



LEARNED COMMERCIAL, INC.

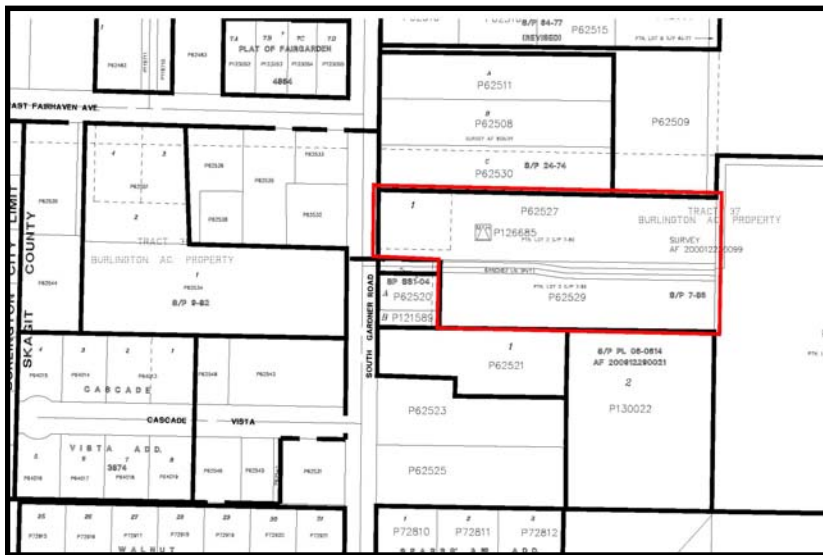
Providing Select Commercial Real Estate Services



For Sale

118 S. Gardner Road
Burlington, WA

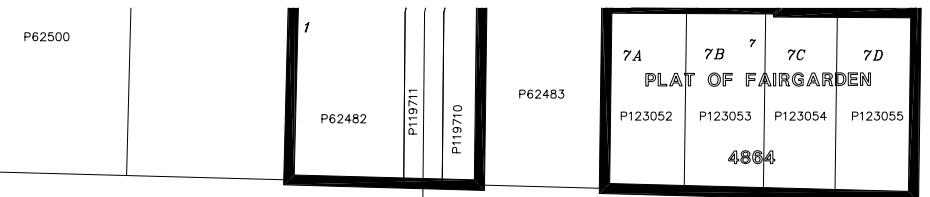
- ◆ 3.39+/- acres [2 parcels]
- ◆ 14 structures—currently farm worker housing
- ◆ Skagit County Zoning: URR [Urban Reserve Residential]
- ◆ In Burlington Urban Growth Area
- ◆ Approximately 2 blocks from SR 20
- ◆ \$550,000



