

SNOHOMISH DEVELOPMENT SITE

2101 & 2111 BICKFORD AVENUE
SNOHOMISH, WA 98290

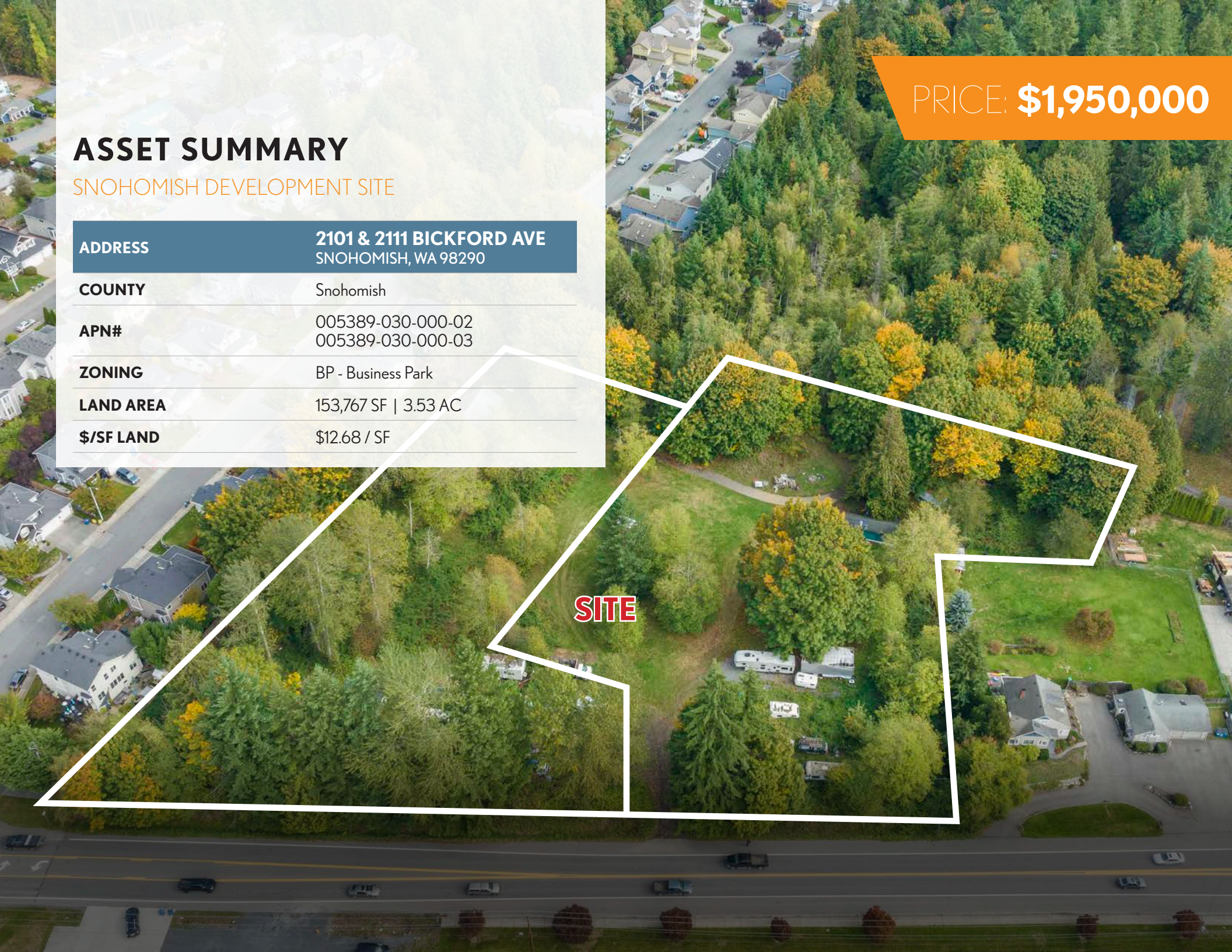


ASSET SUMMARY

SNOHOMISH DEVELOPMENT SITE

ADDRESS	2101 & 2111 BICKFORD AVE SNOHOMISH, WA 98290
COUNTY	Snohomish
APN#	005389-030-000-02 005389-030-000-03
ZONING	BP - Business Park
LAND AREA	153,767 SF 3.53 AC
\$/SF LAND	\$12.68 / SF

