUGUST 14, 2012 AS AUTORS' FILE NO. 201208140051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AND UTILITIES A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

OWNER ZONING & ADDRESS INFORMATION

LOT 2 OWNERS
 WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP
 14073 HILLWOOD DRIVE BOW, WA 98232

LOT 3 OWNERS
 SAVANNAH BLACKBURN, SUITE 100
 MOUNT VERNON, WA 98273

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 27th DAY OF SEPTEMBER, 2019, AT 2 P. M. AT 1:14 MINUTES PAST THE CLOCK AND IN BOOK _____ OF SAID COUNTY, WASHINGTON, AT THE REQUEST OF SAID SURVEYING AND MAPPING INC. BY _____ RECORDS OF SKAGIT COUNTY, WASHINGTON

 SKAGIT COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP, IN APRIL 2019.

 WASHINGTON LIMITED PARTNERSHIP, IN APRIL 2019.
 CERTIFICATE NO. 40034

OWNER'S DECLARATION

I, the undersigned owner of the land herein described, do hereby make a boundary line adjustment in accordance with the provisions of the laws of the State of Washington, and I hereby consent and in accordance with the desire of the owners, the undersigned further acknowledge that the approval and recording of this document does not establish new title lines, further we have added to convey all title interest consistent with this boundary line adjustment.

WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP, 14073 HILLWOOD DRIVE BOW, WA 98232

 PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR:
 I HEREBY CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT THE SIGNATURES WERE MADE BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT AND FOR THE STATE OF WASHINGTON.

 PUBLIC WORKS DIRECTOR

CORPORATION
 COUNTY OF Skagit
 STATE OF Washington
 I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT THE SIGNATURES WERE MADE BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT AND FOR THE STATE OF WASHINGTON.

 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES 8/12/22

CORPORATION
 COUNTY OF Skagit
 STATE OF Washington
 I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT THE SIGNATURES WERE MADE BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT AND FOR THE STATE OF WASHINGTON.

 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES 10/1/24

CITY PUBLIC WORKS DIRECTOR:
 I HEREBY CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT THE SIGNATURES WERE MADE BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT AND FOR THE STATE OF WASHINGTON.

 PUBLIC WORKS DIRECTOR

EASEMENTS & EXCEPTIONS

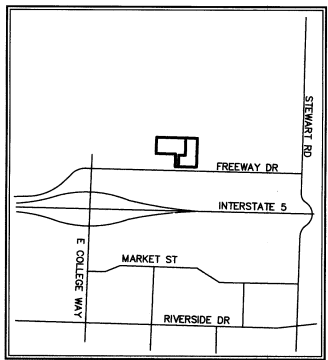
- (A) CONDEMNATION BY THE STATE OF WASHINGTON OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, BY DEGREE ENTITLED EXCEPT THAT RIGHT OF REASONABLE ACCESS SHALL BE GRANTED TO THAT CERTAIN FRONTING ROAD TO BE CONSTRUCTED ALONG THE WESTERLY BOUNDARY OF SAID HIGHWAY, (NOT PLOTTABLE)
- (B) EASEMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED UNDER AUTORS' FILE NUMBERS 925616 & 73953.
- (C) PUEBT SOUND POWER & LIGHT CO. EASEMENT FOR AN ELECTRIC LINE, RECORDED UNDER AUTORS' FILE NO. 639958.
- (D) STORM WATER FACILITIES AGREEMENT RECORDED UNDER AUTORS' FILE NO. 2010904031. (NOT PLOTTABLE)
- (E) DEDICATION, COVENANT UNDER AUTORS' FILE NO. 201208140051. (PLOTTED PER SHORT PLAT)
- (F) DEED OF TRUST MADE BY WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP, AS TRUSTEE AND BUSINESS BANK, AS BENEVOLENT RECORDED UNDER AUTORS' FILE NO. 2010904031. INSTRUMENT MODIFIED BY INSTRUMENT RECORDED UNDER AUTORS' FILE NO. 20109050001. (NOT PLOTTABLE)

SURVEY NOTES

- 1 EAST END CHAIN LINK FENCE IS 3.3' SOUTH OF PROPERTY LINE
- 2 CHAIN LINK FENCE IS 1.3' SOUTH OF PROPERTY LINE
- 3 CHAIN LINK FENCE IS 2.4' SOUTH OF PROPERTY LINE
- 4 WEST END WALK FENCE IS 1.4' SOUTH OF THE PROPERTY LINE. EAST END WALK FENCE IS 17' SOUTH OF THE PROPERTY LINE
- 5 WEST EDGE POWER VALVE IS 0.1' WEST OF THE PROPERTY LINE

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD VERIFIED BY THE SURVEYOR. THE FOLLOWING EQUIPMENT POSITIONS WERE USED: LEICA GS14 GPS/GNSS EQUIPMENT (GPS) MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED TO THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THE SURVEY OR EXCEEDS THE STANDARDS SET BY WACS 332-130-090/090.