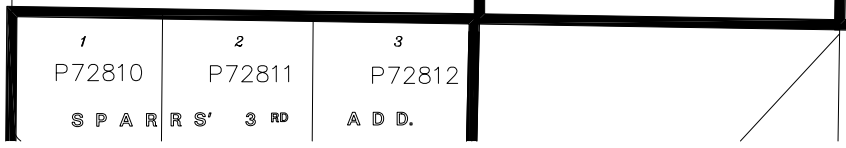
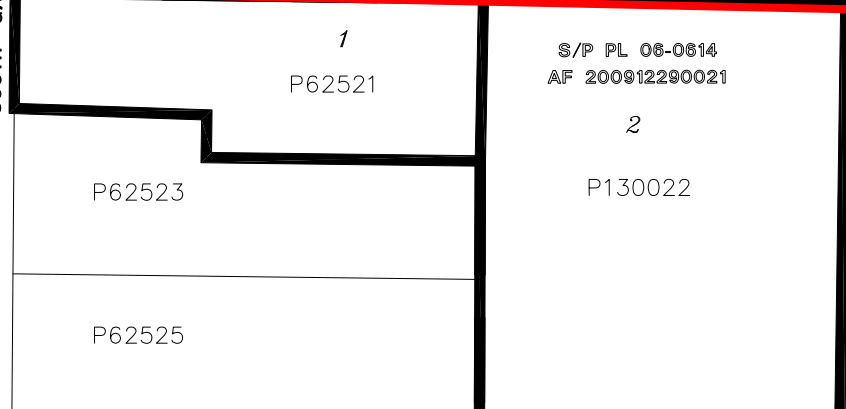
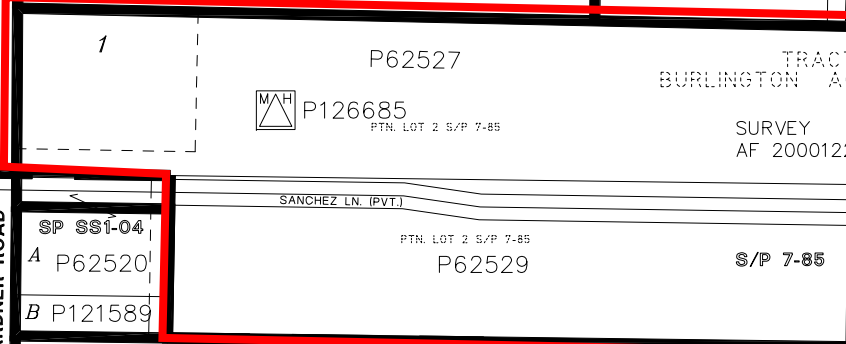
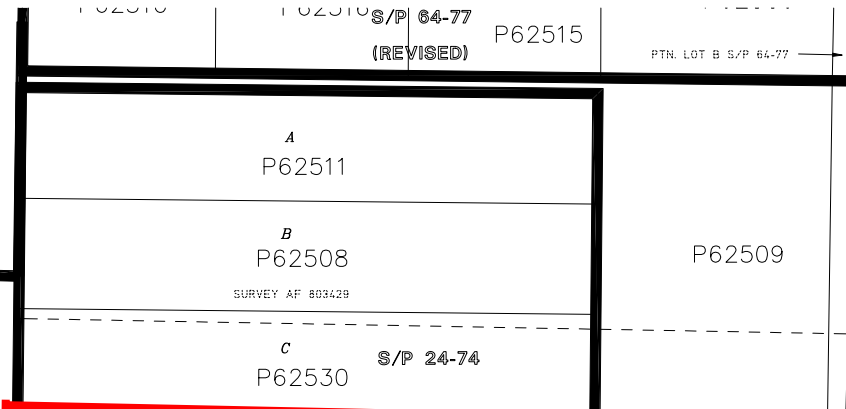
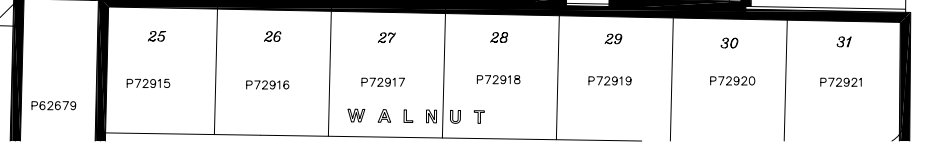
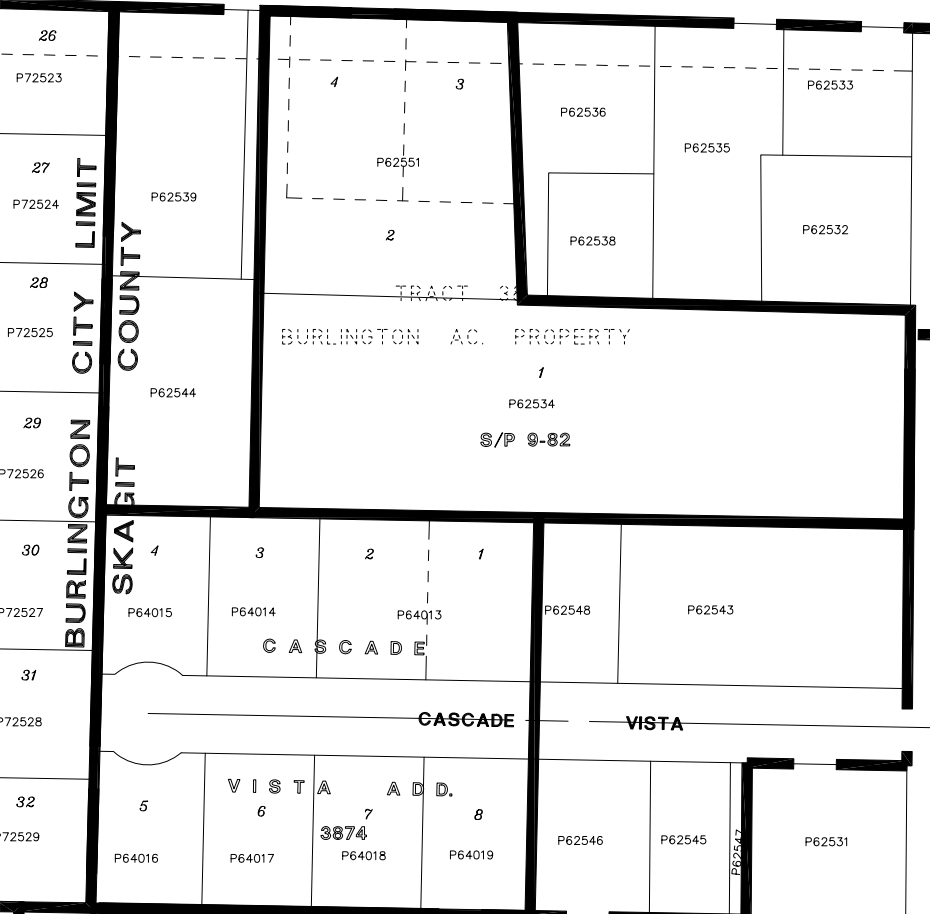
CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended



EAST FAIRHAVEN AVE.