PRICE: **\$1,950,000**



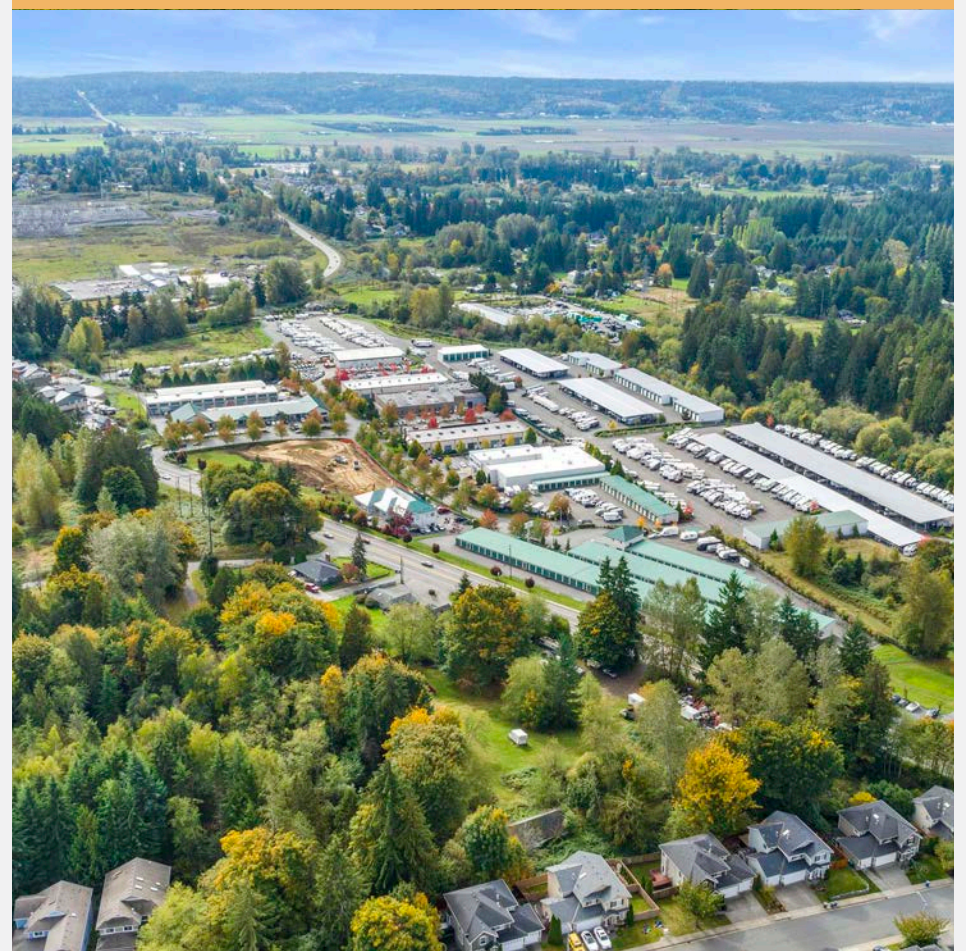
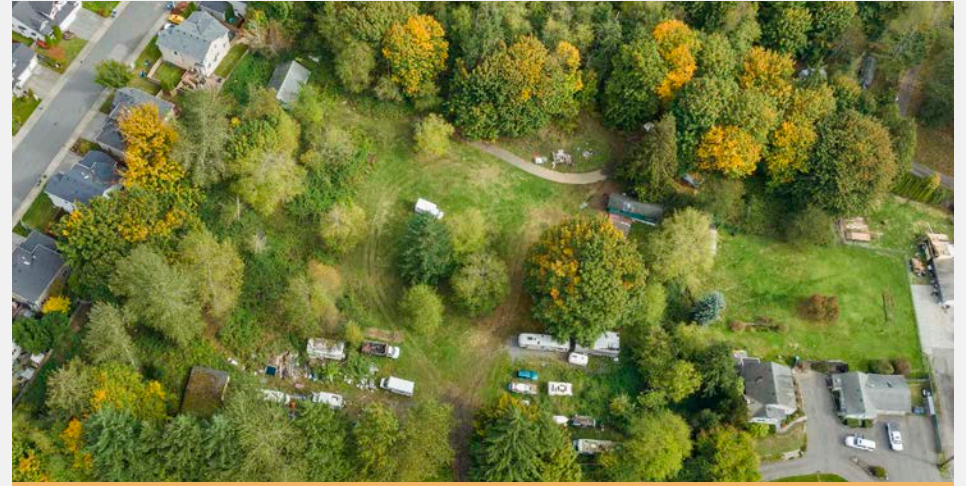
SITE

