

Prime 7.45 acres on Smokey Point Blvd FOR SALE

15431 Smokey Point Blvd. Marysville, WA 98271



Property Highlights

- + Large contiguous site
- + One of the last remaining large undeveloped parcels on Smokey Point Blvd.
- + Soon to have incredible I-5 access with on and off ramps on 156th
- + All utilities to site in multiple locations
- + Zoning: GC with Light Industrial zoning overlay
- + Call brokers for pricing
- + Located within the Marysville Industrial Complex (MIC)
- Located in the Opportunity Zone
- Manufacturing tax incentives
- Friendly business environment with efficient permitting process
- Multi-modal transportation access: freeway, major highways, BNSF main line and spur tracks, Arlington municipal, Paine Field regional airports and Port of Everett international deep-water seaport

Marysville, Washington: A Prime Location for Commercial Development

Nestled in the heart of Snohomish County, Marysville is a rapidly growing city offering immense opportunities for commercial ventures. Strategically located just 35 miles north of Seattle and 10 miles north of Everett, Marysville benefits from its proximity to major urban centers while maintaining its own unique charm and identity. The city is well-connected, with easy access to Interstate 5, major highways, and the Everett-Boeing corridor, making it a hub for commerce and industry.

Marysville’s robust infrastructure, diverse labor market, and business-friendly environment have attracted a wide range of industries, from retail and manufacturing to technology and healthcare. The local economy thrives on continuous growth, supported by an ever-expanding population, making it an ideal spot for retail developments, office spaces, and industrial facilities.

In addition, Marysville is surrounded by an array of amenities, including shopping centers, recreational parks, quality schools, and entertainment options. Its location near the Tulalip Resort Casino and Seattle Premium Outlets further enhances its appeal as a commercial hotspot, drawing both locals and visitors to the area.

Whether you are looking to develop retail space, industrial facilities, or office complexes, Marysville offers the perfect combination of accessibility, growth potential, and community appeal. Take advantage of this prime commercial opportunity in one of Washington’s fastest-growing cities!

Population - Within 5 Miles

2024 Population - Current Year Estimate 75,041

2029 Population - Five Year Projection 79,085

2020-2024 Annual Population Growth Rate 1.13%

2024-2029 Annual Population Growth Rate Projection 1.06%

Households - Within 5 Miles

2024 Households - Current Year Estimate 27,215

2029 Households - Five Year Projection 28,741

2020-2024 Annual Household Growth Rate 1.13%

2024-2029 Annual Household Growth Rate Projection 1.10%









Household Income - Within 5 Miles

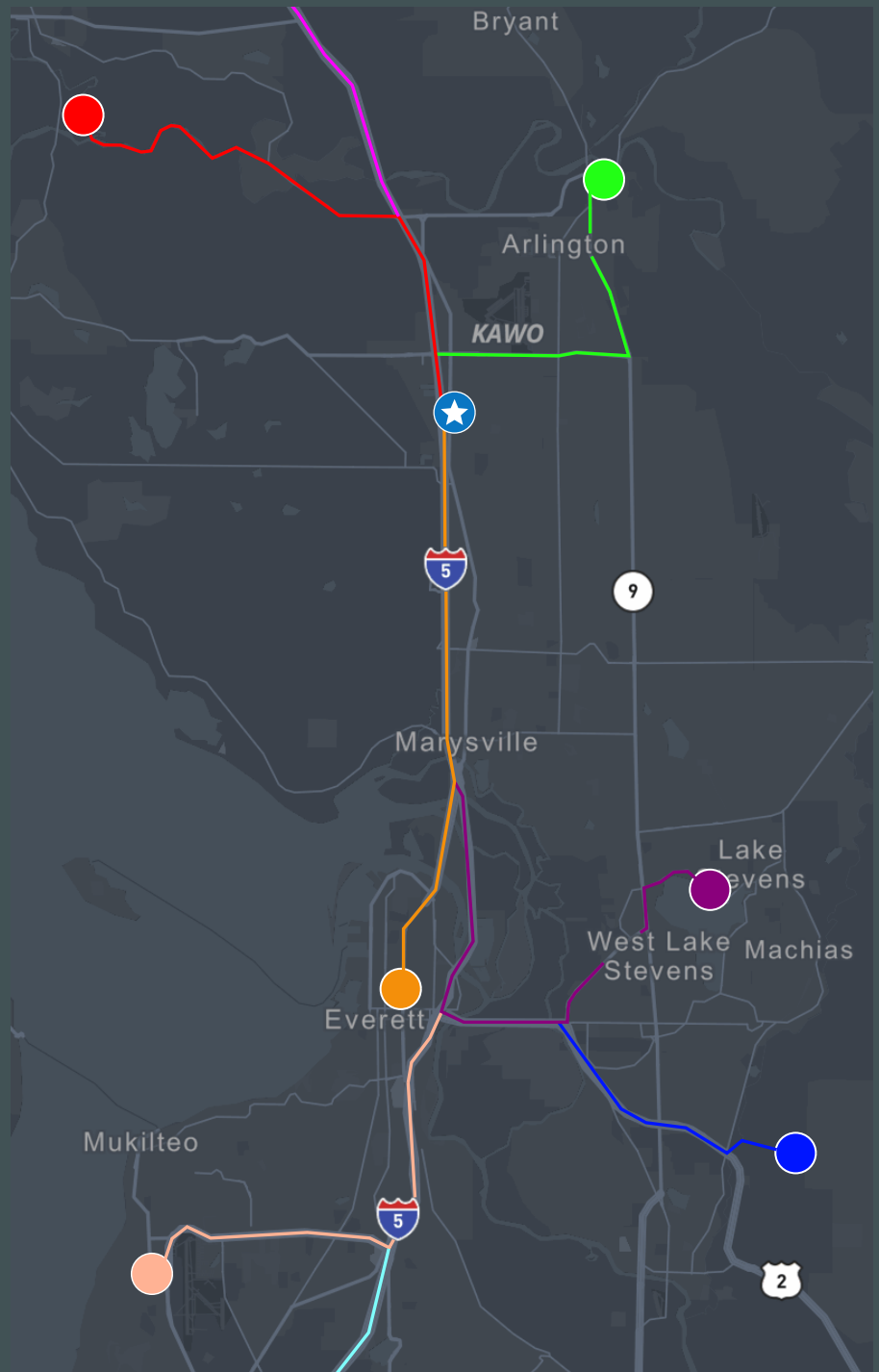
2024 Average Household Income Estimate \$126,550

2029 Average Household Income Projection \$149,028

*Source: CBRE Research

Travel Times

	City	Drive Time
	Vancouver BC	2 Hours
	Stanwood	18 Minutes
	Arlington	8 Minutes
	Everett	18 Minutes
	Mukilteo	25 Minutes
	Lake Stevens	22 Minutes
	Snohomish	25 Minutes
	Seattle	45 Minutes



Neighborhood Map



Contact Us

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