BURLINGTON CITY LIMIT

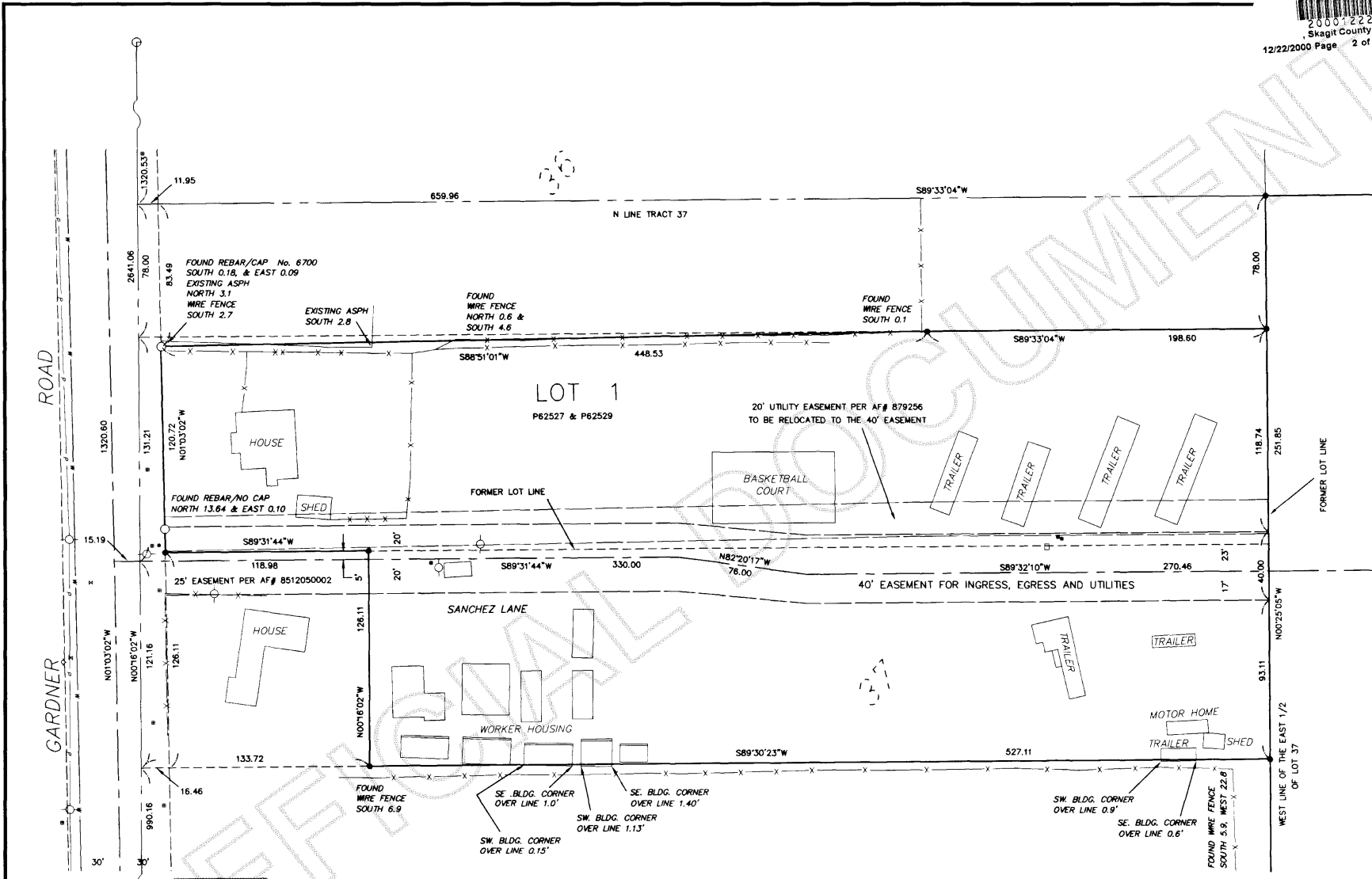
SKAGIT COUNTY

SOUTH GARDNER ROAD

TRACT 37
 BURLINGTON AC. PROPERTY

SURVEY
 AF 200012290099

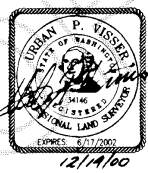
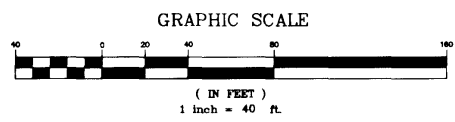
P6
 PTN. LOT 2



GARDNER ROAD



BASIS of BEARING
 SOUTH LINE OF THE SE 1/4, SW 1/4
 OF SEC 33, TWP 35 N, RGE 4E
 BEARING S89°22'44"W



DETAIL SHEET

LEGEND

● SET REBAR/CAP NO. 28023	■ EXISTING TELEPHONE BOX
○ EXISTING PROPERTY CORNER	⊗ EXISTING POWERPOLE
— W — EXISTING WATERLINE	— P — EXISTING POWERLINE
⊗ EXISTING WATER VALVE	— X — EXISTING FENCELINE
⊕ EXISTING FIRE HYDRANT	

NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98233
 PH: (360) 404-2020 FAX: (360) 404-2021

DOUGLAS E. SCHWIND P.E., P.L.S.