AXIS
 Survey & Mapping
 15241 NE 90TH ST
 REDMOND, WA 98052
 TEL 425 823 5700
 FAX 425 823 5700
 WWW.AXIS-SURVEY.COM

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

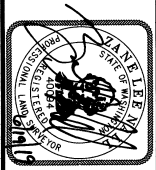
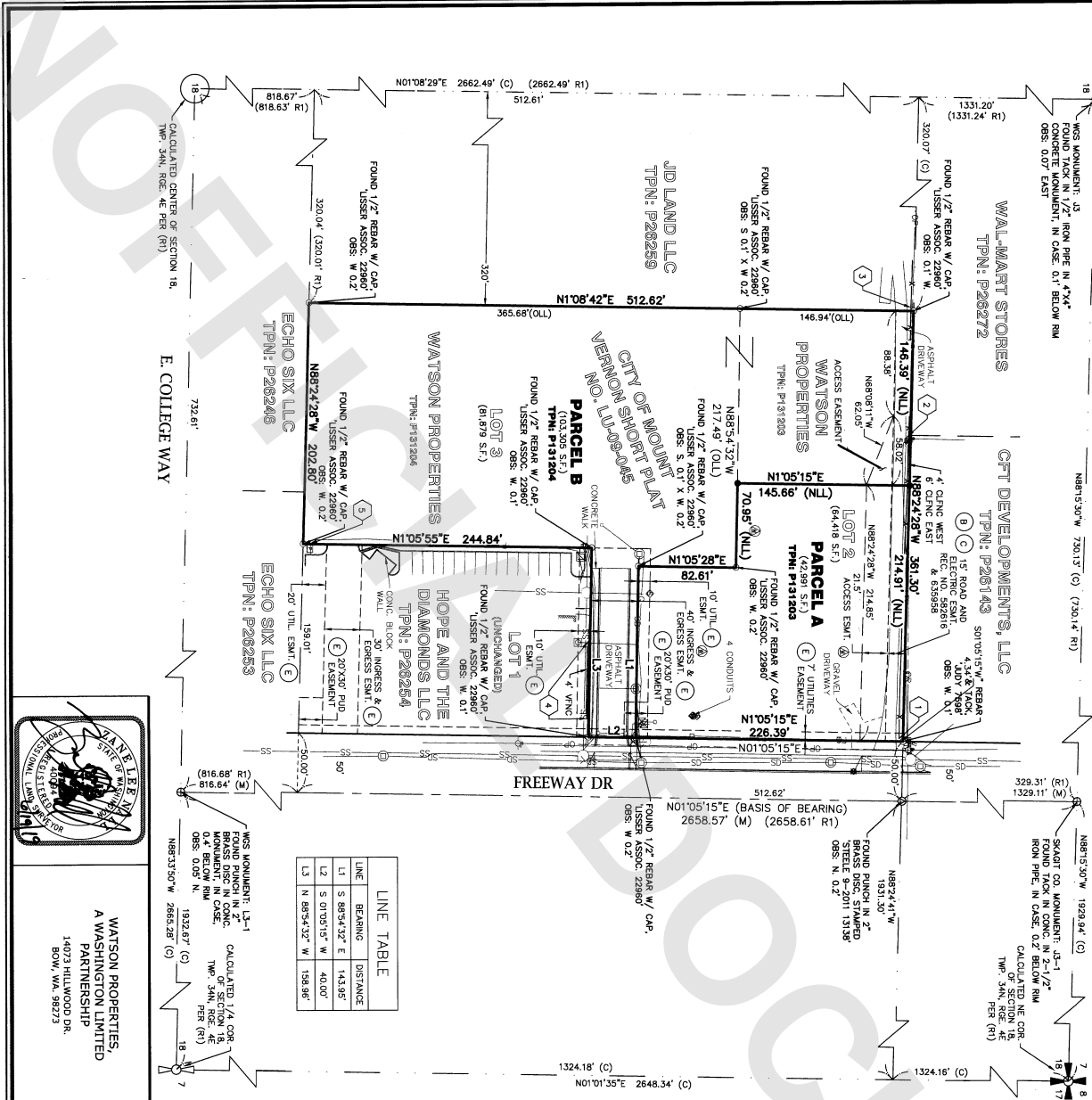
JOB NO.	DATE
18-200	5/30/19
DRAWN BY	CHECKED BY
ARH	ZLN
SCALE	SHEET
N / A	1 OF 2