03 ASSET SUMMARY

SNOHOMISH DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- Mixed-Use Development Potential
- Irregular Shaped, Contiguous Parcels
- Height Limit: 45'
- Over 14,000 Vehicles per Day Average Traffic Count on Bickford Avenue
- Approximately 6 Miles to Downtown Everett
- Commuter Access via Hwy-99, SR-9, & Interstate-5



ZONING

BP - BUSINESS PARK

- An alternative maximum density may be permitted by Chapter 14.285 SMC.
- Subject to compliance with landscape screening requirements of Chapter 14.240 SMC.
- Side yards abutting streets shall conform to one-half the front yard setbacks
- Twenty percent vegetated open space required for multifamily developments.
- Measured per SMC 14.210.030(E).
- Height limitation of 55 feet for public schools and other public educational facilities such as aquatic centers, stadiums and gymnasiums.
- Applicable to the North Overlay area of the Midtown District which is from the north side of Tenth Street North. Minimum density requirements shall only be applied to developments that are exclusively residential.
- Applicable to the South Overlay area of the Midtown District which is from Sixth Street to the south side of Tenth Street. Minimum density requirements shall only be applied to developments that are exclusively residential.
- Front yard setbacks in the Midtown District are subject to compliance with the block frontage standards in Article III of Chapter 14.214 SMC.
- Side and rear yard setbacks in the Midtown District are subject to the provisions of SMC 14.214.410.
- May be increased, pursuant to SMC 14.211.030(D).
- Fifty feet when abutting a residential designation.
- Accessory structures in setback areas shall meet the height limits of SMC 14.210.200(C).

Table 1. Commercial and Industry Zones

	Commercial CO	Midtown District M	Historic District Business HB	Business Park BP	Industry IND	Airport Industry AI
Minimum lot size, in square feet	5,000	none	none	20,000	none	25,000
Minimum lot width, in feet	50	none	none	none	none	none
Permitted density, du/ac	18	none	18	18	na	1 per 10 acres
Minimum density, du/ac		16 ⁷ 12 ⁸				
Front yard setback, in feet						
a. From street	0	0 ⁹	0	0 ²	0	35
b. From property line	0	0 ⁹	0	0 ²	0	0
Side yard setback ^{2,3} , in feet	0	0 ¹⁰	0	0 ¹²	0	0
Side yard abuts residential designation				50		
Rear yard setback, in feet	0	0 ¹⁰	0	0 ²	0	0
Rear yard abuts residential designation ²				50		
Rear access from an alley	na	0	15			
Open space (vegetated) ⁴	15% ⁴	See SMC 14.214.470		20%	15%	20%
a. Percent landscaped (excl. screening)	5%	See SMC 14.214.470	0%	5%	5%	5%
Maximum lot coverage	80%			80%	85%	80%
Height limitation ⁵ in feet ⁶	35 ¹³	55 ^{7, 13} 45 ^{8, 13}	40 ¹³	45 ^{11, 13}	40 ¹³	40 ¹³