BOUNDARY LINE ADJUSTMENT
 Portion of Lot 2 of Skagit County Short Plat No. 7-85
 being a portion of the SE 1/4 of the SW 1/4
 Section 33, T. 35 N., R. 4 E. WM
 for:
Skagit Housing Authority
 in Burlington, Washington

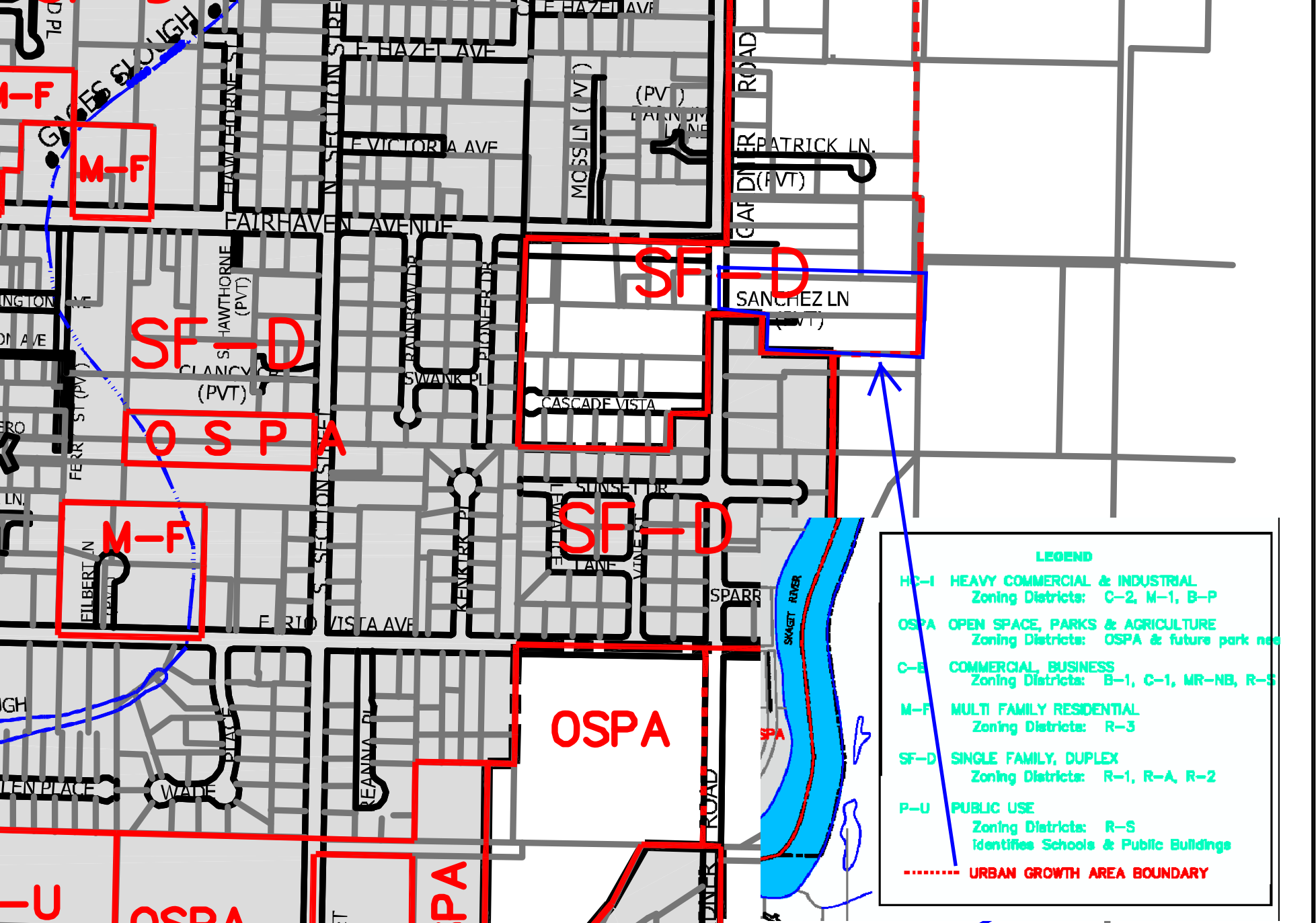
PROJECT
 00031a

DRAWING NAME:
 00031a.dwg

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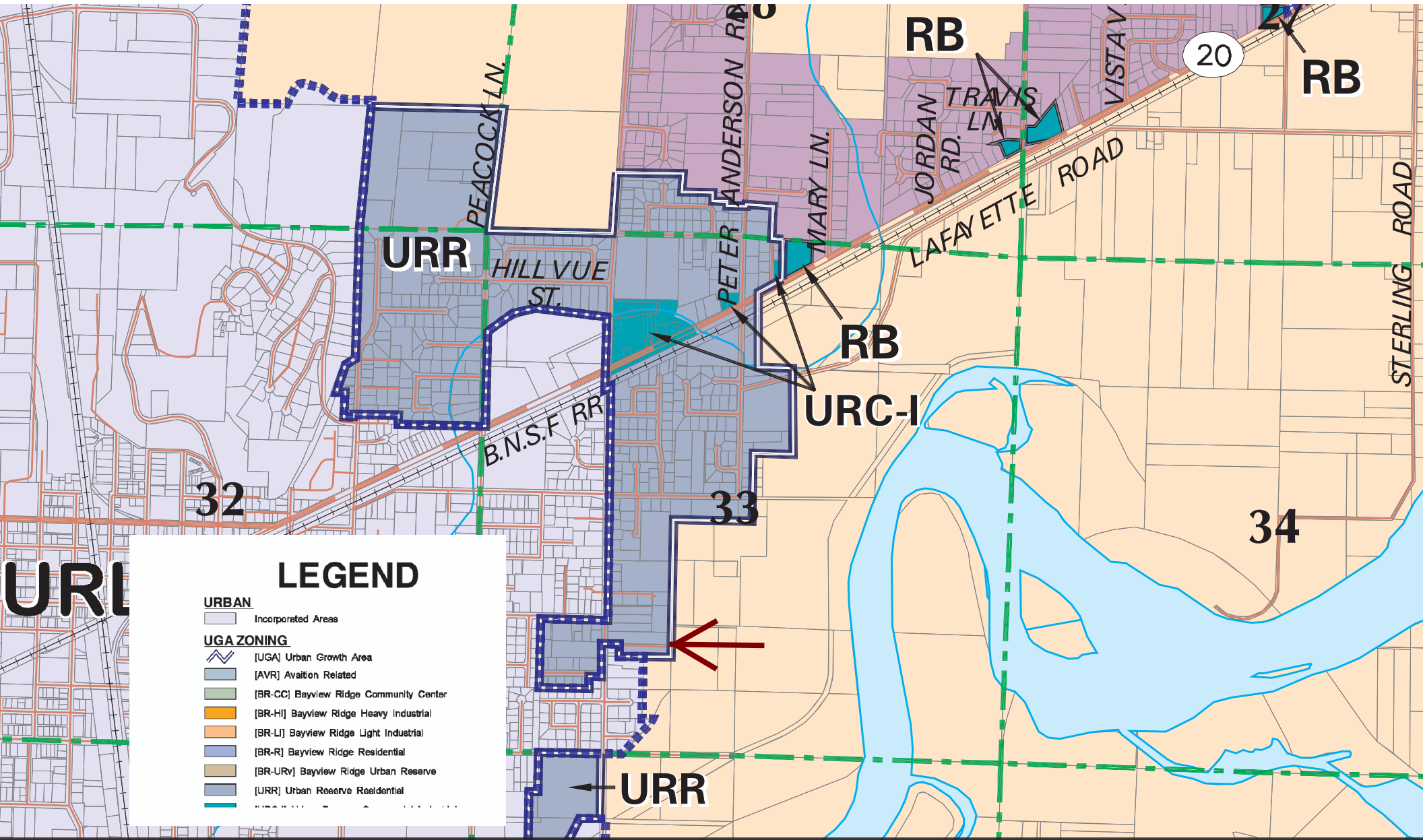
DATE: DEC 2000
 SHEET NO. 2 OF 3

I:\P10\000-11.dwg - 00031.dwg Thu Dec 14 16:29:10 2000



LEGEND

- HC-1 HEAVY COMMERCIAL & INDUSTRIAL**
Zoning Districts: C-2, M-1, B-P
- OSPA OPEN SPACE, PARKS & AGRICULTURE**
Zoning Districts: OSPA & future park need
- C-B COMMERCIAL, BUSINESS**
Zoning Districts: B-1, C-1, MR-NB, R-S
- M-F MULTI FAMILY RESIDENTIAL**
Zoning Districts: R-3
- SF-D SINGLE FAMILY, DUPLEX**
Zoning Districts: R-1, R-A, R-2
- P-U PUBLIC USE**
Zoning Districts: R-S
Identifies Schools & Public Buildings
- URBAN GROWTH AREA BOUNDARY**



LEGEND

URBAN

[Symbol] Incorporated Areas

UGA ZONING

- [Symbol] [UGA] Urban Growth Area
- [Symbol] [AVR] Aviation Related
- [Symbol] [BR-CC] Bayview Ridge Community Center
- [Symbol] [BR-HI] Bayview Ridge Heavy Industrial
- [Symbol] [BR-LI] Bayview Ridge Light Industrial
- [Symbol] [BR-R] Bayview Ridge Residential
- [Symbol] [BR-URv] Bayview Ridge Urban Reserve
- [Symbol] [URR] Urban Reserve Residential

14.16.370 Urban Reserve Residential (URR).

(1) Purpose. The purpose of the Urban Reserve Residential district is to allow for the residential use of land in certain unincorporated UGAs at lower than urban densities and without requiring the provision of urban services and/or utilities. It is also intended to reserve the remainder of the land for more intensive urban residential development in the future. More intensive development than that allowed under the Urban Reserve Residential district requires annexation to the appropriate jurisdiction or requires approval of an urban reserve development permit pursuant to SCC [14.16.910](#).

