

An aerial photograph of a large, rectangular green grassy lot situated at a highway intersection. The lot is bordered by a paved road on the left and a multi-lane highway on the top and right. Several cars are visible on the highway. In the background, there are some buildings and trees. The text "For Sale" is overlaid in the top left corner.

For Sale

PRIME LAND OPPORTUNITY

26820 Pioneer Hwy Stanwood, WA 98292

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Executive Summary

Located at the high-visibility corner of Pioneer Highway and State Route 532, this 0.74-acre General Industrial-zoned parcel offers an exceptional opportunity for commercial or light industrial development. With direct exposure to all incoming and outgoing traffic from Stanwood and Camano Island, the site benefits from strong daily commuter flow and growing regional demand.

Stanwood is experiencing rapid residential growth, with multiple new multifamily and single-family developments either approved or under construction. As the primary commercial and service hub for the surrounding rural communities and Camano Island, Stanwood is poised for continued economic expansion.

The City of Stanwood has actively committed to supporting small businesses as part of its 2025 strategic development plan, creating a pro-business climate ideal for investors and entrepreneurs alike. In addition, the site's proximity to I-5, just a few minutes away, connects it efficiently to major markets like Everett and Seattle, while maintaining a strong local customer base.

With limited industrial-zoned land available in this corridor, 26820 Pioneer Hwy presents a rare opportunity to establish a presence in one of Snohomish County's most promising growth markets. Its location, zoning, and surrounding development momentum make this an excellent investment for long-term value and strong ROI potential.

Seller Financing Available, please contact Brokers for details

Address 26820 Pioneer Hwy Stanwood, WA

Sales Price \$450,000.00

Lot Size .74 acres

Zoning GI

Taxes \$2,178.70

Parking

Tax Parcel 320419-004-113-00,
320419-004-115-00

Legal Description SECTION 19 TOWNSHIP 32
RANGE 04 QUARTER SE - BEG INT OF W BDY SSH 1-
Y (AKA PIONEER HWY) & S BDY SD SEC 19 WH PT IS
615FT M/L E OF S1/4 COR SD SEC TH N29*58 00W
ALG W BDY SD HWY 1-Y DIST 501.40FT TO SE COR
TR OF LD CONVD TO TERRA MFG INC BY DEED REC



Investment Highlights

Great Location

Located at the busy corner of Pioneer Hwy and SR-532, this 0.74-acre industrial-zoned parcel offers unbeatable visibility and access in one of Snohomish County's fastest growing areas.

Freeway Access

High exposure to Camano and Stanwood traffic, easy I-5 access, and positioned near major new housing developments—an exceptional investment opportunity in a city actively supporting growth.

Zoned for Industrial

This rare General Industrial-zoned parcel in Stanwood is ready for development.

Transportation

Conveniently located near Stanwood Amtrak Station and Seattle Paine Field International

Stanwood Amtrak (Amtrak Cascades - Amtrak)
1 min Drive | 7 min walk
0.4 mi

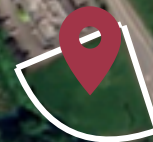
Seattle Paine Field International
43 min drive
32.6 mi



Stanwood Town Center



26820 Pioneer Hwy,
Stanwood WA







Demographic Overview

Demographics 2025 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	<u>5,547</u>	<u>11,094</u>	<u>17,883</u>
<u>Median Age</u>	<u>39.1</u>	<u>39.8</u>	<u>42.2</u>
<u>Median Home Value</u>	<u>\$539,695</u>	<u>\$556,676</u>	<u>\$632,022</u>
<u>Average Income</u>	<u>\$108,063</u>	<u>\$111,660</u>	<u>\$114,609</u>
<u>Median Household Income</u>	<u>\$86,347</u>	<u>\$92,225</u>	<u>\$94,605</u>
<u>Daytime Employment</u>	<u>3,240</u>	<u>4,738</u>	<u>5,734</u>
<u>Number of Business</u>	<u>447</u>	<u>670</u>	<u>791</u>

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