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



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



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

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 FREEMAN 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 FREEMAN DR., MOUNT VERNON, WA, 98273
ZONE: C-2

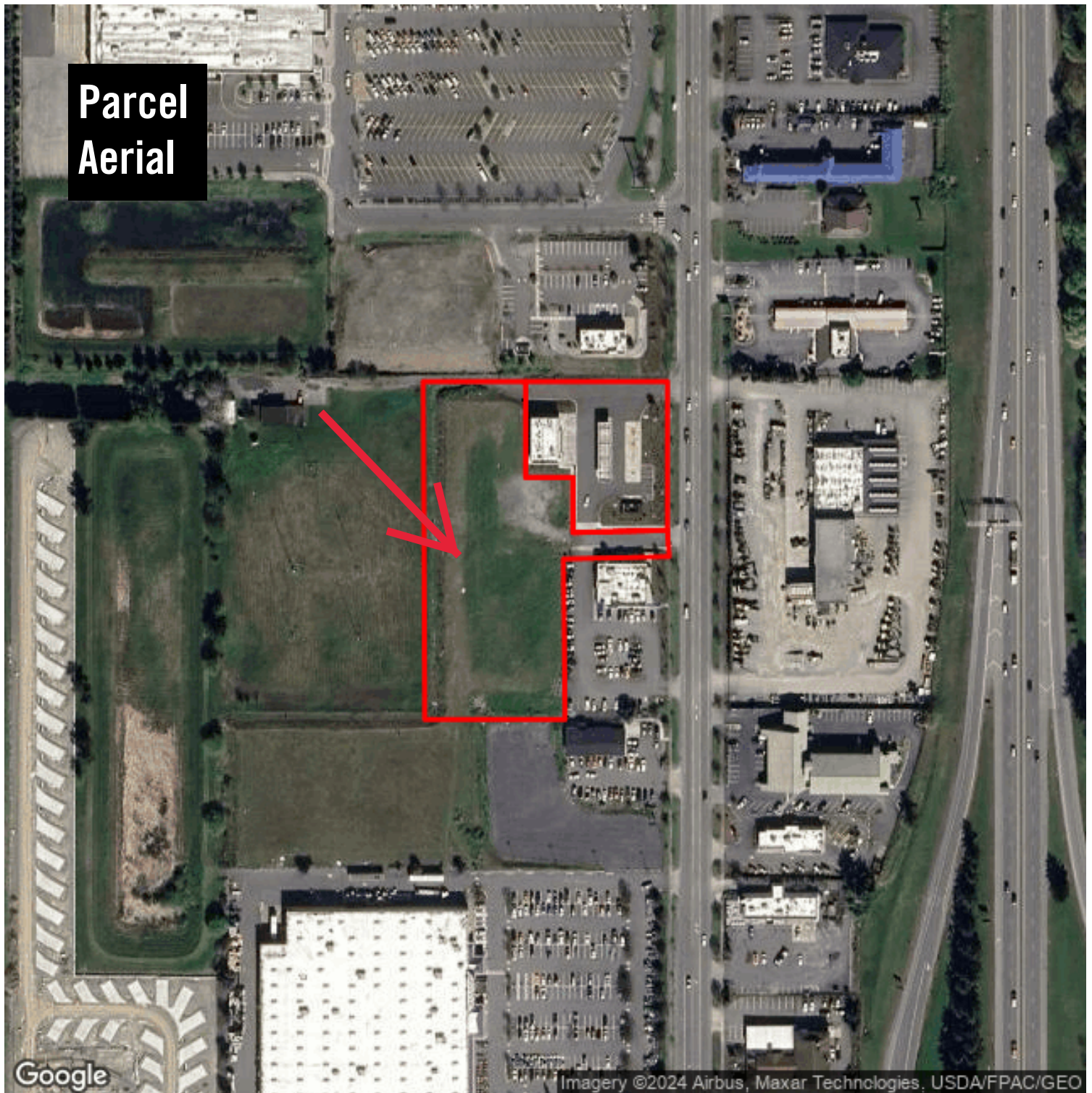
BLA-ENGR19-0184

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

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 2015 Freeway Dr, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