(2) Permitted Uses.

- (a) Detached single-family dwelling unit, consistent with the requirement of SCC [14.16.850\(2\)](#).
- (b) Home Based Business 1.
- (c) Family day care provider.
- (d) Residential accessory uses.

(3) Administrative Special Uses.

- (a) Bed and breakfast, subject to SCC [14.16.900\(2\)\(c\)](#).
- (b) Expansion of existing major public facilities less than 3,000 square feet.
- (c) Home Based Business 2.
- (d) Minor public use.
- (e) Minor utility development.
- (f) Seasonal roadside stands under 300 square feet.
- (g) Temporary manufactured home.
- (h) Temporary events.
- (i) Trails and primary and secondary trailheads.

(4) Hearing Examiner Special Uses.

- (a) Active recreational facilities.
- (b) Adult group care facility.
- (c) Cemetery.

- (d) Church.
- (e) Community club/grange hall.
- (f) Display gardens.
- (g) Expansion of existing major public facilities greater than 3,000 square feet.
- (h) Group care facility.
- (i) Historic sites open to the public.
- (j) Home Based Business 3.
- (k) Kennels.
 - (i) Day-use kennel.
 - (ii) Limited kennel.
- (l) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
- (m) Mobile or manufactured home park.
- (n) Parks, community.
- (o) Parks, specialized recreational facilities.
- (p) Personal wireless services towers, subject to SCC [14.16.720](#).
- (q) Pre-schools.
- (r) Race track, indoor.
- (s) Retail and wholesale nurseries/greenhouses.
- (t) Seasonal roadside stands over 300 square feet.

(5) Dimensional Requirements. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC [14.16.910](#), in which case the development standards, any design review standards, landscaping, parking and signage standards from the applicable city code in whose UGA the project is located shall apply.

- (a) Setbacks, Primary Structure.
 - (i) Front: 20 feet.

- (ii) Side: 8 feet.
 - (iii) Rear: 10 feet.
 - (b) Setbacks, Accessory Structures.
 - (i) Front: 25 feet.
 - (ii) Side: 8 feet, a 3-foot setback is permitted for nonresidential structures when there is an alley along the rear property line; provided, that the structure is 1,000 square feet or less in size and 16 feet or less in height.
 - (iii) Rear: 10 feet, a 3-foot setback is permitted for nonresidential structures when there is an alley along the rear property line; provided, that the structure is 1,000 square feet or less in size and 16 feet or less in height.
 - (c) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).
 - (d) Maximum height: 40 feet.
 - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC [14.16.720](#).
 - (e) Minimum lot size: 5 acres or 1/128th of section; 1 dwelling unit per 5 acres, unless the owner has obtained an urban reserve development permit, pursuant to SCC [14.16.910](#). No variances to this minimum lot size requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC [14.16.850](#), lot certification.
 - (f) Minimum lot width: 150 feet, except for a lot that is the subject of an urban reserve development permit, in which case the only minimum width requirement is that sufficient to provide adequate access and utilities.
 - (g) Maximum lot coverage: 35%.
 - (h) Maximum density: 1 primary dwelling unit per lot.
- (6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter [14.18](#) SCC and applicable generally to land outside the unincorporated UGAs and the following additional requirements:
- (a) In accordance with the Growth Management Act and the Skagit County Comprehensive Plan, cities are the units of local government most able to provide urban services, including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate city government.

(b) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28](#) SCC, Appendix A (Minimum Fire Flow Design Standards).

(c) Any short plat or other subdivision of land to the rural densities permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat or subdivision that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.

(i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat or other subdivision of land.

(ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.

(iii) The note on the face of the short plat or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.

(d) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit County shall consider applicable municipalities' capital facilities plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by County ordinance.

(e) Maximum Wastewater Output. For any proposed nonresidential use or expansion added since August 26, 2003, the proposed use shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit County. The County shall not permit a nonresidential development that exceeds 20 fixture units,

unless the proposed use and associated wastewater generation is approved pursuant to an urban reserve development permit, pursuant to SCC [14.16.910](#).

(7) Mobile Homes and Manufactured Housing in URR Zone. Mobile homes and manufactured housing units in the URR zone, that are not located within a sales lot, or are not specifically authorized by Subsection (3)(f) of this Section, shall meet the requirements for a “designated manufactured home” set forth in RCW 35.63.160(2) and 35A.63.160(2), set forth in Subsections (7)(a) through (d) of this Section and shall further comply with the additional requirements authorized by RCW 36.01.255, set forth in Subsections (7)(e) and (f) of this Section.

- (a) Be constructed after June 15, 1976, in accordance with State and Federal requirements for manufactured homes or mobile homes;
- (b) Have at least 2 fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- (c) Be originally constructed with, and currently possess, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
- (d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Codes single-family residences;
- (e) Be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative; and
- (f) Be thermally equivalent to the State Energy Code.

