

FOR SALE

PRIME COMMERCIAL LAND

1.65 ACRES — SMOKEY POINT BOULEVARD

Parcel number 31052800302300

0 156th ST
NE Marysville
Washington
98271

**1.65 ACRES
AVAILABLE**



**PRICE:
CALL BROKER**

JON BOCKMAN

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PROPERTY HIGHLIGHTS

- » **1.65 ACRES** — large contiguous, build-ready site
- » One of the last remaining large undeveloped parcels on Smokey Point Blvd
- » **0.9 miles / 3 minutes to I-5** — located directly adjacent to 156th St NE, site of the future I-5 interchange with full on/off ramps
- » **Build-ready** with access to City storm system — capacity already reserved
- » **Prepaid traffic mitigation** credits available for purchase from Seller
- » **Zoning:** General Commercial (GC) with Cascade Industrial Center overlay



LOCATED WITHIN THE CASCADE INDUSTRIAL CENTER (CIC)

- » Federal Opportunity Zone location
- » Manufacturing tax incentives — 10-year property tax exemption on new industrial/manufacturing construction
- » Business-friendly environment with efficient permitting process
- » Multi-modal transportation access: I-5, major state highways, BNSF main line and spur tracks, Arlington Municipal Airport, Paine Field, and the Port of Everett international deep-water seaport



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MARKET OVERVIEW

MARYSVILLE, WASHINGTON: A PRIME LOCATION FOR COMMERCIAL DEVELOPMENT

Located in the heart of Snohomish County, Marysville is one of Washington's fastest-growing cities — strategically positioned 35 miles north of Seattle and 10 miles north of Everett, with direct access to Interstate 5, major state highways, and the Everett–Boeing aerospace corridor.

The city's robust infrastructure, deep labor pool, and business-friendly climate have attracted a diverse industry base spanning retail, advanced manufacturing, logistics, technology, and healthcare. Continuous population growth and household income gains support strong demand for retail, automotive, industrial, and commercial development.

The subject property sits at the front door of the Cascade Industrial Center — a regionally designated Manufacturing Industrial Center spanning 4,000+ acres across Marysville and Arlington, projected to generate 20,000 family-wage jobs over the next decade. Recent arrivals to the immediate trade area include Tesla, Amazon, Marysville Commerce Center, North Point Development, and Smart Cap DC North, alongside an active and expanding auto dealership corridor.

Nearby regional draws including the Tulalip Resort Casino and Seattle Premium Outlets pull both local and visitor traffic through the trade area year-round.



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DEMOGRAPHICS – WITHIN 5 MILES

POPULATION

- » 2024 Population Estimate: 75,041
- » 2029 Population Projection: 79,085

HOUSEHOLDS

- » 2024 Household Estimate: 27,215
- » 2029 Household Projection: 28,741

HOUSEHOLD INCOME

- » 2024 Average Household Income: \$126,550
- » 2029 Average Household Income Projection: \$149,028

TRAVEL TIMES

- Arlington — 8 Minutes
- Everett — 18 Minutes
- Stanwood — 18 Minutes
- Lake Stevens — 22 Minutes
- Mukilteo — 25 Minutes
- Snohomish — 25 Minutes
- Seattle — 45 Minutes
- Vancouver, BC — 2 Hours



ZONING & LAND USE

GENERAL COMMERCIAL (GC) | CASCADE INDUSTRIAL CENTER OVERLAY

15901 Smokey Point Boulevard is zoned General Commercial (GC) under the City of Marysville Municipal Code (MMC 22C.020) — the City's most flexible and intensive commercial designation, providing for the broadest mix of commercial, wholesale, service, and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas.

PERMITTED & ACCOMMODATED USES INCLUDE:

- » New and used vehicle sales, dealerships, and vehicle service/repair
- » Retail sales and regional-serving commercial
- » Restaurants, drive-through facilities, and hospitality
- » Professional and medical office
- » Wholesale trade, showroom, and distribution
- » Service commercial, recreation, and entertainment
- » Compatible light fabrication, assembly, and storage

PRIME AUTOMOTIVE OPPORTUNITY

Smokey Point has drawn strong demand from car dealerships — multiple new dealerships are open or in permitting along this highly visible, I-5-adjacent corridor, including Marysville Ford and Marysville Honda directly nearby. At 8 acres, the site delivers the scale modern dealership prototypes demand: showroom, service drive, parts department, and large-format inventory display with corridor frontage.

DEVELOPMENT INCENTIVES

- » 10-year property tax exemption on the value of new industrial/manufacturing construction (WA SB 5761; Marysville Ord. 3020)
- » Federal Opportunity Zone eligibility
- » Streamlined, industry-friendly permitting through the City of Marysville



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NEIGHBORHOOD MAP & CONTACT



DISCLAIMER

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Buyer should conduct a careful, independent investigation of the property and verify all information, including zoning, permitted uses, utility availability, and development requirements with the City of Marysville. Any reliance on this information is solely at the buyer's own risk.



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