39,204

AVG. HHSIZE

2.67

MEDIAN HH INCOME

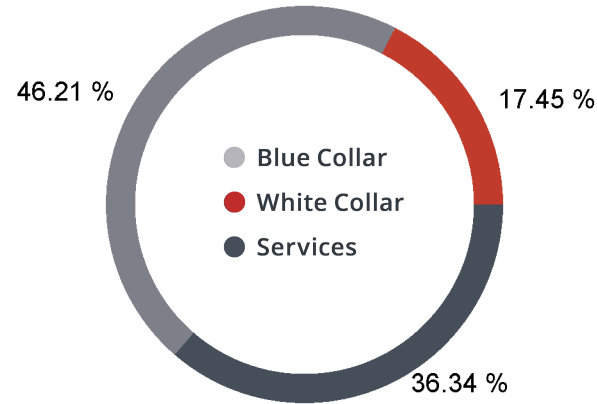
\$52,896

HOME OWNERSHIP

Renters: **6,603**

Owners: **7,553**

EMPLOYMENT



42.69 %
Employed

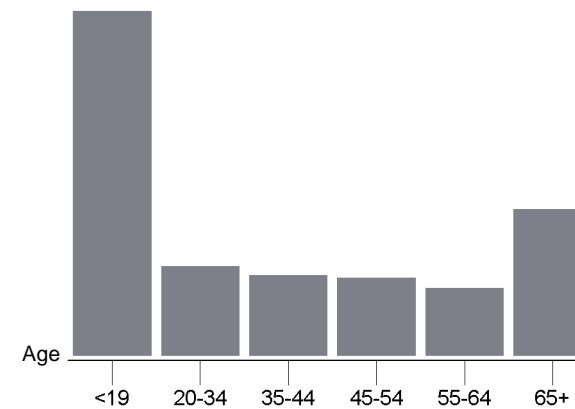
1.85 %
Unemployed

EDUCATION

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

GENDER & AGE

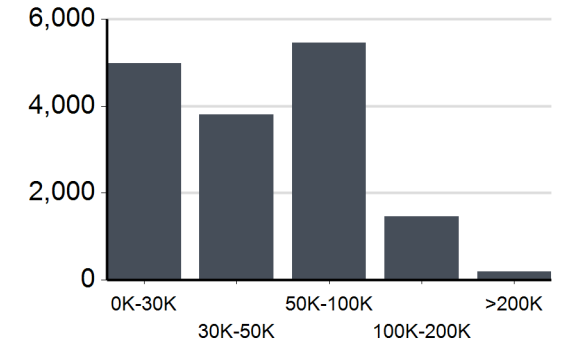
49.76 % **50.24 %**



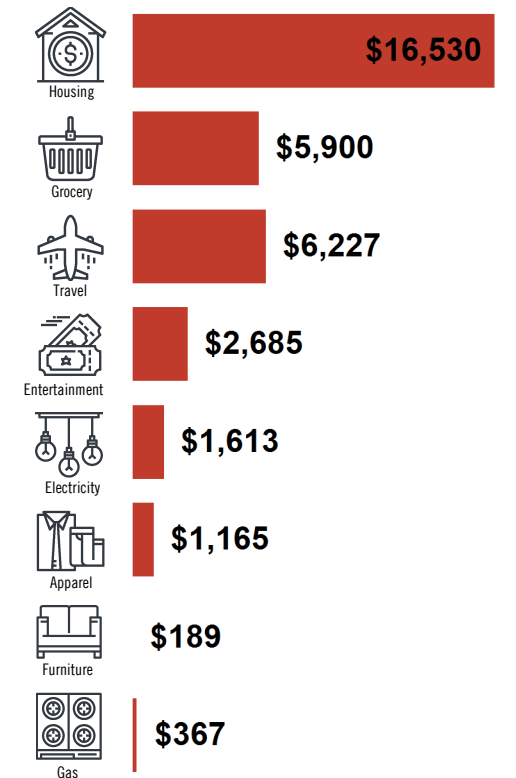
RACE & ETHNICITY

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 %**

INCOME BY HOUSEHOLD



HH SPENDING



Freeway Drive - Lot B

Learned Commercial, Inc.