(8) Additional requirements related to this zone are found in SCC [14.16.730](#), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#), and the rest of the Skagit County Code. (Ord. O20090010 Atch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 3)



Executive Summary

Prepared by Marshall Learned

118 S. Gardner
118 S Gardner Rd, Burlington, WA 98233-2147
Ring: 5, 10, 15 Miles

Latitude: 48.475018
Longitude: -122.305771

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	63,720	82,871	111,322
Male Population	49.4%	49.7%	49.6%
Female Population	50.6%	50.3%	50.4%
Median Age	34.0	35.9	38.1
2010 Income			
Median HH Income	\$51,909	\$52,845	\$54,049
Per Capita Income	\$22,138	\$22,958	\$24,186
Average HH Income	\$60,535	\$62,414	\$64,057
2010 Households			
Total Households	22,828	29,869	41,430
Average Household Size	2.74	2.72	2.64
2010 Housing			
Owner Occupied Housing Units	59.9%	63.0%	62.5%
Renter Occupied Housing Units	35.3%	30.8%	28.8%
Vacant Housing Units	4.9%	6.2%	8.7%
Population			
1990 Population	39,897	53,148	74,166
2000 Population	53,952	70,082	94,853
2010 Population	63,720	82,871	111,322
2015 Population	67,557	88,025	118,144
1990-2000 Annual Rate	3.06%	2.8%	2.49%
2000-2010 Annual Rate	1.64%	1.65%	1.57%
2010-2015 Annual Rate	1.18%	1.21%	1.2%

In the identified market area, the current year population is 111,322. In 2000, the Census count in the market area was 94,853. The rate of change since 2000 was 1.57 percent annually. The five-year projection for the population in the market area is 118,144, representing a change of 1.2 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

Households			
1990 Households	15,359	20,058	28,346
2000 Households	19,567	25,450	35,484
2010 Households	22,828	29,869	41,430
2015 Households	24,170	31,703	43,947
1990-2000 Annual Rate	2.45%	2.41%	2.27%
2000-2010 Annual Rate	1.52%	1.57%	1.52%
2010-2015 Annual Rate	1.15%	1.2%	1.19%

The household count in this market area has changed from 35,484 in 2000 to 41,430 in the current year, a change of 1.52 percent annually. The five-year projection of households is 43,947, a change of 1.19 percent annually from the current year total. Average household size is currently 2.64, compared to 2.62 in the year 2000. The number of families in the current year is 28,671 in the market area.

Housing

Currently, 62.5 percent of the 45,365 housing units in the market area are owner occupied; 28.8 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 38,417 housing units - 63.5 percent owner occupied, 28.8 percent renter occupied and 7.6 percent vacant. The rate of change in housing units since 2000 is 1.64 percent. Median home value in the market area is \$255,617, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.74 percent annually to \$322,270. From 2000 to the current year, median home value changed by 5.17 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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118 S Gardner Rd, Burlington, WA 98233-2147
Ring: 5, 10, 15 Miles

Latitude: 48.475018
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	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$27,570	\$28,271	\$28,616
2000 Median HH Income	\$40,857	\$42,396	\$43,386
2010 Median HH Income	\$51,909	\$52,845	\$54,049
2015 Median HH Income	\$58,760	\$59,996	\$61,487
1990-2000 Annual Rate	4.01%	4.14%	4.25%
2000-2010 Annual Rate	2.36%	2.17%	2.17%
2010-2015 Annual Rate	2.51%	2.57%	2.61%
Per Capita Income			
1990 Per Capita Income	\$13,341	\$13,470	\$13,888
2000 Per Capita Income	\$19,243	\$20,381	\$21,206
2010 Per Capita Income	\$22,138	\$22,958	\$24,186
2015 Per Capita Income	\$25,502	\$26,503	\$27,937
1990-2000 Annual Rate	3.73%	4.23%	4.32%
2000-2010 Annual Rate	1.38%	1.17%	1.29%
2010-2015 Annual Rate	2.87%	2.91%	2.93%
Average Household Income			
1990 Average Household Income	\$34,288	\$35,282	\$35,851
2000 Average Household Income	\$52,158	\$55,245	\$56,085
2010 Average HH Income	\$60,535	\$62,414	\$64,057
2015 Average HH Income	\$69,920	\$72,193	\$74,106
1990-2000 Annual Rate	4.28%	4.59%	4.58%
2000-2010 Annual Rate	1.46%	1.2%	1.31%
2010-2015 Annual Rate	2.92%	2.95%	2.96%

Households by Income

Current median household income is \$54,049 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,487 in five years. In 2000, median household income was \$43,386, compared to \$28,616 in 1990.

Current average household income is \$64,057 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,106 in five years. In 2000, average household income was \$56,085, compared to \$35,851 in 1990.

Current per capita income is \$24,186 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,937 in five years. In 2000, the per capita income was \$21,206, compared to \$13,888 in 1990.