DOWNTOWN
SNOHOMISH

SITE



STARBUCKS

KOHL'S

HOME DEPOT

FRED MEYER

**KOZ ON WEAVER
APARTMENTS**

SITE



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- Harryman Park
- Blackmans Lake
- Ferguson Park
- Snohomish Park & Ride
- Cascade View Elementary School
- Veterans Memorial Stadium
- Snohomish High School
- Snohomish Fire District 4
- Snohomish Aquatic Center
- Historic Downtown Snohomish



RETAIL

- The Home Depot
- Fred Meyer
- Kohl's
- Haggen
- Bartell Drugs
- Safeway
- Dollar Tree
- Mattress Firm
- Bridges Pets, Gifts & Garden
- Costco



FOOD AND DRINK

- Outback Steakhouse
- Blazing Onion Burger Co
- Cocos Mariscos & Bar
- Starbucks
- Legacy Coffee
- Hops n Drops
- Angus Burger
- Sound to Summit Brewing
- Audacity Brewing
- Jimmy John's
- McDonald's
- Taco Time NW
- KFC
- SALMONDAY
- The Coffee Bean
- El Tapato
- Subway
- Trails End Taphouse
- Nations Place
- Cabbage Patch

POPULATION

	1-MILE	5-MILE	10-MILE
Total Population	3,867	90,654	482,715
Growth 2023 - 2028 (est.)	2.69%	1.82%	2.09%
Median Age	40.6	38.9	38.4

HOUSEHOLDS & INCOME

	1-MILE	5-MILE	10-MILE
Total Households	1,335	33,104	183,562
Median HH Income	\$105,662	\$99,155	\$93,386
Renter Occupied Housing	21.95%	27.07%	35.58%

09 SNOHOMISH

HISTORIC DOWNTOWN SNOHOMISH is built on the banks of the river for which it is named and still maintains the character and charm of country living. Enjoy all the amenities that modern day Snohomish has to offer. You can golf on one of the 5 local courses, purchase fresh produce at local stands, visit specialty nurseries, or relax at any of our parks with a family picnic lunch. For the adventurous, our local air field provides scenic plane flights, hot air ballooning, sky diving, or a safe vantage point to watch all the action. Stroll through the historic down-town and discover the best selection of antiques and collectibles you can imagine. With over 400 dealers it is no wonder that Snohomish is called the Antique Capital of the Northwest.

Snohomish's "founding father" E.C. Ferguson arrived here with a small stock of goods for sale to the few settlers and remaining Native Americans. Ferguson had selected this site based on the Army's plan to construct a military road between Fort Steilacoom and Fort Bellingham along a route which would have crossed the Snohomish River here. The Marshland Road, south of the river, was originally part of the Military Road.

Although the road was never completed, Ferguson remained to become a prominent businessman and politician. He was joined by other entrepreneurs, tradesmen and laborers attracted by the logging and milling opportunities. The nearby river provided transportation for logs, goods, and people.

In 1861, Snohomish County was established with the City of Snohomish as the county seat. In 1897 the county seat was moved to Everett. "Snohomish" is the English spelling of the Indian word "Sdah-hob-mish". There is a wide choice of meanings for the word, among them being, "The Warriors," "The Braves," "the Men," etc. Some authorities maintain that the translation is "Name-Banded-Together-Tribe".

Whatever the meaning of the word, we do know that the Snohomish People, from whom the town derived its name, occupied large sections of the valley lands from the Puget Sound to the foothills of the Cascades.



SNOHOMISH DEVELOPMENT SITE

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