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

Nearby Retail

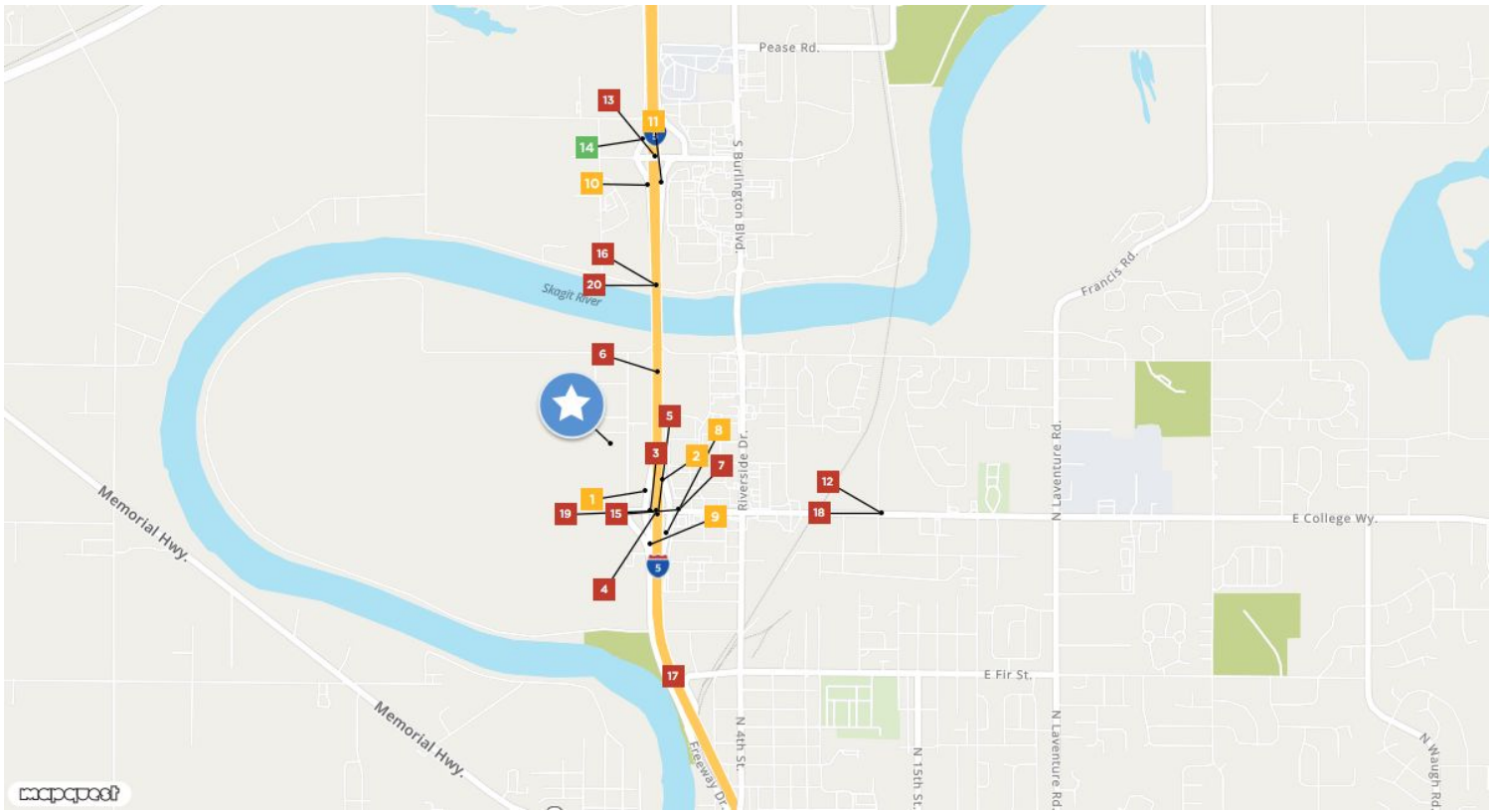


Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S ANALYTICS | Catylist

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

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).