Population by Employment

Total Businesses	3,092	3,736	5,054
Total Employees	29,421	35,939	46,405

Currently, 89.0 percent of the civilian labor force in the identified market area is employed and 11.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.8 percent of the civilian labor force, and unemployment will be 9.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.0 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 24.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.0 percent were high school graduates only (29.6 percent in the U.S.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

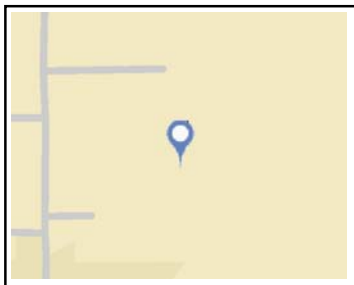
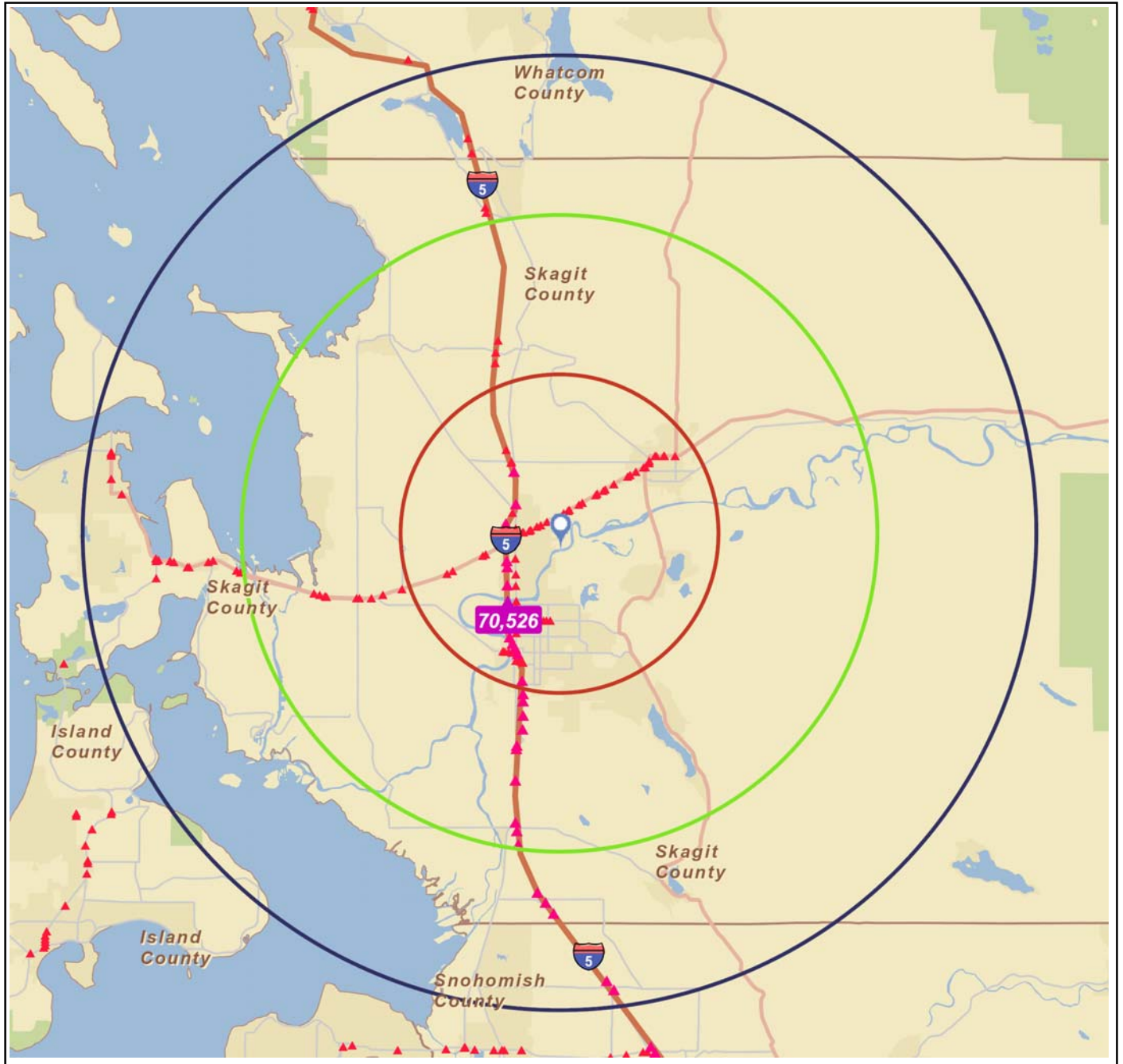


Traffic Count Map

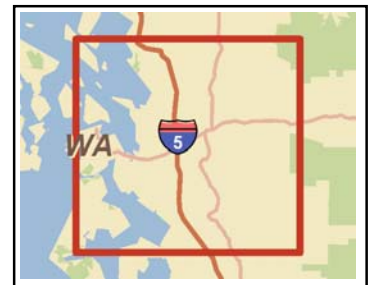
Prepared by Marshall Learned

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®