For Sale

Mount Vernon Industrial Site

507 E HICKOX RD, MOUNT VERNON, WA



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NAI Puget Sound Properties

THESE PICTURES AND SITE PLANS ARE SOLELY FOR ILLUSTRATIVE PURPOSES, AND DO NOT NECESSARILY REPRESENT THE FULL SITE COVERAGE RATIO OR BUILDABLE AREA / SCOPE OF THE SITE.

Property
Overview

507 E Hickox Road presents a rare opportunity to acquire approximately 5.81 acres of commercially zoned land in Mount Vernon, strategically positioned just off Interstate 5 with excellent freeway visibility and access. The site is located within a destination commercial/industrial pocket near auto dealerships, equipment users, and complementary industrial businesses, making it well suited for an owner-user, investor, or developer seeking commercial, limited industrial, dealership, equipment sales, or business park uses. With C-L zoning, strong regional connectivity, and Mount Vernon's role as Skagit County's largest urban and employment center, the property offers flexible development potential along one of Northwest Washington's key I-5 corridors

OFFER PRICE	$1,600,000
PROPERTY TYPE	Industrial Land
ADDRESS	507 E Hickox Rd, Mount Vernon, WA, 98273
PARCEL IDS	P29583
LOT SIZE	5.81 Acres
ZONING	Commercial / Limited Industrial (C-L)
UTILITIES	Utilities available at street
TRAFFIC / VISIBILITY	Situated at the intersection of I-5 and E Hickox Road





507 E Hickox Rd, Mount Vernon, WA



Development Overview

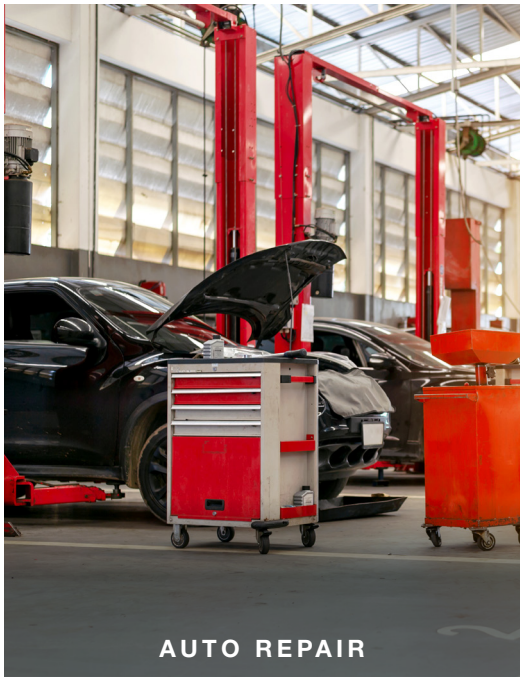
Previous development plans for the property included a phased commercial/limited industrial project with building, parking, circulation, stormwater, utility, and East Hickox Road frontage improvements. Prior civil drawings include plans for onsite sewer and waterline infrastructure, grading and drainage, stormwater facilities, and site access improvements, providing a helpful planning foundation for future development. With C-L zoning and strong I-5 visibility, the site is well positioned for a range of commercial, limited industrial, equipment sales, dealership, service, or business park uses, subject to buyer verification and municipal approvals.






MANUFACTURING


R&D LABORATORIES


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DISTRIBUTION

Nearby Amenities





507 E Hickox Rd

MOUNT VERNON, WA

EXCLUSIVELY LISTED BY:

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